CITY OF RANCHO CORDOVA

CITY COUNCIL MEETING
Monday, July 18, 2022

4:00 PM - Special Meeting/Closed Session
5:30 PM – Regular Meeting
David B. Roberts Council Chambers

City Hall
2729 Prospect Park Drive, Rancho Cordova

Pursuant to California Assembly Bill 361 amending the Ralph M. Brown Act (Govt. Code 54950-54963), the City has declared a state of emergency relating to COVID-19 and imposed measures to promote social distancing.

Join the Meeting Via Zoom Link:
https://cityofranchocordova.zoom.us/j/86241424757?pwd=VU5zcGpueThJaGp0ZnZCNmQwYXhGUT09

Join the Meeting via the Zoom Phone Number
Zoom Phone Number: +1 669 900 6833, +1 253 215 8782
Webinar ID: 862 4142 4757
Password: 578969

Instructions to Make Public Comment

Submitting Public Comment via Email

Members of the public who wish to provide public comment via email will need to submit comments to CityClerk@cityofranchocordova.org **no later than 3:00 p.m. on Monday July 18, 2022**. **All comments submitted later than 3:00 p.m. will be sent to the City Council for their review and may not be read during the meeting.**

Listening to a Zoom Meeting by Zoom Video Conference

To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given

by the City Clerk's office to speak. Please wait to be called upon by the City Clerk.

Listening to a Zoom Meeting by Phone Only

You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press *9 to raise your hand. Please wait to be called upon by the City Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the City Council Meeting or the use of Zoom, please contact the City Clerk's Office at (916) 851-8720 Monday, July 18, 2022, before 3:00 p.m.

AMENDED AGENDA

1. SPECIAL MEETING CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Garrett Gatewood, Siri Pulipati, David Sander, and Mayor Donald Terry

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. ADJOURN TO CLOSED SESSION

Mayor Terry will adjourn the meeting to closed session.

4. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Garrett Gatewood, Siri Pulipati, David Sander, and Mayor Donald Terry.

5. CLOSED SESSION

Council will meet in closed session to discuss the following items:

1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) (One Case).

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Property: APN 07300100120000 at Grant Line Road and Raymer Way. City negotiators: Albert Stricker, Public Works Director and Adam U. Lindgren, City Attorney. Negotiating parties: Rose Reinheimer GST Exempt Trust, Benedictina Tracy GST Exempt Trust, GST Exempt Trust, Tracy, Peter (Inactive), John James Tracy Living Trust (Inactive). Under negotiation: price and terms.

6. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in closed session.

7. ADJOURNMENT TO THE REGULAR MEETING

Mayor Terry will adjourn to the regular meeting.

8. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Garrett Gatewood, Siri Pulipati, David Sander, and Mayor Donald Terry

9. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Clerk will announce the meetings video recording and playback schedules.

10. PLEDGE OF ALLEGIANCE

The Mayor will call on someone in attendance to lead the Pledge.

11. INVOCATION

Julie Steinbach with the United Methodist Church of Rancho Cordova will give the invocation.

12. PRESENTATIONS

12.1. Introduction of New Employees: Meredith Rhodes, Senior Code Enforcement Officer by Brittany Mariscal, Senior Code Enforcement Officer and Building Permit Technician Leilani Nzau, by Elizabeth Sparkman, Community Development Director.

13. PUBLIC COMMENT

Citizens wishing to address the Council for any matter not on the agenda may do so at this time via teleconference or by completing and submitting a Speaker Card to the City Clerk.

If you want to make a public comment via teleconference, please use the “raise hand” feature at the bottom center of the screen. If you are participating by telephone and you want to make a public comment, please press *9 to raise your hand. For those participating by Zoom or telephone, please wait to be called upon by the City Clerk.

For items on the agenda, speakers will be called by the Mayor at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

14. COUNCIL REPORTS

15. CITY MANAGER'S REPORT

16. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

16.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of June 20, 2022 and the Special City Council Meeting of July 11, 2022.
Recommendation: Adopt the Minutes.

16.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2022-78 with Granite Construction Company in an Amount not to Exceed $859,815 for the American River Outfall Four Repair Project.
Recommendation: Adopt the Resolution.

16.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2022-90 with the County of Sacramento for Transportation Operations and Maintenance Services for Fiscal Years 2022-2027, Enabling the County to Continue Assisting the City in Operating and Maintaining Traffic Signal Infrastructure.
Recommendation: Adopt the Resolution.

16.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2022-69 with Sierra Asphalt, Inc. in an Amount not to Exceed $157,700 for On-Call Pavement Maintenance Services.
Recommendation: Adopt the Resolution.

16.5. **Subject:** A Resolution Approving the Final Map of The Ranch Village 3, Subdivision No. FM-2021-002-06, And Authorizing the City Manager to Execute the Subdivision Improvement Agreement Contract No. 2022-49 with K. Hovnanian at Jaeger Ranch, LLC.
Recommendation: Adopt the Resolution.

16.6. **Subject:** A Resolution Approving the Final Map of The Ranch Village 4 Unit 2, Subdivision No. FM-2021-002-07, and Authorizing the City Manager to Execute the Subdivision Improvement Agreement Contract No. 2022-105 with K. Hovnanian at Jaeger Ranch, LLC.
Recommendation: Adopt the Resolution.

16.7. **Subject:** A Resolution Authorizing the Public Works Director to Execute a Drainage Impact Fee Credit Agreement in an Amount not to Exceed $5,522,761 with Alta Vista, LLC for the Rio Del Oro Phase I Project.
Recommendation: Adopt the Resolution.

16.8. **Subject:** A Resolution Authorizing the Public Works Director to Execute a Drainage Impact Fee Credit Agreement in an Amount up to $1,937,807 with Lennar Homes of California, LLC for the Grantline 220 Project.
Recommendation: Adopt the Resolution.

16.9. **Subject:** A Resolution Declaring the City's Intention to Impose an Annual Stormwater Utility Fee and Designating a Time and a Place for Hearing Protests in Connection with the Annual Stormwater Utility Fee for the Stone Creek Village Project.
Recommendation: Adopt the Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Stone Creek Village project.

16.10. **Subject:** A Resolution Approving the Annexation Boundary Map for the Stone Creek Village project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).
Recommendation: Adopt the Resolution.

16.11. **Subject:** A Resolution Approving the Boundary Map for the Stone Creek Village Project Annexation to the Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens).
Recommendation: Adopt the Resolution.

16.12. **Subject:** A Resolution Approving the Annexation of the Stone Creek Village project into the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).
Recommendation: Adopt the Resolution.

16.13. **Subject:** A Resolution Approving the Annexation of the Sundance Development Project into the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).
Recommendation: Adopt the Resolution.

16.14. **Subject:** A Resolution Authorizing Delinquent Residential Solid Waste Service Charges to be Collected on the 2022-2023 Property Tax Roll Residents.
Recommendation: Adopt the Resolution.

16.15. **Subject:** A Resolution of the City Council of the City of Rancho Cordova and on Behalf of Commissions and Committees Created by the City Council Pursuant to Government Code Section 54952(b) Confirming the State of Emergency Under Government Code Section 8625, Recognizing Continued Measures to Promote Social Distancing, and Re-authorizing Remote Teleconference Meetings of the City for the Period from July 19, 2022 to August 17, 2022.
Recommendation: Adopt the Resolution.

17. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

17.1. **Subject:** A Resolution to Approve Shalako Large Lot Tentative Subdivision Map and Phasing Plan Project No. PLND-1121-0021.
Recommendation: Adopt the Resolution approving the Shalako Large Lot Tentative Subdivision Map, subject to the findings contained in the attached Resolution, Conditions of Approval and Phasing Plan.

17.2. **Subject:** 10961 & 10971 Sun Center Drive Tentative Parcel Map Project No. PLND-0122-0026.
Recommendation: Adopt the Resolution for the Tentative Parcel Map.

17.3. **Subject:** Pradera Ranch - Major Design Review & Adjustment - Project No. PLND-0222-0028.
Recommendation: Find the project is exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan. The project was analyzed as part of the Suncreek Specific Plan (SCSP) Environmental Impact Report (EIR); and Adopt the Resolution for the Pradera Ranch Major Design Review and Adjustment.

17.4. **Subject:** Sunridge Villas (Sundance) Design Review & Adjustment Project No. PLND-0322-0029.
Recommendation: Find the project to be in compliance with the California Environmental Quality Act (CEQA) consistent with the approved Mitigated Negative Declaration prepared for the Sundance project (RC04-122); and Adopt the Resolution for the Sunridge Villas Major Design Review and Special Development Permit.

17.5. **Subject:** An Ordinance Amending various sections of the Folsom Boulevard Specific Plan,

Title 16 Buildings and Construction, Title 17 Fire Prevention, and Title 23 Zoning of the Rancho Cordova Municipal Code to Address Ambiguities and Provide Clarification.

Recommendation: Introduce and waive the first reading of the Ordinance.

17.6. **Subject:** A Resolution Declaring a Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of the Annual Stormwater Utility Fee for the Sundance Project.

Recommendation: Adopt the Resolution.

18. PUBLIC HEARING ITEMS

18.1. **Subject:** Logisticenter at Rancho Cordova Major Design Review Project No. PLND-1021-0015.

Recommendation: There is no formal recommendation at this time. Staff is providing a response to Council's concerns that were raised at the April 18, 2022 City Council meeting and will be looking for any additional direction from Council for this project. The public hearing will be continued to a future council date. At that time, staff may bring back final action documents based upon Council's direction.

19. REGULAR CALENDAR ITEMS

19.1. **Subject:** A Resolution of the City Council of the City of Rancho Cordova Authorizing the Execution of a Predevelopment Agreement with Griffn/Swinerton, LLC for the Mills Crossing Civic Center Project.

Recommendation: Adopt the Resolution.

19.2. **Subject:** Economic Development Department Program - Community Enhancement & Investment Fund and Workforce Development Update.

Recommendation: Receive the Community Enhancement & Investment Fund and Workforce Development Update from the Economic Development Department.

20. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

21. ADJOURNMENT

ADDITIONAL INFORMATION

Special Meetings listed below are subject to change/cancellation without further notice.

Unless the Council adopts a motion to extent the meeting, any item that is not initiated before 11;00 p.m. will be continued to the next day at 5:30 p.m. or scheduled on the next Regular meeting agenda of the Council.

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Thursdays or Fridays prior to the Regular City Council Meeting.

UPCOMING MEETINGS

July 26, 2022	5:30 PM Special Meeting/Work Session
August 1, 2022	4:00 PM Special Meeting/Regular Meeting
August 15, 2022	5:30 PM Regular Meeting
August 23, 2022	5:30 PM Special Meeting/Work Session
September 6, 2022	4:00 PM Special Meeting/Regular Meeting
September 19, 2022	5:30 PM Regular Meeting
September 27, 2022	5:30 PM Special Meeting/Work Session
October 3, 2022	4:00 PM Special Meeting/Regular Meeting

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

The Rancho Cordova City Council meeting will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, Consolidated Communications and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. A DVD copy is available from the City Clerk's Department and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the July 18, 2022 Regular Meeting of the Rancho Cordova City Council was posted and available for review on July 14, 2022 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed July 14, 2022 at Rancho Cordova, California.

Stacy Leitner

Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA

CITY COUNCIL MEETING
Monday, June 20, 2022

5:30 PM – Regular Meeting
David B. Roberts Council Chambers

City Hall
2729 Prospect Park Drive, Rancho Cordova

Pursuant to California Assembly Bill 361 amending the Ralph M. Brown Act (Govt. Code 54950-54963), the City has declared a state of emergency relating to COVID-19 and imposed measures to promote social distancing.

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Terry called the Regular meeting to order in the David B. Roberts Council Chambers at 5:36 p.m.

Council Members Present: Linda Budge, Garrett Gatewood, Siri Pulipati (arrived at 5:43 p.m.), David Sander, and Mayor Donald Terry

Council Members Absent: None

Staff Members Present: Cyrus Abhar, Adam Lindgren, Stacy Leitner and Kelly Thompson

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Cyrus Abhar led the pledge.

4. INVOCATION

There was a moment of silence in lieu of an invocation.

5. PRESENTATIONS

5.1. Recognition of Eagle Scouts Austin Konarski, Garrett Lopez and Matt Vasquez.

5.2. Council Member Pulipati's Birthday July 6, 2022.

6. PUBLIC COMMENT

Mayor Terry opened the public comment period. The following individuals addressed the Council:

1. John Hunepohl
2. Barbara Thomen
3. Lori Reed
4. Randy Soathoff
5. Stan Jones
6. Helen Whelan-Bashaw
7. Fayzah Mughal

Mayor Terry closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Mayor Terry opened the public comment period. Seeing no speakers. Mayor Terry closed the public comment period.

ACTION: Motion to approve item 9.1 through 9.14 by Budge second by Pulipati; Motion passed with a 5:0 vote.

9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of June 6, 2022.
Recommendation: Adopt the Minutes.

9.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2022-47 with Sacramento Self-Help Housing in an Amount not to Exceed $100,197 to Operate an Interim Housing Pilot Program.
Recommendation: Adopt the Resolution.

9.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2022-67 with Bennett Engineering Services, Inc. for On-Call Engineering and Design Services in an Amount not to Exceed $733,170 for the Sunrise Boulevard Rehabilitation Phase 2 Project.
Recommendation: Adopt the Resolution.

9.4. **Subject:** A Resolution of the City Council of the City of Rancho Cordova, State of California, Authorizing the City Manager to Execute Contract No. 2022-84 with Claggett Wolfe Associates for Consulting Services from July 1, 2022 through June 30, 2024, in an Amount not to Exceed $200,000.
Recommendation: Adopt the Resolution.

9.5. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment

No. 56-2019-1 with Harris & Associates to Extend the Contract Term from June 30, 2022, to June 30, 2024, which Results in an Increase to the Contract Amount from $100,000 to an Amount not to Exceed $200,000 for On-Call Stormwater Finance Support Services.

Recommendation: Adopt the Resolution.

9.6. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 211-2018-2 with Ross Campbell, Inc. for Public Education and Outreach Services to Extend the Contract Term from June 30, 2022, to June 30, 2024, which Results in an Increase to the Contract Amount from $221,919 to an Amount not to Exceed $387,619.

Recommendation: Adopt the Resolution.

9.7. **Subject:** A Resolution Authorizing the City Manager to Execute Land Exchange Agreements with the Los Rios Community College District, and Balbir Singh Ojla and Mohan K. Ojla, and declaring City Property as Exempt Surplus Land Pursuant to the California Surplus Land Act.

Recommendation: Adopt the Resolution.

9.8. **Subject:** A Resolution Approving the Inclusion of the City of Rancho Cordova in the Article 34 Affordable Housing Ballot Measure Proposed by the County of Sacramento for the November 8, 2022 Election.

Recommendation: Adopt the Resolution.

9.9. **Subject:** A Resolution Declaring the Results of the Mail Ballot Election for Rancho Cordova Transit-Related Services Special Tax Area Zone 33 for the Grantline 220 Project.

Recommendation: Adopt the Resolution.

9.10. **Subject:** A Resolution Declaring the City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the Sundance Project.

Recommendation: Adopt the Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Sundance project.

9.11. **Subject:** A Resolution of the City Council of the City of Rancho Cordova and on Behalf of Commissions and Committees Created by the City Council Pursuant to Government Code Section 54952(b) Confirming the State of Emergency Under Government Code Section 8625, Recognizing Continued Measures to Promote Social Distancing, and Re-authorizing Remote Teleconference Meetings of the City for the Period from June 20, 2022 to July 19, 2022.

Recommendation: Adopt the Resolution.

9.12. **Subject:** A Resolution Calling the November 8, 2022 General Municipal Election for Two City Council Seats.

Recommendation: Rescind Resolution No. 94-2022 and adopt the updated Resolution calling the November 8, 2022 General Municipal Election and requesting that the Sacramento County Board of Supervisors consolidate the General Municipal Election with the statewide election.

9.13. **Subject:** A Resolution of the City Council of the City of Rancho Cordova, State of California, Implementing an Annual Compensation Cost of Living Increase for the City Manager.

Recommendation: Adopt the Resolution.

9.14. **Subject:** Fiscal Year 2022-23 Budget for American Rescue Plan Act, Measure H, and Measure R.

Recommendation: 1) Adopt the Resolution approving the Fiscal Year 2022-23 American Rescue Plan Act budget; 2) Adopt the Resolution approving the Fiscal Year 2022-23 budget amounts for Measure R, the revenues from the voter-approved 1/2 Cent Sales Tax; 3) Adopt the Resolution approving the Fiscal Year 2022-23 budget amounts for Community Grants, Legacy Projects, and Department Led Initiatives to be funded from the Measure H/Community Enhancement and Investment Fund, the revenues from the voter-approved 1/2 Cent Sales Tax; 4) Adopt the Resolution approving the Fiscal Year 2021-22 Measure H/Community Enhancement and Investment Fund budget amendment; 5) Adopt the Resolution approving appropriations limit for Fiscal Year 2022-23; and 6) Adopt the Resolution approving full-time employee salary schedule.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

11. PUBLIC HEARING ITEMS

None.

12. REGULAR CALENDAR ITEMS

12.1. **Subject:** Discussion and Approval of Council Member Appointments to Regional Boards, Commissions, and Committees.

Recommendation: Confirm commitments to serve on other agency boards, commissions, and committees.

Mayor Terry opened the public comment period. Seeing no speakers. Mayor Terry closed the public comment period.

ACTION: Motion to leave Council Member David Sander as primary voting member of the Capital Southeast Connector Joint Power Authority and replace Vice Mayor Linda Budge with Council Member Garrett Gatewood as Alternate through the end of the calendar year by Budge Second by Sander;
Motion failed with a 2:3 vote.
AYES: Budge and Sander
NOES: Gatewood, Pulipati, and Terry
ABSENT: None
ABSTAIN: None

ACTION: Motion to appoint Council Member Garrett Gatewood as voting member and Council Member Pulipati as alternate for the Capital SouthEast Connector Joint Powers Authority; to appoint Council member Siri Pulipati as Voting Member and Council Member Garrett Gatewood as Alternate to the Sacramento Metro Cable Television Commission to take effect in six months subject to change if current appointed Council members are not reelected; and to appoint Mayor Donald Terry as alternate member to the Sacramento Area Council of Governments to take effect immediately; by Pulipati second by Budge;
Motion passed with a 5:0 vote.

12.2. **Subject:** A Resolution Declaring City-Owned Property at Assessor’s Parcel Number

(APN) 067-0430-037 on Anatolia Drive as Surplus Land and Authorizing the City Manager to Proceed with the Surplus Land Act Process for Site Disposition.

Recommendation: Adopt the Resolution.

Mayor Terry opened the public comment period. Seeing no speakers. Mayor Terry closed the public comment period.

ACTION: Motion to approve item 12.2 by Budge second by Pulipati;
Motion passed with a 5:0 vote.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

1. Diversity Committee Discussion
2. Public Safety Commission Discussion

14. ADJOURN TO CLOSED SESSION

Mayor Terry adjourned the meeting to closed session at 7:34 p.m.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Terry called closed session to order at 7:34 p.m.

Council Members Present: Linda Budge, Garrett Gatewood, Siri Pulipati, David Sander, and Mayor Donald Terry

Council Members Absent: None

Staff Members Present: Cyrus Abhar and Adam Lindgren

16. CLOSED SESSION

Council will meet in closed session to discuss the following items:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property 2300 Mine Shaft Lane, Rancho Cordova, CA 95742; City Negotiators: Cyrus Abhar, City Manager, Albert Stricker, Public Works Director, and Adam U. Lindgren, City Attorney, Negotiating Parties: Cordova Community Council. Under Negotiations: Price and terms of payment.

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: Mather Field Rd, Assessor's Parcel Number (APN): 077-0050-058-0000, City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney, Negotiating Parties: County of Sacramento.

Property: 10503 Armstrong Ave, Assessor's Parcel Number (APN): 067-0990-005-0000, City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney, Negotiating Parties: County of Sacramento.

Property: Mather Blvd Assessor's Parcel Number: 067-0010-039-0000, City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney, Negotiating Parties: County of Sacramento.

Property: 10566 Peter A Mccuen, Assessor's Parcel Number (APN): 067-1040-006-0000, City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City

Manager, and Adam U. Lindgren, City Attorney, Negotiating Parties: County of Sacramento.

Property: 3615 Bleckely St, Assessor's Parcel Number (APN): 067-1040-001-0000, City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney, Negotiating Parties: County of Sacramento.

Property: 3607 Bleckely St, Assessor's Parcel Number (APN): 067-1040-002-0000, City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney, Negotiating Parties: County of Sacramento.

Property: 3611 Bleckely St, Assessor's Parcel Number (APN): 067-1040-007-0000, City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney, Negotiating Parties: County of Sacramento.

Property: 10621 Schirra Ave, Assessor's Parcel Number (APN): 067-1040-008-0000, City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney, Negotiating Parties: County of Sacramento.

Property: Bleckely St, Assessor's Parcel Number (APN): 067-0010-093-0000, City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney, Negotiating Parties: County of Sacramento.

Property: Femoyer Ave, Assessor's Parcel Number (APN): 067-1040-005-0000, City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney, Negotiating Parties: County of Sacramento.

Property: Bleckely St, Assessor's Parcel Number: 067-0010-113-0000, City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney, Negotiating Parties: County of Sacramento.

Property: Bleckely St, Assessor's Parcel Number (APN): 067-0010-094-0000, City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney, Negotiating Parties: County of Sacramento.

Under Negotiation: Price and Terms of Payment.

3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) (One Case).

4. PUBLIC EMPLOYEE PERFORMANCE EVALUATION: City Attorney: Pursuant to Government Code Section 54957(b)(1).

5. CONFERENCE WITH LABOR NEGOTIATORS: Pursuant to Government Code Section 54957.6. Agency Designated Representatives: Mayor Donald Terry and City Manager Cyrus Abhar; Unrepresented Employee: City Attorney.

6. PUBLIC EMPLOYEE PERFORMANCE EVALUATION: City Manager: Pursuant to Government Code Section 54957(b)(1).

17. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that staff was given direction on items discussed

in closed session and no reportable action was taken in closed session. City Attorney Adam Lindgren reported that Council did not take up items 4, 5, and 6 related to performance evaluations and labor negotiations because of the hour.

18. ADJOURNMENT

Mayor Terry adjourned the meeting at 9:41 p.m.

_____
Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA

CITY COUNCIL MEETING
Monday, July 11, 2022

6:00 PM – Special Meeting/Closed Session
David B. Roberts Council Chambers

City Hall
2729 Prospect Park Drive, Rancho Cordova

Pursuant to California Assembly Bill 361 amending the Ralph M. Brown Act (Govt. Code 54950-54963), the City has declared a state of emergency relating to COVID-19 and imposed measures to promote social distancing.

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Terry called the Special meeting to order in the David B. Roberts Council Chambers at 6:02 p.m.

Council Members Present: Linda Budge, Garrett Gatewood, Siri Pulipati, David Sander, and Mayor Donald Terry

Council Members Absent: None

Staff Members Present: Cyrus Abhar, Adam Lindgren, Stacy Leitner and Persephonie Riley

2. PUBLIC COMMENT

Mayor Terry opened the public comment period. Seeing no speakers. Mayor Terry closed the public comment period.

3. ADJOURN TO CLOSED SESSION

Mayor Terry adjourned the meeting to closed session at 6:05 p.m.

4. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Terry called closed session to order at 6:05 p.m.

Council Members Present: Linda Budge, Garrett Gatewood, Siri Pulipati, David Sander,

and Mayor Donald Terry

Council Members Absent: None

Staff Members Present: Cyrus Abhar and Adam Lindgren

5. CLOSED SESSION

Council met in closed session to discuss the following items:

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION: City Attorney: Pursuant to Government Code Section 54957(b)(1).

2. CONFERENCE WITH LABOR NEGOTIATORS: Pursuant to Government Code Section 54957.6. Agency Designated Representatives: Mayor Donald Terry and City Manager Cyrus Abhar; Unrepresented Employee: City Attorney.

6. OPEN SESSION - REPORT FROM CLOSED SESSION

City Manager Cyrus Abhar reported that staff was given direction and no reportable action was taken in closed session.

7. ADJOURNMENT

Mayor Terry adjourned the meeting at 7:22 p.m.

_____
Stacy Leitner, CMC
City Clerk

MEMORANDUM

ITEM 16.2.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Kristine Courdy, Senior Civil Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2022-78 WITH GRANITE CONSTRUCTION COMPANY IN AN AMOUNT NOT TO EXCEED $859,815 FOR THE AMERICAN RIVER OUTFALL FOUR REPAIR PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Construction Contract No. 2022-78 in an amount not to exceed $859,815 with Granite Construction Company to construct the American River Outfall Four Repair Project.

BACKGROUND

The American River Outfall Four is located on the southern bank of the American River near Ambassador Park (see Attachment 2 for Project Location and Photos). Stormwater runoff from 930 acres of the City flows into the river at Outfall Four, which was installed in 1978. The large drainage watershed includes Sunriver, Walnut Wood, and portions of Mills Ranch and Prospect Park neighborhoods. The existing apron for the outfall structure has been damaged by decades of river scour and erosion. The proposed improvements include a concrete cutoff wall to protect against river scour and to repair the apron from the outfall into the river. The City has been working over the last year with all the federal and state agencies with jurisdiction over this project to obtain the necessary permits to perform the work.

The Project will require the use of heavy equipment operating on and near the trail. To ensure the safety of trail users, the American River Bike Path will be closed at the work location while the contractor is working for approximately two months in late-summer. Trail users will be directed to detour from El Manto River Access to Sunriver Park along residential roadways (see Attachment 3 for the detour map).

Bids for this work were solicited on the City's Website, CIPList.com, and the Sacramento, Placer and El Dorado County Builders Exchange on May 12, 2022. Bids for the project were publicly opened on Thursday June 2, 2022. One bid was received and the lowest responsible

and responsive bid was $859,815 from Granite Construction Company. The contract award is based on the lowest base bid, and there are no Project bid alternates.

The project is expected to start construction Summer of 2022 and be completed by Fall of 2022.

FISCAL IMPACT AND FUNDING SOURCE

The American River Outfall Four Repair Project is funded from the Stormwater Enterprise Fund. There is no impact to the City's General Fund.

This project is included in the City's current approved FY 2022-23 Capital Improvement Plan.

ATTACHMENT(S)

1. Resolution
2. Project Map
3. Detour Map
4. Granite Bid Package
5. Bid Summary
6. Construction Services Agreement

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2022-78 WITH GRANITE CONSTRUCTION COMPANY IN AN AMOUNT NOT TO EXCEED $859,815 FOR THE AMERICAN RIVER OUTFALL FOUR REPAIR PROJECT

WHEREAS, the City solicited bids for the American River Outfall Four Repair Project under the requirements of the state and local laws and publicly opened the bids on June 2, 2022; and

WHEREAS, the lowest responsible bidder was Granite Construction Company; and

WHEREAS, adoption of this resolution will award construction Contract No. 2022-78 to Granite Construction Company in an amount not to exceed $859,815 for the American River Outfall Four Repair Project; and

WHEREAS, funding for this Project will consist of the Stormwater Enterprise Fund; and

WHEREAS, this Project is consistent with the Removal or Replacement of Facilities described in the Initial Study with Mitigated Negative Declaration (IS/MND) prepared for the routine maintenance of the City's stream channels and drainage facilities in 2014 (SCH# 2014092016) and is covered under the California Environmental Quality Act (CEQA) analysis included in that document.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute construction Contract No. 2022-78 in an amount not to exceed $859,815 with Granite Construction Company in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
Donald Terry, Mayor

_____
Stacy Leitner, CMC
City Clerk

American River Outfall Four Storm Drain Project Map & Photo

Project Location: Southern Bank of the American River near Ambassador Park



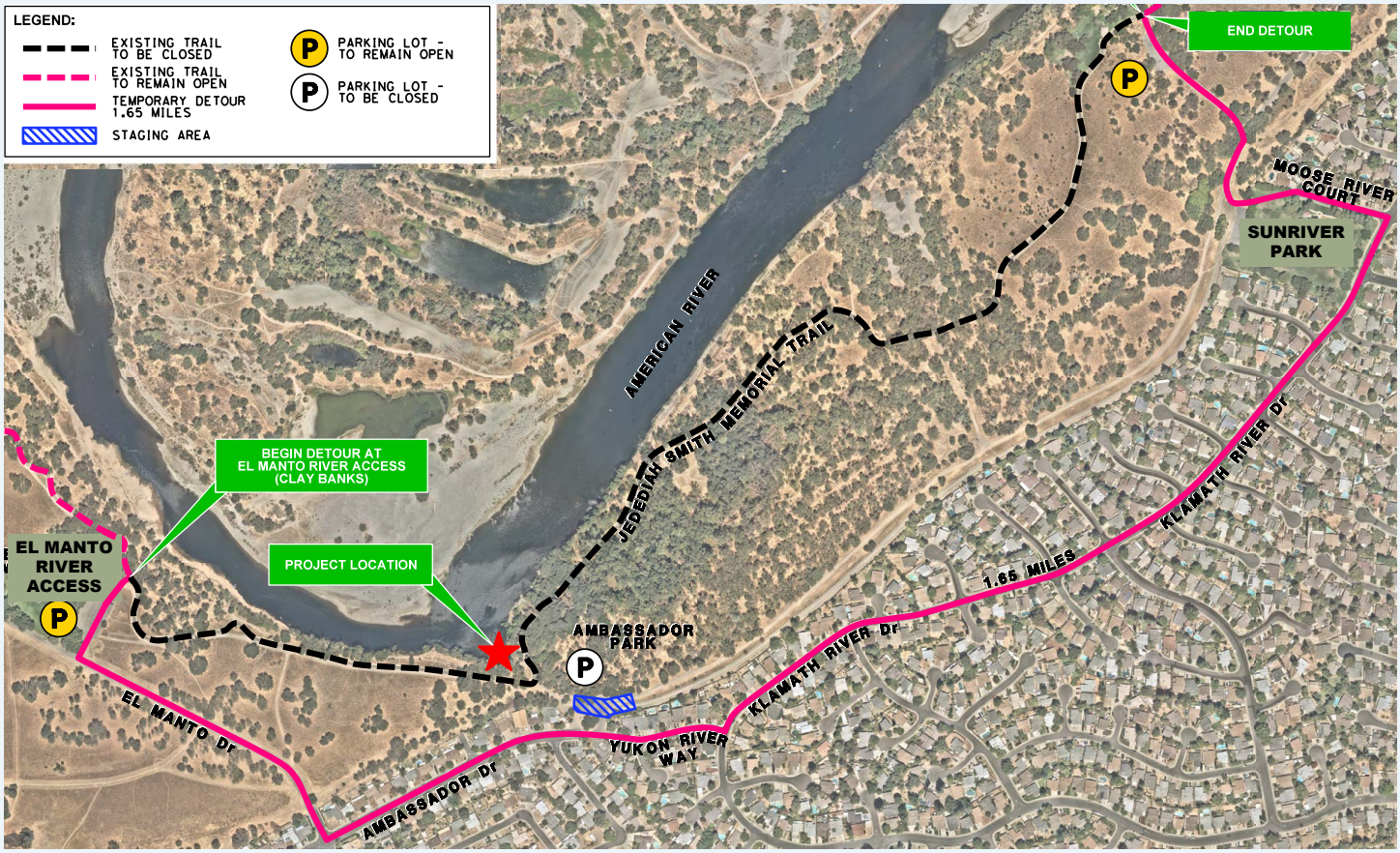
* Project Location

American River Outfall Four Photo - Existing Condition



American River Storm Drain Outfall Four Repair Project

DETOUR MAP



RANCHO CORDOVA CALIFORNIA
CityofRanchoCordova.org

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
916.851.8700

BID FORM CHECKLIST

BID FORM	☑
CONTRACTORS LICENSE FORM	☑
CONTRACTORS REGISTRATION FORM	☑
BID SCHEDULE	☑
EQUAL EMPLOYMENT OPPORTUNITY CERTIFICATION	☑
PUBLIC CONTRACT CODE	☑
PUBLIC CONTRACT CODE SECTION 10285.1 STATEMENT	☑
PUBLIC CONTRACT CODE SECTION 10162 QUESTIONNAIRE	☑
PUBLIC CONTRACT CODE 10232 STATEMENT	☑
DESIGNATION OF SUBCONTRACTORS	☑
EXPERIENCE/QUALIFICATIONS STATEMENT	☑
SAMPLE BIDDER'S BOND	☑
SAMPLE PAYMENT BOND	☑
SAMPLE PERFORMANCE BOND	☑
SAMPLE PERFOMANCE BOND	☑
NON-COLLUSION AFFIDAVIT	☑
DEBARTMENT AND SUSPENSION CERTIFICATION	☑

ADDENDUM (S) ☑

*** All Addendums must be returned and either signed or initialed for proof of acknowledgment.**

CITY OF RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS

BID FORM

Project No. **CP20-2204**

Project: AMERICAN RIVER STORM DRAIN OUTFALL FOUR REPAIR

SUBMIT BID TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

BID OPENING:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

NO LATER THAN: **1:00 p.m.** Following Bid Submittal
DAY OF BID: **June 2nd, 2022**

TO: City Clerk
City of Rancho Cordova

Name of Bidder: Granite Construction Company

Business Address: 4001 Bradshaw Road

City, State, Zip Code: Sacramento, CA. 95827

Telephone Number: 916.855.4400

Contact Person: Scott Edwards - Chief Estimator

The Contractor is encouraged to submit these Bid Forms typed or neatly printed.

CITY OF RANCHO CORDOVA FORMS

CONTRACTORS LICENSE FORM

Project No. **CP20-2204**

Project: AMERICAN RIVER STORM DRAIN OUTFALL FOUR REPAIR

Any person or entity submitting a bid on this project to engage in the business or act in the capacity of a contractor shall be licensed as a contractor in accordance with the provisions of Division 3, Chapter 9 of the California Business and Professions Code. A bid submitted to the City by a contractor who is not licensed as set forth above shall be considered non-responsive and shall be rejected by the City.

Before awarding the contract for this project, the City must verify that the contractor was properly licensed when the contractor submitted his/her bid on this project. In order for the City to verify the license status of a contractor, the contractor, at the time he/she submits his/her bid for the project, shall provide in writing to the City his/her contractor's license number, name on the license, classification, and expiration date of the license.

No bid submitted to the City shall be invalidated by the failure of the bidder to be licensed in accordance with the laws of this state. However, at the time the contract is awarded, the contractor shall be properly licensed in accordance with the laws of this state. The first payment for work or material under any contract shall not be made unless and until the Registrar of Contractors verifies to the City that the records of the Contractors' State License Board indicate that the contractor was properly licensed at the time the contract was awarded. Any bidder or contractor not so licensed shall be subject to all legal penalties imposed by law, including, but not limited to, any appropriate disciplinary action by the Contractors' State License Board. Failure of the bidder to obtain proper and adequate licensing for an award of a contract shall constitute a failure to execute the contract and shall result in the forfeiture of the security of the bidder.

CERTIFICATION

In accordance with the Business and Professions Code, we do hereby, under Penalty of Perjury, certify that the following contractor's license information is true and correct.

Contractor's License No. 89 **Expiration Date:** 05/31/2023

Contractor's Classification: A, B, C-2, C-8, C10, C12, C21, C27, C29, C31, C35, C36, C39, C42, C45, C50, C51, C57

Granite Construction Company
Contractor's Name (Printed)

Bidder's Signature
(Same signature as on Bid Proposal)

06/02/2022
Date

GRANITE CONSTRUCTION COMPANY CORPORATE SEAL Jan 4, 1922 CALIFORNIA

Scott Edwards
Bidder's Name (Printed)

Chief Estimator
Bidder's Title

CITY OF RANCHO CORDOVA FORMS
DEPARTMENT OF INDUSTRIAL RELATIONS
CONTRACTORS REGISTRATION FORM

Project No. **CP20-2204**

Project: AMERICAN RIVER STORM DRAIN OUTFALL FOUR REPAIR

Any person or entity submitting a bid on this project to engage in the business or act in the capacity of a contractor shall register as a contractor in accordance with the provisions of the Department of Industrial Relations (DIR). A bid submitted to the City by a contractor who is not registered as set forth above shall be considered non-responsive and shall be rejected by the City.

Before awarding the contract for this project, the City must verify that the contractor was properly registered when the contractor submitted his/her bid on this project. In order for the City to verify the registration status of a contractor, the contractor, at the time he/she submits his/her bid for the project, shall provide in writing to the City his/her contractor's registration number, name on the registration, and expiration date of the registration.

No bid submitted to the City shall be invalidated by the failure of the bidder to be registered in accordance with the laws of this state. However, at the time the contract is awarded, the contractor shall be properly licensed in accordance with the laws of this state. Any bidder or contractor not so registered shall be subject to all legal penalties imposed by law, including, but not limited to, any appropriate disciplinary action by the DIR. Failure of the bidder to obtain proper and adequate registration for an award of a contract shall constitute a failure to execute the contract and shall result in the forfeiture of the security of the bidder.

CERTIFICATION
In accordance with the DIR, we do hereby, under Penalty of Perjury, certify that the following contractor's registration information is true and correct.

Contractor's Registration No.	1000000085	**Expiration Date:**	06/30/2022
Subcontractor's Registration No.	1000003349	**Expiration Date:**	06/30/2024
Subcontractor's Registration No.	10000 3166	**Expiration Date:**	06/30/2025
Subcontractor's Registration No.	10000478	**Expiration Date:**	06/30/2024
Subcontractor's Registration No.		**Expiration Date:**	

Granite Construction Company
Contractor's Name (Printed)

06/02/2022
Date

GRANITE CONSTRUCTION COMPANY CORPORATE SEAL Jan 4, 1922 CALIFORNIA

Bidder's Signature
(Same signature as on Bid Proposal)

Scott Edwards
Bidder's Name (Printed)

Chief Estimator
Bidder's Title

Attachment A
Part of Addendum 2
CP20-2204

Added Bid schedule after Scott signed bid docs. No signature needed on these pages.

BID SCHEDULE 2

The following quantities are approximate only and are given for the purpose of comparing proposals. The City does not expressly or by implication agree that the actual amount of work will correspond with quantities given herein, but reserves the right to increase or decrease the amount of any class or portion of the work as may be deemed necessary or advisable by the Director of Public Works. Payment will be based upon the actual quantities installed or constructed, unless otherwise specified. In the event that the product of a unit price and an estimated quantity does not equal the extended amount stated, the unit price will govern and the correct product of the unit price and the estimated quantity shall be deemed to be the amount bid.

AMERICAN RIVER STORM DRAIN OUTFALL FOUR REPAIR

CITY OF RANCHO CORDOVA

BASE BID SCHEDULE

Item NO.	Item Description	Quantity	Unit	Unit Price	Amount
1	Mobilization	1	LS	$85,900.00	$85,900.00
2	Construction Staking	1	LS	$7,000.00	$7,000.00
3	Traffic Control and Detour Plan	1	LS	$56,983.00	56983.00
4	Erosion, Sediment, and Water Pollution Control	1	LS	$2,000.00	$2,000.00
5	Remove Concrete	65	CY	$365.00	$23,725.00
6	Temporary High-Visibility Fence	278	LF	$14.00	$3892.00
7	Clearing and Grubbing	1	LS	$30,000.00	$30,000.00
8	Roadway Excavation	500	CY	$357.00	$178500.00
9	Structure Excavation (Retaining Wall)	65	CY	$300.00	$19,500.00
10	Structure Backfill (Retaining Wall)	~~11~~ 46	CY	$475.00	$21,850.00
11	Imported Borrow	160	CY	$110.00	$17,600.00
12	Revegetation	1	LS	$90,000.00	$90,000.00
~~13~~	~~Class 2 Aggregate Subbase~~	~~32~~	~~CY~~		
14	Structural Concrete (Retaining Wall)	25	CY	$1,500.00	$37,500.00
15	Control Density Backfill	355	CY	$230.00	$81,650.00
16	Bar Reinforcing Steel (Retaining Wall)	1,700	LB	$8.00	$13,600.00
17	Rock Slope Protection (1/2 T, Class VII, Method A)	8	CY	$2,000.00	$16,000.00
18	Rock Slope Protection (300 lb, Class IV, Method B)	75	CY	$350.00	$26,250.00
19	Temporary Chain Link Fence (Type CL-6)	1,228	LF	$45.00	$55,260.00
20	Install Sign	2	EA	$1,000.00	$2,000.00
21	Handrailing	51	LF	$855.00	$43,605.00

Attachment A
Part of Addendum 2
CP20-2204

AMERICAN RIVER STORM DRAIN OUTFALL FOUR REPAIR					
CITY OF RANCHO CORDOVA					
BASE BID SCHEDULE					
Item NO.	**Item Description**	**Quantity**	**Unit**	**Unit Price**	**Amount**
22	36" Culvert Trash Rack	1	EA	$3,200.00	$3,200.00
23	60" Culvert Trash Rack	1	EA	$3,500.00	$3,500.00
24	66" Culvert Trash Rack	1	EA	$3600.00	$3,600.00
25	72" Culvert Trash Rack	1	EA	$3,700.00	$3,700.00
26	Environmental Compliance	1	LS	$33,000.00	$33,000.00
	TOTAL OF BID PRICE $	$859,815.00			
	TOTAL BASE BID PRICE IN WORDS	Eight hundred fifty nine thousand and Eight hundred and fifteen dollars and zero cents			

EQUAL EMPLOYMENT OPPORTUNITY CERTIFICATION

The bidder Granite Construction Company, proposed subcontractor n/a, hereby certifies that he has √, has not ____, participated in a previous contract or subcontract subject to the equal opportunity clauses, as required by Executive Orders 10925, 11114, or 11246, and that, where required, he has filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance, a Federal Government contracting or administering agency, or the former President's Committee on Equal Employment Opportunity, all reports due under the applicable filling requirements.

Note: The above certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7(b) (1)), and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts which are subject to the equal opportunity clause. Contracts and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5. (Generally only contracts or subcontracts of $10,000 or under are exempt.)

Currently, Standard Form 100 (EEO-1) is the only report required by the Executive Orders or their implementing regulations.

Proposed prime contractors and subcontractors who have participated in a previous contract or subcontract subject to the Executive Orders and have not filed the required reports should note that 41 CFR 60-1.7(b) (1) prevents the award of contracts and subcontracts unless such contractor submits a report covering the delinquent period or such other period specified by the Federal Highway Administration or by the Director, Office of Federal Contract Compliance, U.S. Department of Labor.

PUBLIC CONTRACT CODE

PUBLIC CONTRACT CODE SECTION 10285.1 STATEMENT

In conformance with Public Contract Code Section 10285.1 (Chapter 376, Stats. 1985), the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder has ___ , has not _√_ been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or Federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "bidder" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

Note: The bidder must place a check mark after "has" or "has not" in one of the blank spaces provided. The above Statement is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

PUBLIC CONTRACT CODE SECTION 10162 QUESTIONNAIRE

In conformance with Public Contract Code Section 10162, the Bidder shall complete, under penalty of perjury, the following questionnaire:

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

Yes _____ No _√_

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

PUBLIC CONTRACT CODE 10232 STATEMENT

In conformance with Public Contract Code Section 10232, the Contractor, hereby states under penalty of perjury, that no more than one final unappealable finding of contempt of court by a federal court has been issued against the Contractor within the immediately preceding two year period because of the Contractor's failure to comply with an order of a federal court which orders the Contractor to comply with an order of the National Labor Relations Board.

Note: The above Statement and Questionnaire are part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement and Questionnaire.

Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

Initial _____

DESIGNATION OF SUBCONTRACTORS

In compliance with the provisions of Section 4100-4114 of the Public Contracts Code of the State of California, and any amendments thereof, each Bidder shall set forth below the name and location of the place of business of each Subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work or improvement to be performed under these specifications in excess of one-half of one percent (0.5%) of the prime Contractor's total bid or ten thousand dollars ($10,000.00) whichever is greater. The prime Contractor shall list the portion of the work which will be done by such Subcontractor.

If the Contractor fails to specify a Subcontractor for any portion of the work to be performed under the Contract, the Contractor shall be deemed to have agreed to perform such portion itself, and the Contractor shall not be permitted to subcontract that portion of the work except under the conditions allowed by applicable law.

SUBCONTRACTOR (Name & Location)	PORTION OF WORK	ESTIMATED DOLLAR AMOUNT
W.C. Maloney, Stockton, CA	5, 7 Clear and Grub 100%	$32,725.00
Pisor Fence, Citrus Heights, CA	21 Fencing 100%	$31,314.00
Nitta Erosion Control, Loomis, CA	12 Hydroseed 30%	$20,461.00

Granite Construction Company
Contractor's Name (Printed)

06/02/2022
Date

Bidder's Signature
(same signature as on Bid Proposal)

Scott Edwards
Bidder's Name (Printed)

Chief Estimator
Bidder's Title

GRANITE CONSTRUCTION COMPANY CORPORATE SEAL Jan 4, 1922 CALIFORNIA

EXPERIENCE/QUALIFICATIONS STATEMENT

The Bidder has been engaged in the contracting business, under the present business name for 100 years. Experience in work of a nature similar to that covered in the proposal extends over a period of 100 years.

The Bidder, as a Contractor, has never failed to satisfactorily complete a Contract awarded to it, except as follows:

No exceptions

The following contracts have been satisfactorily completed in the last three (3) years for the persons, firm or authority indicated, and to whom reference is made:

Year	Type of Work	Contract Amount	Owner/Agency for Whom Work was Performed
	Refer to attached list of completed projects		

The following is a list of plant and equipment owned by the Bidder, which is definitely available for use on the proposed work as required.

Quantity	Name, Type and Capacity	Condition	Location
	Refer to attached list of locally available equipment		
	Additional equipment will be sourced if needed from other locations		

COPY AND ATTACH ADDITIONAL SHEETS AS NECESSARY

Granite Construction Company
Contractor's Name (Printed)

06/02/2022
Date

GRANITE CONSTRUCTION COMPANY CORPORATE SEAL Jan 4, 1922 CALIFORNIA

Bidder's Signature
(same signature as on Bid Proposal)

Scott Edwards
Bidder's Name (Printed)

Chief Estimator
Bidder's Title

Accompanying this proposal is BIDDER'S BOND

(NOTICE: INSERT THE WORDS "CASH($ _____)," "CASHIER'S CHECK," "CERTIFIED CHECK," OR "BIDDER'S BOND," AS THE CASE MAY BE.)

in amount equal to at least ten percent (10%) of the total of the bid.

The names of all persons interested in the foregoing proposal as principals are as follows:

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

Granite Construction Company

Refer to attached list of officers

Licensed in conformance with an act providing for the registration of Contractors

License No. 89 Classification(s) A, B, C-2, C-8, C10, C12, C21, C27, C29, C31, C35, C36, C39, C42, C45, C50, C51, C57

ADDENDA

This Proposal is submitted with respect to the changes to the contract included in addenda number/s

1, 2

(Fill in addenda numbers if addenda have been received and insert, in this Proposal, any Engineer's Estimate sheets that were received as part of the addenda.)

By my signature on this proposal I certify, under penalty of perjury under the laws of the State of California, that the foregoing questionnaire and statements of Public Contract Code Sections 10162, 10232 and 10285.1 are true and correct and that the bidder has complied with the requirements of Section 8103 of the Fair Employment and Housing Commission Regulations (Chapter 5, Title 2 of the California Administrative Code). By my signature on this proposal I further certify, under penalty of perjury under the laws of the State of California and the United States of America, that the Noncollusion Affidavit required by Title 23 United States Code, Section 112 and Public Contract Code Section 7106; and the Title 49 Code of Federal Regulations, Part 29 Debarment and Suspension Certification are true and correct.

Date: June 02, 2022

GRANITE CONSTRUCTION COMPANY CORPORATE SEAL Jan 4, 1922 CALIFORNIA

Sign Here

Scott Edwards - Chief Estimator

Signature and Title of Bidder

Business Address 4001 Bradshaw Road,Sacramento, CA. 95827

Place of Business 4001 Bradshaw Road,Sacramento, CA. 95827

Place of Residence n/a

CITY RANCHO CORDOVA - DEPARTMENT OF PUBLIC WORKS

BIDDER'S BOND

We, Granite Construction Company

as Principal, and

Travelers Casualty and Surety Company of America

as Surety are bound unto the City of Rancho Cordova, State of California, hereafter referred to as "Obligee", in the penal sum of ten percent (10%) of the total amount of the bid of the Principal submitted to the Obligee for the work described below, for the payment of which sum we bind ourselves, jointly and severally,

THE CONDITION OF THIS OBLIGATION IS SUCH, THAT:

WHEREAS, the Principal is submitted to the Obligee, for Project No. CP20-2204

American River Storm Drain Outfall Four Repair

(Copy here the exact description of work, including location as it appears on the proposal)

for which bids are to be opened at 2729 Prospect Park Drive Rancho Cordova, CA 95670 on June 2, 2022

(Insert place where bids will be opened) *(Insert date of bid opening)*

NOW, THEREFORE, if the Principal is awarded the contract and, within the time and manner required under the specifications, after the prescribed forms are presented to him for signature, enters into a written contract, in the prescribed form, in conformance with the bid, and files two bonds with the Obligee, one to guarantee faithful performance of the contract and the other to guarantee payment for labor and materials as provided by law, then this obligation shall be null and void; otherwise, it shall remain in full force.

In the event suit is brought upon this bond by the Obligee and judgment is recovered, the Surety shall pay all costs incurred by the Obligee in such suit, including a reasonable attorney's fee to be fixed by the court.

Dated: May 23, 20 22.

Scott Edwards - Chief Estimator

Granite Construction Company

Principal

Travelers Casualty and Surety Company of America

Surety

By /Isabel Barron, Attorney-In-Fact

Attorney-in-fact

GRANITE CONSTRUCTION COMPANY CORPORATE SEAL CALIFORNIA

CERTIFICATE OF ACKNOWLEDGEMENT

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA HARTFORD, CONN.

State of California, City Rancho Cordova

On this day of _____ in the year 20__ before me _____, personally appeared _____, personally known to me (or to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument as the attorney-in-fact of _____, and acknowledged to me that he (she) subscribed the name of the said company thereto as surety, and his (her) own name as attorney-in-fact.

(SEAL)

See Attached Acknowledgment

Notary Public

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.

ACKNOWLEDGMENT

State of California
County of Santa Cruz)

On May 23, 2022 before me, Maria Gomez, Notary Public
(insert name and title of the officer)

personally appeared Isabel Barron,
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.

NROE1 MARIA GOMEZ COMM. #2259567 Notary Public - California Santa Cruz County My Comm. Expires Sep. 24, 2022 NROE1

Signature Maria Gomez (Seal)
Maria Gomez, Notary Public

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Isabel Barron** of **WATSONVILLE**, **California**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such Power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this May 23, 2022

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

CITY OF RANCHO CORDOVA - DEPARTMENT OF PUBLIC WORKS

SAMPLE PAYMENT BOND

(Section 3247, Civil Code)

WHEREAS, The City of Rancho Cordova, acting by and through the Department of Public Works, hereafter referred to as "Obligee", has awarded to Contractor _____, hereafter designated as the "Principal", a contract for the work described as follows:

AND WHEREAS, said Principal is required to furnish a bond in connection with said contract, to secure the payment of claims of laborers, mechanics, material men and other persons as provided by law.

NOW, THEREFORE, we the undersigned Principal and Surety are bound unto the Obligee in the sum of _____dollars ($ _____), for which payment, we bind ourselves, jointly and severally.

THE CONDITION OF THIS OBLIGATION IS SUCH,

That if said Principal or its subcontractors shall fail to pay any of the persons named in Civil Code Section 3181, or amounts due under the Unemployment Insurance Code with respect to work or labor performed by such claimant, or any amounts required to be deducted, withheld, and paid over to the Franchise Tax Board for the wages of employees of the Principal and his subcontractors pursuant to Section 18806 of the Revenue and Taxation Code, with respect to such work and labor, that the surety herein will pay for the same in an amount not exceeding the sum specified in this bond, otherwise the above obligation shall be void. In case suit is brought upon this bond, the surety will pay a reasonable attorney's fee to fix by the court.
This bond shall inure to the benefit of any of the persons named in Civil Code Section 3181 as to give a right of action to such persons or their assigns in any suit brought upon this bond.

Dated: _____, 20 ____

Correspondence or claims relating to this bond
_____
should be sent to the surety at the following
_____
address:
_____

Principal

_____ _____
_____

Surety **(SEAL)**

_____ _____
_____

By: Attorney-in-Fact

_____

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

CERTIFICATE OF ACKNOWLEDGEMENT

State of California, City Rancho Cordova

On this day of _____ in the year 20__ before me_____, personally appeared _____, personally known to me (or to me on
Attorney-in-fact

the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument as the attorney-in-fact of _____, and acknowledged to me that he (she) subscribed the name of the said company thereto as surety, and his (her) own name as attorney-in-fact.

(SEAL)

_____
Notary Public

CITY OF RANCHO CORDOVA - DEPARTMENT OF PUBLIC WORKS

SAMPLE PERFORMANCE BOND

(To Accompany Contract)

Bond No. _____

WHEREAS, the City of Rancho Cordova, acting by and through the Department of Public Works, has awarded to Contractor _____, hereafter designated as the "Contractor", a contract for the work described as follows:

AND WHEREAS, the Contractor is required to furnish a bond in connection with said contract, guaranteeing the faithful performance thereof:

NOW, THEREFORE, we the undersigned Contractor and Surety are held firmly bound to the City of Rancho Cordova in the sum of $ _____ dollars ($ _____), to be paid to said City or its certain attorney, its successors and assigns: for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors or assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH,

That if the above bound Contractor, its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and agreements in the foregoing contract and any alteration thereof made as therein provided, on his or their part to be kept and performed at the time and in the manner therein specified, and in all respects according to their intent and meaning, and shall indemnify and save harmless the City of Rancho Cordova, its officers and agents, as therein stipulated, then this obligation shall become and be null and void; otherwise it shall be and remain in full force and virtue.

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

Correspondence or claims relating to this bond

_____

should be sent to the surety at the following

_____

address:

_____

Contractor

_____ _____

_____

Name of Surety **(SEAL)**

_____ _____

_____

By: Attorney-in-Fact

_____

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

CERTIFICATE OF ACKNOWLEDGEMENT

State of California, City Rancho Cordova

On this day of _____ in the year 20__ before me_____, personally appeared _____, personally known to me (or to me on

Attorney-in-fact

the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument as the attorney-in-fact of _____, and acknowledged to me that he (she) subscribed the name of the said company thereto as surety, and his (her) own name as attorney-in-fact.

(SEAL)

_____
Notary Public

CITY RANCHO CORDOVA - DEPARTMENT OF PUBLIC WORKS

NONCOLLUSION AFFIDAVIT

(Title 23 United States Code Section 112 and
Public Contract Code Section 7106)

To the CITY of RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS.

In conformance with Title 23 United States Code Section 112 and Public Contract Code 7106 the bidder declares that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that 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, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that 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, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Note: The above Noncollusion Affidavit is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Noncollusion Affidavit.

Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

Initial SG

DEBARMENT AND SUSPENSION CERTIFICATION

TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29

The bidder, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

No Exceptions

Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

Notes: Providing false information may result in criminal prosecution or administrative sanctions. The above certification is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Certification.

Initial SG

MAY 19, 2022

AMERICAN RIVER OUTFALL FOUR STORM DRAIN REPAIR PROJECT

CITY PROJECT NO. CP20-2204

ADDENDUM NO. 1

TO ALL PROSPECTIVE BIDDERS:

Please incorporate the following revisions as part of the contract documents for the subject project. Any workmanship and/or materials involved shall be as set forth in the original drawings and/or specifications unless otherwise directed herein.

ITEM	PAGE OR DRAWING	LOCATION AND DESCRIPTION OF CHANGE
1.	Special Provisions, pg 3 ***RESPONSE:***	Clarifying Time of Completion ***The Contractor is notified that the following revisions have been made to the "Time of Completion" special provision on page 3:*** The construction window for this Project begins on July 18, 2022 and all in-water work and temporary water diversion must be completed by ~~October 15, 2022~~ September 30, 2022.
2.	Work on/Around Private or Agency Property, pg 9 ***RESPONSE:***	Clarifying Work on/Around Private or Agency Property ***The Contractor is notified that the following revisions have been made to the Work on/Around Private or Agency Property on page 9:*** Contractor shall make provisions to keep the trail open on weekends and when there is no active construction planned on the project site within twenty four (24) hours.
3.	Existing Utilities, pg 10 ***RESPONSE:***	Clarifying Existing Utilities ***The Contractor is notified that the following revisions have been made to the Existing Utilities on page 10:*** Contractor shall provide two (2) working days' notice to the Project Manager if they would like to stop nuisance flows or dry weather flows from the outfall storm drain pipes during work for up to 1 hour. Contractor may use sand, gravel bags or other approved method to temporarily stop the flow. Any time extensions will require City inspection or approval.

4.	Mobilization, pg 12 ***RESPONSE:***	Clarifying Mobilization ***The Contractor is notified that the following revisions have been made to Mobilization on page 12:*** Contractor shall protect the Jedediah Smith Bike trail to ensure that it shall be opened for the weekends and when there is no active construction planned on the project site within twenty-four (24) hours. When the trail is opened it shall be in the ridable condition, matching the condition before the project, free of defects and debris. Contractor shall repair any damage to the trail at their own cost prior to opening it for public use. Contractor shall document trail condition with a photo each time it is opened for public use.
5.	Traffic Control and Detour Plan, pg 13 ***RESPONSE:***	Clarifying Traffic Control and Detour ***The Contractor is notified that the following revisions have been made to Traffic Control and Detour on page 13:*** It is expected that the Jedediah Smith Bike Trail will be closed by the Project ~~for the entire duration of the~~ during ground disturbing activities and until the Project is complete. Contractor shall make provisions to keep the trail open on weekends and when there is no active construction planned on the project site within twenty four (24) hours. Prior to opening the trail, the Contractor shall confirm the trail is in the ridable condition, matching the condition before the project, free of defects and debris, move barricades, adjusting erosion control measures, cover detour signs, and update the fencing to secure the construction site and staging areas. The City shall inspect and approve the trail before the Contractor opens it to the public. Upon returning to work, the Contractor shall restore the traffic control and fencing per plan. The staging area that includes the parking lot and access path from the Ambassador Park parking lot can remain closed.
6.	Environmental Commitment Record (ECR), pr 7 ***RESPONSE:***	Clarifying ECR CDFW Routine Maintenance Agreement, AMM-1 Work Period ***The Contractor is notified that the following revisions have been made to AMM-1 Work Period on page 7 of the ECR:*** The time of period for completing work within flowing or standing water of the watercourses shall be confined to the period between July ~~15th~~ 18th and September 30th ~~October 15th~~ of the same calendar year during the term of this agreement.

7.	ECR, pg 15 ***RESPONSE:***	Clarifying ECR Regional Water Quality Control Board 401 Clean Water Certification Mitigation Measure 3 ***The Contractor is notified that the following revisions have been made on page 15 of the ECR:*** Under Item 3. In-Water Work or Diversion add the following: Mitigation Measure: Activities shall not cause pH to be depressed below 6.5 nor raised above 8.5 in surface water. Timing: During Construction Responsible Party: Contractor
8.	ECR, pg 18 ***RESPONSE:***	Clarifying ECR Mitigation Measure ***The Contractor is notified that the following revisions have been made on page 18 of the ECR:*** Remove Item 8. Post-Construction Storm Water Management.

Please note: The Bid Date of June 2, 2022 at 1:00 pm **HAS NOT** changed.

END OF ADDENDUM NO. 1

Kristine Courdy
Project Manager

Albert Stricker
Director of Public Works

Granite Construction Company
Scott Edwards - Chief Estimator

ATTACHMENT 4

MAY 25, 2022

AMERICAN RIVER OUTFALL FOUR STORM DRAIN REPAIR PROJECT

CITY PROJECT NO. CP20-2204

ADDENDUM NO. 2

TO ALL PROSPECTIVE BIDDERS:

Please incorporate the following revisions as part of the contract documents for the subject project. Any workmanship and/or materials involved shall be as set forth in the original drawings and/or specifications unless otherwise directed herein.

ITEM	PAGE OR DRAWING	LOCATION AND DESCRIPTION OF CHANGE
1.	**QUESTION:**	Please reference project plan sheet 4, "O4" Line Profile and section AA on sheet 9. The "O4" profile has the bottom of the concrete key at elevation 53.45 with a dimension of 2' to the horizontal section of the wall which puts it at elevation 55.45. Section AA on sheet 9 has the same element at 55.00, which should be 55.45. using the 53.45 bottom of key elevation adding 3' to the top of the horizontal section and subtracting the 1' thickness you arrive at 55.45'. please review and change.
	RESPONSE:	The plans have been revised to correct the elevation.
	REVISION:	***The Contractor is notified that the following revisions have been made to the "Construction Details" plan sheet on page 4:***
		Elevation has been corrected to 55.00.
2.	**QUESTION:**	What are the limits for bid item 8 Roadway excavation? Please provide.
	REPONSE:	The plans have been revised to show the limits of Roadway excavation.
	REVISION:	***The Contractor is notified that the following revisions have been made to the "Construction Details" plan sheet on page 4:***
		Section A-A shows the limits of the roadway excavation.
3.	**QUESTION:**	What are the limits for bid items 9 and 10 Structure Excavation and Backfill (Retaining Wall)? Please provide.
	RESPONSE:	The plans have been revised to show the limits of Structure Excavation and Backfill (Retaining Wall).
	REVISION:	***The Contractor is notified that the following revisions have been made to the "Sloping Slab Layout" plan sheet on page 9:***
		Limits are shown on Section A-A.

4.	**QUESTION:**	Please reference project special provisions page 19, "Class 2 Aggregate Base", "Measurement and Payment". The first sentence states, "and doing all the work involved in excavating, placing". Isn't it a double up to include excavating for class 2 bass when it is done in item 9 Structure Excavation (Retaining Wall)? Please review.
	RESPONSE:	The Class 2 Aggregate Base special revision has been removed. The Structure Backfill (Retaining Wall) special provisions and bid items includes the Class II Aggregate Base.
	REVISION:	***The Contractor is notified that the following revisions have been made to the "Class 2 Aggregate Base" special provision on page 19, and bid schedule:*** The Class 2 Aggregate Base item has been removed from the Bid Schedule and Special Revisions (page 19).
5.	**QUESTION:**	Please reference section AA on sheet 9. Class 2 aggregate base is called out as the backfill material behind the sloping slab. It is shown in the legend as Structure Backfill (Class 2 Aggregate Subbase). This is confusing as bid item 13 Class 2 aggregate base quantity is 32 CY while item 10 structure backfill (Retaining wall) is 11 CY. Should the two quantities match? Is the section incorrect in calling the aggregate base as structure backfill? If so where is the structure backfill? Please review and comment.
	RESPONSE:	The plans have been revised to clarify the limits of Structure Backfill (Retaining Wall). The Structure Backfill (Retaining Wall) special provisions and Bid Schedule quantities have been updated to reflect the limits shown on the plans.
	REVISION:	***The Contractor is notified that the following revisions have been made to the "Sloping Slab Layout" on plan sheet page 9:*** The limits of Structure Backfill (Retaining Wall) have been added to the "Sloping Slab Layout" on plan sheet 9. ***The Contractor is notified that the following revisions have been made to "Structure Backfill (Retaining Wall)" special provision for compaction on first paragraph, page 17:*** It is expected that additional fill material is required as existing materials may be unsuitable, imported borrow conforming to Section 18-6 of the Standard Construction Specification shall be used. ~~Compaction under the retaining slab is required to be 95%.~~ Where shown on the plan set, remove backfill material below the slab. Replace the materials with Class 2 AB and compact is as specified for structure backfill in Section 19-3.03E of the State Standard Specifications. The relative compaction must be at least 95 percent.

6.	**QUESTION:**	Please reference bid item 19 "Temporary Chain Link Fence. With addendum 1 requiring the opening of the bike trail on weekends, current fence configuration does not secure the site. A change in the fence layout with additional fencing will meet secure the site and allow for opening the trail (added fence quantity approx. 240'). Please review.
	RESPONSE:	No change to the quantity of Temporary Chain Link Fence proposed. There is sufficient fencing to allow the Contractor to move the fence panels from across the trail to a position parallel to the trail and close off both the outfall site and access to the staging area.
7.	**QUESTION:**	Please reference project plan sheet 6 and the section view of the trash rack. The section shows dimensioned outlines outside of the trash rack rebar. It appears to show casting a concrete headwall collar on the outside of the existing headwall that the trash rack is the be connected too, is that correct? Please note a ½" Dia steel (rod) is bent and embedded into the headwall 12". Is this an attempt to show the reinforcing of the existing headwall? Please review and clarify.
	RESPONSE:	The plans have been revised to clarify.
	REVISION:	***The Contractor is notified that the following revisions have been made to the "Construction Details" plan sheet on page 6:*** Existing reinforcing bar removed for clarity of proposed work. Notes revised to clarify.

Addendum No.2 Attachments:

- Attachment A – Bid Schedule
- Attachment B – Plan Sheets 4, 6 and 9

Please note: The Bid Date of June 2, 2022 at 1:00 pm **HAS NOT** changed.

END OF ADDENDUM NO. 2

Kristine Courdy
Project Manager

Albert Stricker
Director of Public Works

Granite Construction Company
Scott Edwards - Chief Estimator

GRANITE™

Granite Construction Company
List of Officers

Name	Present Office Position
Larkin, Kyle T.	President Executive Chief Officer
Radich, James A.	Executive Vice President Chief Operating Officer Assistant Secretary
Curtis, Elizabeth L.	Executive Vice President Chief Financial Officer Assistant Secretary
Dowd, Brian R.	Senior Vice President Group Manager Assistant Secretary
Hall, M. Craig	Senior Vice President General Counsel Corporate Compliance Officer Secretary
Richards, James D.	Senior Vice President Group Manager Assistant Secretary
Tatusko, Michael G.	Senior Vice President Group Manager Assistant Secretary
VanGorder, Robert C.	Senior Vice President General Manager Assistant Secretary
Barker, Michael W.	Vice President Investor Relations
Gruber, Timothy W.	Senior Vice President Human Resources Assistant Secretary
Nickerson, James D.	Vice President Assistant Secretary
Olson, Kenneth B.	Senior Vice President of Corporate Finance Treasurer Assistant Financial Officer Assistant Secretary
Blackburn, Nicholas B.	Senior Director of Corporate Taxation Assistant Secretary

GRANITE CONSTRUCTION COMPANY

CERTIFICATE OF SECRETARY

RESOLVED, that, effective January 1, 2022 through December 31, 2022, the individuals named on the attached Exhibit 1 are authorized to negotiate, execute and/or attest electronic and paper documents and contracts necessary for the conduct of the Company's affairs with respect to the submission and execution of construction project bids, bid proposals, bid addenda and all other bid-related documents prepared and submitted on behalf of the Company not to exceed $25 million, relating to any and all domestic construction projects arising out of the Company's operations.

RESOLVED, that, effective January 1, 2022 through December 31, 2022, the individuals named on the attached Exhibit 2 are authorized to negotiate, execute and attest electronic and paper documents and contracts necessary for the conduct of the Company's affairs with respect to the submission and execution of construction project bids, bid proposals, bid addenda and all other bid-related documents prepared and submitted on behalf of the Company not to exceed $75 million, relating to any and all domestic construction projects arising out of the Company's operations.

RESOLVED FURTHER, that the authority provided for herein shall be in accordance with applicable policies, procedures, and limits of authority previously approved and the Granite Construction Incorporated Delegation of Authority and Policy then in effect.

I, M. Craig Hall, Secretary of GRANITE CONSTRUCTION COMPANY, a California corporation (the "Company"), do hereby certify that the following is a true and correct copy of resolutions duly adopted effective January 1, 2022 by a Unanimous Written Consent of the Board of Directors in accordance with the provisions of Article III, Section 9 of the Bylaws of the Company; that the Directors acting were duly and regularly elected; and that the resolutions adopted have not been repealed and are still in full force and effect:

Dated: January 1, 2022

M. Craig Hall

GRANITE CONSTRUCTION COMPANY CORPORATE SEAL Jan. 4, 1922 CALIFORNIA

EXHIBIT 1

AUTHORIZED SIGNERS
Granite Construction Company
California Group
Valley Region
Sacramento Area Office

AUTHORIZED SIGNERS
Carter Rohrbough, VP Valley Region
Jason M. Jarvis, Regional Controller
Jeffrey W. Grimm, Area Manager
Michael Wills, Construction Manager
Jake Hinchey, Manager Construction Materials
Mark D. Shafer, Private Markets Manager
Colin C. Crawford, Area Manager
Scott Edwards, Chief Estimator
Marc Almassy, Senior Estimator

ATTESTORS
Jason M. Jarvis, Regional Controller
Jake Hinchey, Regional Sales Manager
Michael Wills, Construction Manager
Robert J. Mihal, Estimator/Project Manager
George Delano, Estimator/Project Manager
Colin C. Crawford, Area Manager
Scott Edwards, Chief Estimator
Scott Hennessy, Senior Estimator
Marc Almassy, Senior Estimator
Deon Good, Proposal Coordinator
Jessica Owens, Contracts Administrator

EXHIBIT 2

AUTHORIZED SIGNERS
Granite Construction Company
California Group

AUTHORIZED SIGNERS
Brian Dowd, Senior VP Group Operations
Brent Fogg, VP Coastal Region
Carter Rohrbough, VP Valley Region
Larry Camilleri, VP Central Region
Scott McArthur, VP Regional Operations
Brad J. Williams, VP Desert Cities Region
Bradly Estes, VP Construction Materials

STATE OF CALIFORNIA
dca
DEPARTMENT OF CONSUMER AFFAIRS

CONTRACTORS STATE LICENSE BOARD
ACTIVE LICENSE

License Number **89** Entity CORP

Business Name GRANITE CONSTRUCTION COMPANY

Classification(s) C36 C10 A B C57 C-2 C-8 C12
C21 C27 C29 C35 C42 C45 C39
C50 C51 C31 HAZ

Expiration Date 05/31/2023 www.cslb.ca.gov

State of California
Department of Industrial Relations

Contractor Information

Legal Entity Name
GRANITE CONSTRUCTION COMPANY
Legal Entity Type
Corporation
Status
Active
Registration Number
1000000085
Registration effective date
07/01/19
Registration expiration date
06/30/22
Mailing Address
PO BOX 50085, ATTN: LEGAL DPT. WATSONVILLE 95077 CA United States of America
Physical Address
585 WEST BEACH STREET WATSONVILLE 95076 CA United States of America
Email Address
jennifer.bowling@gcinc.com
Trade Name/DBA
License Number (s)
CSLB:69
CSLB:89

Registration History

Effective Date	Expiration Date
05/29/18	06/30/19
05/10/17	06/30/18
06/14/16	06/30/17
06/08/15	06/30/16
07/02/14	06/30/15
07/01/19	06/30/22

Legal Entity Information

Corporation Entity Number:	C0097484
Federal Employment Identification Number:	940519552
President Name:	KYLE T. LARKIN
Vice President Name:	JIGISHA DESAI
Treasurer Name:	KENNETH B. OLSON
Secretary Name:	M. CRAIG HALL
CEO Name:	

Agency for Service:

Agent of Service Name:	C T CORPORATION SYSTEM
Agent of Service Mailing Address:	818 WEST 7TH STREET LOS ANGELES 90017 CA United States of America

Worker's Compensation

Do you lease employees through Professional Employer Organization (PEO)?: No
Please provide your current worker's compensation insurance information below:

	PEO	PEO	PEO
PEO Information	Name	Phone	Email

Insured by Carrier

Policy Holder Name:	GRANITE CONSTRUCTION COMPANY
Insurance Carrier:	ALLIANT INSURANCE SERVICES, INC.
Policy Number:	WC 274978630
Inception date:	10/01/17
Expiration Date:	10/01/21

GRANITE CONSTRUCTION COMPANY
EQUIPMENT LIST AS OF MARCH 2022
BASED ON CODE 2050

Equipment Numbe	Description	Location Description	Eqm Cls Desc	Mdl Yr Des	Rat Grp Desc
01.12887	FORD ESCAPE	Sacramento Area - No. Cal. Br	AUTOMOBILES & SUVS	2013	2WD SUV
01.12888	FORD ESCAPE HYBRID	Sacramento Area - No. Cal. Br	AUTOMOBILES & SUVS	2014	2WD SUV
01.13396	FORD ESCAPE	CA HEAVY CIVIL	AUTOMOBILES & SUVS	2013	2WD SUV
01.21562	FORD ESCAPE 4X4	WEST REG. EST.	AUTOMOBILES & SUVS	2015	4WD SUV
01.25333	FORD ESCAPE	Sacramento Area - No. Cal. Br	AUTOMOBILES & SUVS	2016	2WD SUV
03.12545	KOR-IT CORING TRAILER	Stockton Branch	TRAILERS	2012	MISC TRAILER
03.1286	TOWMASTER T-121DD 18' FLATBED	Sacramento Area - No. Cal. Br	TRAILERS	2006	FLATBED TRAILER
03.14238	GREAT DANE 45' FLATBED	Equipment Job 205599	TRAILERS	1985	FLATBED TRAILER
03.1713	FRUEH VAN TRLR-TRACK CRUSH PLT	SVB PORTABLE PLANT 205867	TRAILERS	1996	MISC TRAILER
03.1858	KLEIN KPT-120 12K WATER TOWER	Sacramento Area - No. Cal. Br	TRAILERS	2011	WATER TOWER
03.1865	FRUEH 42'X96" FLATBED TRLR	GE Central Estimating	TRAILERS	1992	FLATBED TRAILER
03.19402	MEGA 12,000 GL WATER TOWER	Sacramento Area - No. Cal. Br	TRAILERS	2014	WATER TOWER
03.229	KLEIN 10500GL WATER TOWER	Phase 15 Apron Rehab	TRAILERS	1982	WATER TOWER
03.28382	RAYTECH INFRARED 6X8 ASPH HEAT		TRAILERS	1993	MISC TRAILER
03.36002	TRAILKING TKT12U 20' TILT DECK		TRAILERS	2019	TILT BED TRAILER
03.474	MCLELLAN 500 GL FUEL TRAILER	Nacimiento Dam Spillway Modif.	TRAILERS	2001	MISC TRAILER
03.8004	FLATBED PULL TRAILER	Oroville Community Day School	TRAILERS		FLATBED TRAILER
03.922	KLEIN 10500GL WATER TOWER	ROSA RANCHETTES	TRAILERS	1989	WATER TOWER
04.12897	FORD F350 4X4 W/UTILITY BED	Sacramento Area - No. Cal. Br	TRUCKS	2012	FLATBED/UTIL TRK 1TN & SMALLER
04.12902	PETE 365 3AX LUBE	Sacramento Area - No. Cal. Br	TRUCKS	2014	FUEL/LUBE TRUCK, 3 AXLE
04.13233R	FORD F550	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 2 AXLE. 2-2.5K GAL
04.14471R	PETE WATER TRK W/OPERATOR	Sacramento Area - No. Cal. Br	TRUCKS	2003	WATER TRK, 3 AXLE 3-4K GAL
04.14656R	PETERBILT	Sacramento Area - No. Cal. Br	TRUCKS	1988	WATER TRK, 3 AXLE 3-4K GAL
04.14657R	KENWORTH	Sacramento Area - No. Cal. Br	TRUCKS	1991	WATER TRK, 3 AXLE 3-4K GAL
04.1473A	SCORPION ATTENUATOR BODY	Stockton Branch	TRUCKS	2011	ATTENUATOR TRUCK
04.15469R	PETERBILT	Sacramento Area - No. Cal. Br	TRUCKS	1992	WATER TRK, 3 AXLE 3-4K GAL
04.15470R	PETERBILT	Sacramento Area - No. Cal. Br	TRUCKS	2013	WATER TRK, 3 AXLE 3-4K GAL
04.15498R	FORD	Sacramento Area - No. Cal. Br	TRUCKS	1991	WATER TRK, 3 AXLE 3-4K GAL
04.15577R	KENWORTH	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.15596R	PETERBILT	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.15622R	KENWORTH	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.15634R	KENWORTH	Sacramento Area - No. Cal. Br	TRUCKS	1991	WATER TRK, 3 AXLE 3-4K GAL
04.15707R	PETERBILT	Sacramento Area - No. Cal. Br	TRUCKS	1997	WATER TRK, 3 AXLE 3-4K GAL
04.1601A	SCORPION ATTENUATOR BODY	Stockton Branch	TRUCKS	2011	ATTENUATOR TRUCK
04.17743R	KENWORTH	Sacramento Area - No. Cal. Br	TRUCKS	1999	WATER TRK, 3 AXLE 3-4K GAL
04.17744R	FREIGHTLINER	Sacramento Area - No. Cal. Br	TRUCKS	1998	WATER TRK, 3 AXLE 3-4K GAL
04.17745R	KENWORTH	Sacramento Area - No. Cal. Br	TRUCKS	2010	WATER TRK, 3 AXLE 3-4K GAL
04.17746R	KENWORTH	Sacramento Area - No. Cal. Br	TRUCKS	2008	WATER TRK, 3 AXLE 3-4K GAL
04.17747R	MACK	Sacramento Area - No. Cal. Br	TRUCKS	2009	WATER TRK, 3 AXLE 3-4K GAL
04.17789R	KENWORTH	Sacramento Area - No. Cal. Br	TRUCKS	1996	WATER TRK, 3 AXLE 3-4K GAL
04.17806R	FORD	Sacramento Area - No. Cal. Br	TRUCKS	1993	WATER TRK, 3 AXLE 3-4K GAL
04.17834R	INTERNATIONAL	Sacramento Area - No. Cal. Br	TRUCKS	1992	WATER TRK, 3 AXLE 3-4K GAL
04.18252R	STERLING	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.19012R	KENWORTH 2008	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.19013R	PETERBILT 2009	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.19537R	STERLING 4K W.T.-WEST COAST	Sacramento Area - No. Cal. Br	TRUCKS	2000	WATER TRK, 3 AXLE 3-4K GAL
04.19558R	PETERBILT 379 - GOLD & SONS	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.19989R	PETERBILT WT - WEST COAST	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.19990R	FREIGHTLINER WATER TRUCK - WC	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.19991R	KENWORTH WATER TRUCK - WC	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.20065R	KENWORTH 4K W.T. - WEST COAST	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.20536R	FORD F750 WATER TRUCK	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 2 AXLE. 2-2.5K GAL
04.20889	FORD F450 CREWCAB UTILITY	Sacramento Area - No. Cal. Br	TRUCKS	2015	FLATBED/UTIL TRK, 1.1-2.4 TN
04.21629	FORD F550 MECHANIC TRUCK	Sacramento Area - No. Cal. Br	TRUCKS	2015	MECH TRK W/CRANE
04.21651	FORD F350 SUPERCAB 4X2 UTILITY	Sacramento Area - No. Cal. Br	TRUCKS	2015	FLATBED/UTIL TRK 1TN & SMALLER
04.21652	FORD F350 REG CAB 4X2 UTILITY	Sacramento Area - No. Cal. Br	TRUCKS	2013	FLATBED/UTIL TRK 1TN & SMALLER
04.21693R	FREIGHTLINER M2	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 2 AXLE. 2-2.5K GAL
04.22556R	STERLING 4000G	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.23032R	PETERBILT 379 - WEST COAST	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.23166R	INTERNATIONAL 9200- WEST COAST	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.23167R	KENWORTH T-80 - WEST COAST	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.23168R	PETERBILT 378 - WEST COAST	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.24299	FORD F650 TRAFFIC CONTROL	Sacramento Area - No. Cal. Br	TRUCKS	2015	TRAFFIC CONTROL TRUCK
04.24717	FORD F350 UTILITY	BRADSHAW AGGREGATE 205827	TRUCKS	2016	FLATBED/UTIL TRK 1TN & SMALLER
04.24718	FORD F550 CONTRACTOR/CRANE	Sacramento Area - No. Cal. Br	TRUCKS	2016	FLATBED/UTIL TRK, 1.1-2.4 TN
04.24842	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2016	MECH TRK W/CRANE
04.24850	PETE 567 3AX SUPER LUBER	Sacramento Area - No. Cal. Br	TRUCKS	2016	FUEL/LUBE TRUCK, 3 AXLE
04.25044	FORD F550 CONTRACTOR/CRANE	Sacramento Area - No. Cal. Br	TRUCKS	2016	FLATBED/UTIL TRK, 1.1-2.4 TN
04.25652R	PETERBILT 08	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.26539R	FORD LN9	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.27410R	FREIGHTLINER M2 M6 AVALANCHE	Sacramento Area - No. Cal. Br	TRUCKS		MISCELLANEOUS TRUCKS
04.28735R	PETERBILT 379	Sacramento Area - No. Cal. Br	TRUCKS		DUMP TRUCK, 10 YD & SMALLER
04.29393R	FREIGHTLINER 2K WATER TRUCK		TRUCKS		WATER TRK, 2 AXLE. 2-2.5K GAL
04.29728R	FRTLNR 2K WATER TRUCK		TRUCKS		WATER TRK, 2 AXLE. 2-2.5K GAL
04.30262R	FORD F550		TRUCKS		DUMP TRUCK, 10 YD & SMALLER
04.30794	FORD F550 PAVING TRUCK	Sacramento Area - No. Cal. Br	TRUCKS	2017	FLATBED/UTIL TRK, 1.1-2.4 TN
04.31032	PETE 567 3AX SUPER LUBER	Sacramento Area - No. Cal. Br	TRUCKS	2017	FUEL/LUBE TRUCK, 3 AXLE

GRANITE CONSTRUCTION COMPANY
EQUIPMENT LIST AS OF MARCH 2022
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Equipment Numbe	Description	Location Description	Eqm Cls Desc	Mdl Yr Des	Rat Grp Desc
04.31364	FORD F650 TRAFFIC CONTROL	Sacramento Area - No. Cal. Br	TRUCKS	2017	TRAFFIC CONTROL TRUCK
04.31371R	FORD SUPERDUTY		TRUCKS		MISCELLANEOUS TRUCKS
04.31801	FORD F450 FLATBED UTILITY	Sacramento Area - No. Cal. Br	TRUCKS	2017	FLATBED/UTIL TRK, 1.1-2.4 TN
04.31905	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2018	MECH TRK W/CRANE
04.31906	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2018	MECH TRK W/CRANE
04.32535	FORD F350 UTILITY TRUCK	Sacramento Area - No. Cal. Br	TRUCKS	2018	FLATBED/UTIL TRK 1TN & SMALLER
04.32536	FORD F350 UTILITY TRUCK	Sacramento Area - No. Cal. Br	TRUCKS	2018	FLATBED/UTIL TRK 1TN & SMALLER
04.32537	FORD F350 UTILITY TRUCK	Sacramento Area - No. Cal. Br	TRUCKS	2018	FLATBED/UTIL TRK 1TN & SMALLER
04.32538	FORD F350 UTILITY TRUCK	Sacramento Area - No. Cal. Br	TRUCKS	2018	FLATBED/UTIL TRK 1TN & SMALLER
04.32539	FORD F550 FLATBED	Sacramento Area - No. Cal. Br	TRUCKS	2018	FLATBED/UTIL TRK, 1.1-2.4 TN
04.32540	FORD F550 FLATBED UTILITY	Sacramento Area - No. Cal. Br	TRUCKS	2018	FLATBED/UTIL TRK, 1.1-2.4 TN
04.32631	FORD F350 UTILITY TRUCK	Sacramento Area - No. Cal. Br	TRUCKS	2018	FLATBED/UTIL TRK 1TN & SMALLER
04.32735R	FREIGHTLINER M2		TRUCKS		FLATBED/DRY TRK, 2.5 TN & LGR
04.33261	FORD F350 UTILITY TRUCK	Sacramento Area - No. Cal. Br	TRUCKS	2018	FLATBED/UTIL TRK 1TN & SMALLER
04.33315R	FORD F750 2K H2O		TRUCKS		WATER TRK, 2 AXLE. 2-2.5K GAL
04.34121R	KENWORTH T800 3.8K H20		TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.35131R	FREIGHTINER 2000GAL		TRUCKS		WATER TRK, 2 AXLE. 2-2.5K GAL
04.35984	PETE 337 2.5TN 2AX MECHANIC	INDIO EQUIPMENT	TRUCKS	2019	MECH TRK W/CRANE
04.35995	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2019	MECH TRK W/CRANE
04.35996	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2019	MECH TRK W/CRANE
04.35997	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2019	MECH TRK W/CRANE
04.42009	PETE 337 2AX FLATBED	Sacramento Area - No. Cal. Br	TRUCKS	2020	FLATBED/DRY TRK, 2.5 TN & LGR
04.42403	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2020	MECH TRK W/CRANE
04.42407	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2020	MECH TRK W/CRANE
04.42413	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2020	MECH TRK W/CRANE
04.42414	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2020	MECH TRK W/CRANE
04.43458	FORD F350 UTILITY TRUCK 4X4	Sacramento Area - No. Cal. Br	TRUCKS	2020	FLATBED/UTIL TRK 1TN & SMALLER
04.43459	FORD F550 FLATBED	Sacramento Area - No. Cal. Br	TRUCKS	2020	FLATBED/UTIL TRK, 1.1-2.4 TN
04.46042	PETE 337 ATTENUATOR TRUCK		TRUCKS	2021	ATTENUATOR TRUCK
04.46043	PETE 337 ATTENUATOR TRUCK		TRUCKS	2021	ATTENUATOR TRUCK
04.46103	FORD F650 TRAFFIC CONTROL		TRUCKS	2019	TRAFFIC CONTROL TRUCK
04.47252R	PETERBILT 2K GALLON		TRUCKS		WATER TRK, 2 AXLE. 2-2.5K GAL
04.47375	FORD F550 MECHANIC TRUCK		TRUCKS	2021	MECH TRK W/CRANE
04.47377	FORD F550 MECHANIC TRUCK		TRUCKS	2021	MECH TRK W/CRANE
06.015	FORD F250	FOLSOM DAM AUX SPILLWAY	PICKUPS	2005	2WD 3/4 TON PICKUP
06.10246	FORD F150	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 1/2 TON PICKUP
06.1032	FORD .5 TON PICKUP S/C	I-5 PVMNT REHAB-ELK GROVE-JS	PICKUPS	2008	2WD 1/2 TON PICKUP
06.1046	FORD F150 SUPERCAB	BRADSHAW A.C. PLANT 205828	PICKUPS	2008	2WD 1/2 TON PICKUP
06.12243	FORD F150 CREWCAB 4X4	GW CMG Admin. (GCI)	PICKUPS	2012	4WD 1/2 TON PICKUP
06.12378	FORD F150 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2012	4WD 1/2 TON PICKUP
06.12379	FORD .5 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 1/2 TON PICKUP
06.12380	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 3/4 TON PICKUP
06.12381	FORD .75 TON PICKUP	Sacramento - Plant Ops.	PICKUPS	2012	2WD 3/4 TON PICKUP
06.12382	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 3/4 TON PICKUP
06.12383	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 3/4 TON PICKUP
06.12384	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 3/4 TON PICKUP
06.12385	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 3/4 TON PICKUP
06.12387	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 3/4 TON PICKUP
06.1249	FORD F250 SUPER DUTY 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2011	4WD 1/2 TON PICKUP
06.12517	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 3/4 TON PICKUP
06.12518	FORD F250 SUPER CAB PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 3/4 TON PICKUP
06.12885	FORD .5 TON PICKUP 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2013	4WD 1/2 TON PICKUP
06.12889	FORD .5 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2013	2WD 1/2 TON PICKUP
06.12890	FORD .5 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2013	2WD 1/2 TON PICKUP
06.12891	FORD .5 TON CREW 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2013	4WD 1/2 TON PICKUP
06.12892	FORD .5 TON PICKUP V-6	Sacramento Area - No. Cal. Br	PICKUPS	2013	2WD 1/2 TON PICKUP
06.12895	FORD .5 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2013	2WD 1/2 TON PICKUP
06.12896	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2013	2WD 3/4 TON PICKUP
06.12910	FORD F150 PICKUP	Eastern WA Plants Ops. (2)	PICKUPS	2013	2WD 1/2 TON PICKUP
06.12919	FORD F150 SUPERCAB	CENTRAL VALLEY BRANCH	PICKUPS	2013	2WD 1/2 TON PICKUP
06.12931	FORD .5 TON PICKUP	Stockton Branch	PICKUPS	2013	2WD 1/2 TON PICKUP
06.12932	FORD .5 TON PICKUP	Stockton Branch	PICKUPS	2013	2WD 1/2 TON PICKUP
06.12934	FORD .75 TON PICKUP	Stockton Branch	PICKUPS	2013	2WD 3/4 TON PICKUP
06.18636	FORD F150 CREW CAB 4X4	CA HEAVY CIVIL	PICKUPS	2013	4WD 1/2 TON PICKUP
06.19005	FORD .5 TON PICKUP V-6	Sacramento Area - No. Cal. Br	PICKUPS	2013	2WD 1/2 TON PICKUP
06.19006	FORD .5 TON PICKUP V-6	Sacramento Area - No. Cal. Br	PICKUPS	2013	2WD 1/2 TON PICKUP
06.19007	FORD .5 TON PICKUP V-6	Sacramento Area - No. Cal. Br	PICKUPS	2013	2WD 1/2 TON PICKUP
06.19644R	FORD F250 - TGI	Sacramento Area - No. Cal. Br	PICKUPS		2WD 3/4 TON PICKUP
06.20321	FORD F150 PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2014	2WD 1/2 TON PICKUP
06.21258	FORD .5 TON S/C 2WD	Sacramento Area - No. Cal. Br	PICKUPS	2014	2WD 1/2 TON PICKUP
06.21259	FORD .5 TON S/C 2WD	Sacramento Area - No. Cal. Br	PICKUPS	2014	2WD 1/2 TON PICKUP
06.21356	FORD F150 SUPERCAB	ARIZONA- TUCSON OFFICE	PICKUPS	2014	2WD 1/2 TON PICKUP
06.2191	FORD .75 TON CARGO VAN	2008 Rancho Cordova Pvmt Rehab	PICKUPS	2002	2WD 3/4 TON PICKUP
06.24540	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.25082	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.25876	FORD F250 SUPER CAB PICKUP	CAPAY AGGREGATE 205847	PICKUPS	2016	2WD 3/4 TON PICKUP
06.25877	FORD F150 SUPER CAB PICKUP	BRADSHAW AGGREGATE 205827	PICKUPS	2016	2WD 1/2 TON PICKUP

GRANITE CONSTRUCTION COMPANY
EQUIPMENT LIST AS OF MARCH 2022
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Equipment Number	Description	Location Description	Eqm Cls Desc	Mdl Yr	Des Rat Grp Desc
06.25878	FORD F150 SUPER CAB PICKUP	BRADSHAW AGGREGATE 205827	PICKUPS	2016	2WD 1/2 TON PICKUP
06.25880	FORD F150 SUPER CAB PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 1/2 TON PICKUP
06.25882	FORD F250 SUPER CAB PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.25883	FORD F250 SUPER CAB PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.25884	FORD F250 SUPER CAB PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.25886	FORD F250 SUPER CAB PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.25887	FORD F250 SUPER CAB PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.291	FORD .5 TON CREWCAB 4X4	HIGHWAY 175 AGGREGATE 20382	PICKUPS	2006	4WD 1/2 TON PICKUP
06.29796	FORD F150 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 1/2 TON PICKUP
06.29797	FORD F150 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 1/2 TON PICKUP
06.30096	FORD F150 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2017	2WD 1/2 TON PICKUP
06.30482	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.30486	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.32298	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.32299	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.32300	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.32306	FORD F150 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2017	2WD 1/2 TON PICKUP
06.32308	FORD F150 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2017	2WD 1/2 TON PICKUP
06.33567	FORD F150 CREW CAB 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2018	4WD 1/2 TON PICKUP
06.33568	FORD F150 CREW CAB 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2018	4WD 1/2 TON PICKUP
06.33573	FORD F150 SUPER CAB	BAKERSFIELD BRANCH	PICKUPS	2018	2WD 1/2 TON PICKUP
06.34468	FORD F150 CREW CAB 4X4		PICKUPS	2018	4WD 1/2 TON PICKUP
06.35095	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.35096	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.35098	FORD F250 SUPER CAB 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2018	4WD 1/2 TON PICKUP
06.367	FORD .75 TON PICKUP	FOLSOM DAM AUX SPILLWAY	PICKUPS	2006	2WD 3/4 TON PICKUP
06.39811	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.39812	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.39813	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.39814	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.39815	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.39816	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.39817	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.405	FORD .75 TON PICKUP	HWY 80 @ COLFAX - MB	PICKUPS	2006	2WD 3/4 TON PICKUP
06.41145	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 3/4 TON PICKUP
06.41146	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 3/4 TON PICKUP
06.41147	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 1/2 TON PICKUP
06.41148	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 1/2 TON PICKUP
06.41149	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 1/2 TON PICKUP
06.41150	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 1/2 TON PICKUP
06.41151	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 1/2 TON PICKUP
06.41152	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 1/2 TON PICKUP
06.41153	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 1/2 TON PICKUP
06.43617	FORD F150 CREWCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43618	FORD F150 CREWCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43619	FORD F150 CREWCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43620	FORD F150 CREWCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43622	FORD F150 CREWCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43623	FORD F150 CREWCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43624	FORD F150 CREWCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43625	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43626	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43627	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43628	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43631	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43632	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43662	FORD F150 CREWCAB 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2020	4WD 1/2 TON PICKUP
06.44104	FORD F150 CREWCAB 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2019	4WD 1/2 TON PICKUP
06.44105	FORD F150 CREWCAB 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2019	4WD 1/2 TON PICKUP
06.44106	FORD F150 CREWCAB 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2019	4WD 1/2 TON PICKUP
06.46736	FORD F250 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 3/4 TON PICKUP
06.46737	FORD F250 SUPERCAB		PICKUPS	2020	2WD 3/4 TON PICKUP
06.502	FORD .5 TON PICKUP	I-5 PVMNT REHAB-ELK GROVE-JS	PICKUPS	2006	2WD 1/2 TON PICKUP
06.529	FORD .5 TON PICKUP	I-5 PVMNT REHAB-ELK GROVE-JS	PICKUPS	2006	2WD 1/2 TON PICKUP
06.534	FORD .5 TON PICKUP	FFY 2011 Street Overlay	PICKUPS	2006	2WD 1/2 TON PICKUP
06.550	FORD F150 4X4	FOLSOM DAM AUX SPILLWAY	PICKUPS	2006	4WD 1/2 TON PICKUP
06.750	FORD .75 TON PICKUP	SAC RAILYARDS-SE	PICKUPS	2008	2WD 3/4 TON PICKUP
06.765	FORD .75 TON PICKUP	FOLSOM DAM AUX SPILLWAY	PICKUPS	2008	2WD 3/4 TON PICKUP
06.807	FORD .5 TON PICKUP	VERNALIS AC PLANT 215835	PICKUPS	2007	2WD 1/2 TON PICKUP
06.811	FORD .5 TON PICKUP	DEVIL'S SLIDE TUNNEL	PICKUPS	2007	2WD 1/2 TON PICKUP
06.948	FORD .75 TON PICKUP	CA Health Care Facility	PICKUPS	2008	2WD 3/4 TON PICKUP
06.950	FORD .75 TON PICKUP	BLUE LEDGE MINE-SH	PICKUPS	2008	2WD 3/4 TON PICKUP
06.955	FORD .75 TON PICKUP	FOLSOM DAM AUX SPILLWAY	PICKUPS	2008	2WD 3/4 TON PICKUP
06.997	FORD .5 TON PICKUP	SMUD SUPPLEMENTAL FILL-MH	PICKUPS	2008	2WD 1/2 TON PICKUP
06.998	FORD .5 TON PICKUP	FOLSOM DAM AUX SPILLWAY	PICKUPS	2008	2WD 1/2 TON PICKUP
07.18721	CAT D8T DOZER/RIPPER	Sacramento Area - No. Cal. Br	TRACK TYPE TRACTORS	2012	CAT D8 DOZER/RIPPER
07.20227R	CAT D8T - ECCO	BAY AREA BRANCH	TRACK TYPE TRACTORS		CAT D8 DOZER/RIPPER

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Equipment Number	Description	Location Description	Eqm Cls Desc	Mdl Yr Des	Rat Grp Desc
07.22557	CAT D6T LPG DOZER/RIPPER	EQUIPMENT JOB SE CONNECTOR	TRACK TYPE TRACTORS	2014	CAT D6 CRAWLER
07.25903R	CAT D6K2		TRACK TYPE TRACTORS		CAT D6 CRAWLER
07.29394R	CAT D6N XL		TRACK TYPE TRACTORS		CAT D6 CRAWLER
07.310	CAT D9T DOZER/RIPPER	BRADSHAW AGGREGATE 205827	TRACK TYPE TRACTORS	2007	CAT D9 DOZER/RIPPER
07.33359R	DAT D9R		TRACK TYPE TRACTORS		CAT D9 DOZER/RIPPER
07.35132R	CAT D5K2 XL		TRACK TYPE TRACTORS		CAT D5/D6M CRAWLER
07.35141R	CAT D6K		TRACK TYPE TRACTORS		CAT D6 CRAWLER
07.39565R	CAT D8T		TRACK TYPE TRACTORS		CAT D8 DOZER/RIPPER
07.48596R	CAT D9T DOZER		TRACK TYPE TRACTORS		CAT D9 DOZER/RIPPER
07.49420R	CAT D6T DOZER		TRACK TYPE TRACTORS		CAT D6 CRAWLER
07.50632R	CAT D8T		TRACK TYPE TRACTORS		CAT D8 DOZER/RIPPER
08.10019	CAT 930H WHEEL LOADER	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS	2010	CAT 930 LOADER
08.1117	JD 710G BACKHOE/LOADER 4X4	FOLSOM DAM AUX SPILLWAY	RUBBER TIRE TRACTORS	2005	LARGE BACKHOE
08.1119	JD 710G BACKHOE/LOADER 4X4	CA Health Care Facility	RUBBER TIRE TRACTORS	2005	LARGE BACKHOE
08.1122	JD 210LE SKIPLOADER 4X4	I-5 PVMNT REHAB-ELK GROVE-JS	RUBBER TIRE TRACTORS	2005	SKIPLOADER
08.1123	JD 210LE SKIPLOADER 4X4	Stockton Grade Seperation	RUBBER TIRE TRACTORS	2005	SKIPLOADER
08.1157	JD 710G BACKHOE	SAC RAILYARDS-SE	RUBBER TIRE TRACTORS	2005	LARGE BACKHOE
08.1158	JD 710G BACKHOE	CENTRAL VALLEY GAS - K002 -SB	RUBBER TIRE TRACTORS	2005	LARGE BACKHOE
08.1251	JD 210LE SKIPLOADER 4X4	CA Health Care Facility	RUBBER TIRE TRACTORS	2007	SKIPLOADER
08.1252	JD 210LE SKIPLOADER 4X4	Grant Line Rd. & 7th Signal	RUBBER TIRE TRACTORS	2007	SKIPLOADER
08.1271	JD 210LE SKIP LOADER	CAPAY AGGREGATE 205847	RUBBER TIRE TRACTORS	2007	SKIPLOADER
08.1273	JD 210LE SKIP LOADER	SAC RAILYARDS-SE	RUBBER TIRE TRACTORS	2007	SKIPLOADER
08.12789R	CAT 966G II	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS		CAT 966/972 LOADER
08.1286	CAT 246B SKID STEER	ROUTE 99 / SKYWAY INTERCHNG-SI	RUBBER TIRE TRACTORS	2004	SKID STEER
08.12936	JD 210K SKIPLOADER 4X4	Stockton Branch	RUBBER TIRE TRACTORS	2013	SKIPLOADER
08.1308	CAT TL943 TELEHANDLER 4X4	FOLSOM DAM AUX SPILLWAY	RUBBER TIRE TRACTORS	2007	FORKLIFT, 5.5-10 TON
08.1309	CAT TL943 TELEHANDLER 4X4	SVB PORTABLE PLANT 205867	RUBBER TIRE TRACTORS	2007	FORKLIFT, 5.5-10 TON
08.13846	SKYTRAK 10054 TELEHANDLER	Equipment Job 205599	RUBBER TIRE TRACTORS	2012	FORKLIFT, 5.5-10 TON
08.14247R	CAT TL1055	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS		FORKLIFT, 2-5 TON
08.14336R	CAT TL1055	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS		FORKLIFT, 2-5 TON
08.21327R	CAT 259D - HOLT	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS		SKID STEER
08.21523R	CAT 259D - HOLT		RUBBER TIRE TRACTORS		SKID STEER
08.22143R	CAT 259D		RUBBER TIRE TRACTORS		SKID STEER
08.23339R	CAT 259D - HOLT		RUBBER TIRE TRACTORS		SKID STEER
08.24935R	BOBCAT T590		RUBBER TIRE TRACTORS		SKID STEER
08.24936R	BOBCAT T590		RUBBER TIRE TRACTORS		SKID STEER
08.25565R	JD 644K		RUBBER TIRE TRACTORS		CAT 950/962 LOADER
08.25760R	CAT TL1055C		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.28667R	CAT 450		RUBBER TIRE TRACTORS		LARGE BACKHOE
08.28736R	BOBCAT T590		RUBBER TIRE TRACTORS		SKID STEER
08.28847R	CAT 246D		RUBBER TIRE TRACTORS		SKID STEER
08.28848R	CAT 259D		RUBBER TIRE TRACTORS		SKID STEER
08.29011R	CAT 259D		RUBBER TIRE TRACTORS		SKID STEER
08.29395R	CAT 415F2IL		RUBBER TIRE TRACTORS		SKIPLOADER
08.29396R	CAT TL1255C		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.29397R	CAT 966M		RUBBER TIRE TRACTORS		CAT 966/972 LOADER
08.29522	CAT 415F2IL SKIPLOADER	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS	2017	SKIPLOADER
08.29668	CAT 950M WHEEL LOADER		RUBBER TIRE TRACTORS	2016	CAT 950/962 LOADER
08.29709R	JD 310J		RUBBER TIRE TRACTORS		SMALL BACKHOE
08.29710R	JD HERC		RUBBER TIRE TRACTORS		SMALL BACKHOE
08.29729R	JD 210K		RUBBER TIRE TRACTORS		SKIPLOADER
08.30016R	JLG G6-42A		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.30066R	CAT 938M		RUBBER TIRE TRACTORS		CAT 930 LOADER
08.30994R	CAT TL1055		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.32132R	CAT 982M		RUBBER TIRE TRACTORS		CAT 982 LOADER
08.32517R	VOLVO L220H		RUBBER TIRE TRACTORS		CAT 980 LOADER
08.33149	CAT 450F BACKHOE/LOADER 4X4		RUBBER TIRE TRACTORS	2018	LARGE BACKHOE
08.33739R	JD 844KII		RUBBER TIRE TRACTORS		CAT 980 LOADER
08.34052R	CAT TH255C		RUBBER TIRE TRACTORS		FORKLIFT, 2-5 TON
08.35133R	CAT 926M		RUBBER TIRE TRACTORS		CAT 920 LOADER
08.35658R	TOYOTA 8FGU25		RUBBER TIRE TRACTORS		FORKLIFT, 2-5 TON
08.35659R	TOYOTA 8FGU25		RUBBER TIRE TRACTORS		FORKLIFT, 2-5 TON
08.35748	TOYOTA 8FDU15 FORKLIFT	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS	2019	FORKLIFT, 2-5 TON
08.35749	TOYOTA 8FDU15 FORKLIFT	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS	2019	FORKLIFT, 2-5 TON
08.36727R	CAT 246D		RUBBER TIRE TRACTORS		SKID STEER
08.40722	JD 644K WHEEL LOADER	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS	2019	CAT 950/962 LOADER
08.40732R	CAT 420F2		RUBBER TIRE TRACTORS		SMALL BACKHOE
08.40755	CAT 259D COMPACT TRACK LOADER		RUBBER TIRE TRACTORS	2019	SKID STEER
08.40777	CAT 430F2 BACKHOE/LOADER		RUBBER TIRE TRACTORS	2019	SMALL BACKHOE
08.43885R	CAT 259D3		RUBBER TIRE TRACTORS		SKID STEER
08.44857R	CAT 980M WHEEL LOADER		RUBBER TIRE TRACTORS		CAT 980 LOADER
08.47242R	CAT 980M		RUBBER TIRE TRACTORS		CAT 980 LOADER
08.47248R	SKYJACK SJ1256THS		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.47249R	SKYJACK SJ1256THS		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.47250R	SKYJACK SJ1056TH		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.47253R	JLG 1255		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.47567R	JD 844K LOADER		RUBBER TIRE TRACTORS		CAT 980 LOADER

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08.47720R	JLG 1255		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.47857R	CAT 259D3		RUBBER TIRE TRACTORS		SKID STEER
08.48344R	CAT 259D3		RUBBER TIRE TRACTORS		SKID STEER
08.48345R	SKYJACK SJ1256		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.48789R	SKYJACK SJ1256		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.48790R	CAT TL1255D		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.723	BROCE CR-350 ROAD BROOM	Grant Line Rd. & 7th Signal	RUBBER TIRE TRACTORS	2002	BROOM
09.23773R	VOLVO A35C		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.23774R	VOLVO A35C		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.23776R	VOLVO A35C		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.27411R	VOLVO A35D		OFF HIGHWAY TRUCKS		ROCK TRUCK, 35-49 TON
09.30995R	CAT 745C		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.33437R	VOLVO A35D		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.33438R	VOLVO A35D		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.33439R	VOLVO A35D		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36554R	VOLVO A35D		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36555R	VOLVO A35D		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36556R	VOLVO A40E		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36579R	VOLVO A35D		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36580R	VOLVO A35D		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36582R	CAT 745C		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36583R	CAT 745C		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36584R	CAT 740		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36585R	CAT 730C2		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36586R	CAT 730C2		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36650R	CAT 730C2		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36651R	CAT 730C2		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36652R	CAT 730		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36653R	CAT 730C2		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36654R	CAT 730C2		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.45345R	CAT 740		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.45346R	CAT 745		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.45347R	CAT 745		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.45348R	CAT 745		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.47832R	CAT 740		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.47833R	CAT 740B		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.49259R	CAT 740B		OFF HIGHWAY TRUCKS		ROCK TRUCK, 35-49 TON
09.49260R	CAT 745		OFF HIGHWAY TRUCKS		ROCK TRUCK, 35-49 TON
09.49261R	CAT 745		OFF HIGHWAY TRUCKS		ROCK TRUCK, 35-49 TON
09.49306R	VOLVO A45G		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.49307R	VOLVO A45G		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.49308R	VOLVO A45G		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.49361R	JD 460E		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.49485R	VOLVO A45G		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.50633R	CAT 745		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.50664R	CAT 745C		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
10.19110	CAT CS78B ROLLER	Sacramento Area - No. Cal. Br	COMPACTORS	2013	VIBR ROLLER 10 TN & LARGER
10.19435	CAT CS78B ROLLER	Sacramento Area - No. Cal. Br	COMPACTORS	2012	VIBR ROLLER 10 TN & LARGER
10.27009	IMPACTOR 3000H PVMT BREAKER	EQUIPMENT JOB HWY 99 CMGC	COMPACTORS	2016	HYDRA-HAMMER, PVMT DEMO
10.33179R	HAMM HD+120i VO		COMPACTORS		VIBR ROLLER 10 TN & LARGER
10.33180	HAMM HD14 VT COMBI ROLLER		COMPACTORS		VIBR ROLLER,4-6 TN
10.33850	HAMM HD+110I VVHF COMPACTOR		COMPACTORS	2018	VIBR ROLLER 10 TN & LARGER
10.33851	HAMM HD+110I VVHF COMPACTOR		COMPACTORS	2018	VIBR ROLLER 10 TN & LARGER
10.360	CAT PS200B PNEU ROLLER	Hi - Tech Parkway	COMPACTORS	1999	PNUE. 9 WHEEL, 9-25 TON
10.39311	HAMM HD+120IVVHF COMPACTOR		COMPACTORS	2019	VIBR ROLLER 10 TN & LARGER
10.419	CAT CB634D ASPHALT ROLLER	Stockton Grade Seperation	COMPACTORS	2003	VIBR ROLLER 10 TN & LARGER
10.426	CAT CB214C ROLLER	NEWTOWN ROAD OVERLAY -SC	COMPACTORS	2000	VIBR ROLLER,1-3 TN
10.431	CAT 815F COMPACTOR MA2	CA Health Care Facility	COMPACTORS	2003	CAT 815 COMP, 10-24 TON
10.44349R	HAMM HD+110I VVHF COMPACTOR		COMPACTORS		VIBR ROLLER 10 TN & LARGER
10.44350R	HAMM HD+110I VVHF COMPACTOR		COMPACTORS		VIBR ROLLER 10 TN & LARGER
10.44351R	HAMM HD+120I VVHF COMPACTOR		COMPACTORS		VIBR ROLLER 10 TN & LARGER
10.448	CAT CP663E SD,P VIB ROLLLER	HWY 41 REHAB. NEAR KETTLEMAN	COMPACTORS	2004	VIBR ROLLER 10 TN & LARGER
10.464	CAT CS663E SD VIB COMPACTOR	CA Health Care Facility	COMPACTORS	2005	VIBR ROLLER 10 TN & LARGER
10.47243R	CAT CP54		COMPACTORS		VIBR ROLLER,7-9 TN
10.47246R	CAT 825K		COMPACTORS		CAT 825 COMP, 30-39 TON
10.535	CAT CB224E VIB COMPACTOR	Amarada Rd. Patch Paving	COMPACTORS	2007	VIBR ROLLER,1-3 TN
11.2172	2 TON JIB CRANE-SACRAMENTO	Sacramento Area - No. Cal. Br	CRANES		SHOP CRANE
11.2173	2 TON JIB CRANE-SACRAMENTO	Sacramento Area - No. Cal. Br	CRANES		SHOP CRANE
11.2174	2 TON JIB CRANE-SACRAMENTO	Sacramento Area - No. Cal. Br	CRANES		SHOP CRANE
11.2175	2 TON JIB CRANE-SACRAMENTO	Sacramento Area - No. Cal. Br	CRANES		SHOP CRANE
11.2176	2 TON JIB CRANE-SACRAMENTO	Sacramento Area - No. Cal. Br	CRANES		SHOP CRANE
11.2177	2 TON JIB CRANE-SACRAMENTO	Sacramento Area - No. Cal. Br	CRANES		SHOP CRANE
11.2178	1 TON JIB CRANE-SACRAMENTO	Sacramento Area - No. Cal. Br	CRANES		SHOP CRANE
11.2179	1 TON JIB CRANE-SACRAMENTO	Sacramento Area - No. Cal. Br	CRANES		SHOP CRANE
12.10000	CAT 14M MOTOR GRADER	Hwy 101 PIP (GCC/MCM A JV)	MOTOR GRADERS	2011	CAT 14 MOTOR GRADER
12.20063R	CAT 140M2 - HOLT	Sacramento Area - No. Cal. Br	MOTOR GRADERS		CAT 140 MOTOR GRADER
12.23644	CAT 160M3 AWD MOTOR GRADER	Sacramento Area - No. Cal. Br	MOTOR GRADERS	2015	CAT 14 MOTOR GRADER

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Equipment Numbe	Description	Location Description	Eqm Cls Desc	Mdl Yr Des	Rat Grp Desc
12.30947	CAT 14M3 MOTOR GRADER		MOTOR GRADERS	2017	CAT 14 MOTOR GRADER
12.339	CAT 14H MOTOR GRADER	I-5 PVMNT REHAB-ELK GROVE-JS	MOTOR GRADERS	2003	CAT 14 MOTOR GRADER
12.34908	CAT 160M3 AWD MOTOR GRADER		MOTOR GRADERS	2018	CAT 14 MOTOR GRADER
12.350	CAT 14H MOTOR GRADER W/TOPCON	CA Health Care Facility	MOTOR GRADERS	2005	CAT 14 MOTOR GRADER
12.352	CAT 163H MOTOR GRADER AWD	SAC RAILYARDS-SE	MOTOR GRADERS	2005	CAT 14 MOTOR GRADER
12.379	CAT 14H MOTOR GRADER	SAC RAILYARDS-SE	MOTOR GRADERS	2005	CAT 14 MOTOR GRADER
12.39359	CAT 14M3 MOTOR GRADER		MOTOR GRADERS	2019	CAT 14 MOTOR GRADER
12.46091R	CAT 140H		MOTOR GRADERS		CAT 140 MOTOR GRADER
14.131	HYSTR C210A 39 HP SF VIBRATORY	STATE ROUTE 16 WIDENING	PULL BEHIND IMPLEMENTS		VIB SHEEPSFOOT ROLLER
14.14830R	BR DISC	Sacramento Area - No. Cal. Br	PULL BEHIND IMPLEMENTS		DISC
14.186	BUHOG H D DISC 6-6 FT STUBBLE	Sacramento Area - No. Cal. Br	PULL BEHIND IMPLEMENTS		DISC
14.254	KELLO-BILT 6001836B DISC 1'6"	CA Health Care Facility	PULL BEHIND IMPLEMENTS	2008	DISC
14.30996R	CAT MT SCRAPER		PULL BEHIND IMPLEMENTS		PULL SCRAPER, 19 YD.
15.29435	WILLS PUSH BOAT/TWIN 150HP OB	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT	2017	TRUCKABLE TUG BOAT
15.31209	QUADRAFLOAT 40'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31210	QUADRAFLOAT 40'X10'X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31211	QUADRAFLOAT 40'X10'X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31212	QUADRAFLOAT 40'X10'X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31213	QUADRAFLOAT 40'X10'X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31214	QUADRAFLOAT 40'X10'X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31215	QUADRAFLOAT 40'X10'X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31216	QUADRAFLOAT 40'X10'X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31217	QUADRAFLOAT 40'X10'X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31218	QUADRAFLOAT 40'X10'X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31219	QUADRAFLOAT 40'X10'X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31220	DUOFLOAT 20'X10'X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X5
15.31221	DUOFLOAT 20'X10'X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X5
15.31222	DUOFLOAT 20'X10'X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X5
15.31223	DUOFLOAT 20'X10'X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X5
15.31224	DUOFLOAT 20'X10'X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X5
15.31225	DUOFLOAT 20'X10'X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X5
15.31226	LOADING RAMP 20'X10'5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X5
15.31227	LOADING RAMP 20'X10'5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X5
15.31228	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31229	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31230	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31231	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31232	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31233	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31234	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31235	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31236	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31237	DUOFLOAT 20'X10'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X7
15.31238	DUOFLOAT 20'X10'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X7
15.31239	DUOFLOAT 20'X10'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X7
15.31240	DUOFLOAT 20'X10'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X7
15.31241	LOADING RAMP 20'X10X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X7
15.31242	LOADING RAMP 20'X10X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X7
16.1201	GOMACO CC1200 CURB CADET	I-5 PVMNT REHAB-ELK GROVE-JS	ASPHALT PAVING EQUIPMENT	2001	CONCRETE CURB PAVER
16.12937	TEREX CR522 ASPH PAVER	Stockton Branch	ASPHALT PAVING EQUIPMENT	2013	AC PAVER, LARGE, WHEEL
16.12938	TEREX MS-2 PAVER FEEDER	Stockton Branch	ASPHALT PAVING EQUIPMENT	2013	AC PAVER FEEDER
16.1467	GOMACO TC600 TINE/CURE MACHINE	LUBBOCK CO US 62 PH3B	ASPHALT PAVING EQUIPMENT	2005	CONC CURE/TINE MACHINE
16.1469	GOMACO GT3600 TRIMMER/SLIPFORM	WAWONA ROAD, YOSEMITE	ASPHALT PAVING EQUIPMENT	2005	CONCRETE CURB PAVER
16.1470	GOMACO PS2600 PLACER SPREADER	LUBBOCK US82 E W FRWY PH2	ASPHALT PAVING EQUIPMENT	1998	PLACER SPREADER
16.1478	CDR MS-2 60" PICK-UP MACHINE	SKYWAY OVERCROSSING- SM	ASPHALT PAVING EQUIPMENT	2006	AC PAVER FEEDER
16.1479	CDR MS-2 60" PICK-UP MACHINE	Stockton Grade Seperation	ASPHALT PAVING EQUIPMENT	2006	AC PAVER FEEDER
16.1790	TEREX CR552 HOT MIX PAVER	I-5 PVMNT REHAB-ELK GROVE-JS	ASPHALT PAVING EQUIPMENT	2010	AC PAVER, LARGE, WHEEL
16.23291R	BOMAG CR362 - HERRMANN		ASPHALT PAVING EQUIPMENT		AC PAVER, MEDIUM, TRACK
16.288	POWER CURBER 440-XL	Harrison Road-Speedway to Old	ASPHALT PAVING EQUIPMENT	1998	CONCRETE CURB PAVER
16.32534	ROADTEC SB2500E SHUTTLE BUGGY		ASPHALT PAVING EQUIPMENT	2018	SHUTTLE BUGGY
16.33092	CAT AP1055F ASPHALT PAVER		ASPHALT PAVING EQUIPMENT	2018	AC PAVER, LARGE, TRACK
16.35793	G&Z S600 SLIPFORM PAVER	Sacramento Area - No. Cal. Br	ASPHALT PAVING EQUIPMENT	2019	LARGE CONC HIGHWAY PAVER
16.43903	WEILER E1250B REMIX VEHICLE	Sacramento Area - No. Cal. Br	ASPHALT PAVING EQUIPMENT	2020	SHUTTLE BUGGY
16.43906	CAT AP655F ASPHALT PAVER	Sacramento Area - No. Cal. Br	ASPHALT PAVING EQUIPMENT	2020	AC PAVER, MEDIUM, TRACK
16.46615	GOMACO RTP-500 TRACK PLACER		ASPHALT PAVING EQUIPMENT	2021	PLACER SPREADER
16.7111	GOMACO CUR/TINE MACHINE	CDOT #06-460604 I-5@FORT TEJON	ASPHALT PAVING EQUIPMENT	1989	CONC CURE/TINE MACHINE
16.915	GOMACO COMMANDER III	Tabooma Business Park BM	ASPHALT PAVING EQUIPMENT	1998	CONCRETE CURB PAVER
18.034	CAT 615C II SCRAPER	10-0E9304 Hwy 26	WHEEL TRACTOR SCRAPERS	1998	CAT 615 ELEVATING SCRAPER
18.049	CAT 623G SCRAPER	SAC RAILYARDS-SE	WHEEL TRACTOR SCRAPERS	2003	CAT 623 ELEVATING SCRAPER
18.054	CAT 623G SCRAPER	Ft HunterLiggett ECS Warehouse	WHEEL TRACTOR SCRAPERS	2004	CAT 623 ELEVATING SCRAPER
18.060	CAT 623G SCRAPER	ADOT-I-10 Marana to Cortaro	WHEEL TRACTOR SCRAPERS	2005	CAT 623 ELEVATING SCRAPER
18.064	CAT 615C II SCRAPER	West Dunne Avenue Safety Impr.	WHEEL TRACTOR SCRAPERS	1998	CAT 615 ELEVATING SCRAPER
18.48954R	CAT 623K		WHEEL TRACTOR SCRAPERS		CAT 623 ELEVATING SCRAPER
18.48955R	CAT 623K		WHEEL TRACTOR SCRAPERS		CAT 623 ELEVATING SCRAPER
18.49516R	CAT 613C II SCRAPER		WHEEL TRACTOR SCRAPERS		CAT 613, JD 762 SCRAPER
22.062	SPI 12'X 63' OFFICE TRLR		OFFICE TRAILERS	1999	OFFICE TRAILER
22.165	MSI 12X60FT OFFICE TRAILER	I-80 Truckee to Floriston	OFFICE TRAILERS	2001	OFFICE TRAILER

GRANITE CONSTRUCTION COMPANY
EQUIPMENT LIST AS OF MARCH 2022
BASED ON CODE 2050

Equipment Numbe	Description	Location Description	Eqm Cls Desc	Mdl Yr Des	Rat Grp Desc
22.165A	MSI 12X60FT OFFICE TRLR	I-80 Truckee to Floriston	OFFICE TRAILERS		OFFICE TRAILER
22.282	10X20FT TRAILER PHM OFFICE	Sacramento Area - No. Cal. Br	OFFICE TRAILERS	1978	OFFICE TRAILER
22.847	FREUH 50' PARTS VAN		OFFICE TRAILERS	1981	PARTS AND TOOL VAN
22.871	24X60 DBL WIDE OFFICE COMPLEX		OFFICE TRAILERS		OFFICE TRAILER
22.896	W SCOTSMAN 64X12 OFFICE TRLR		OFFICE TRAILERS	2006	OFFICE TRAILER
22.897	W SCOTSMAN 64X12 OFFICE TRLR		OFFICE TRAILERS	2006	OFFICE TRAILER
22.898	W SCOTSMAN 64X12 OFFICE TRLR		OFFICE TRAILERS	2006	OFFICE TRAILER
22.928	TRIPLE WIDE 33X60 OFFICE TRAIL	Sacramento Area - No. Cal. Br	OFFICE TRAILERS	1978	OFFICE TRAILER
27.205099	BARGES-LOST CREEK		PORTABLE PLANTS		PORTABLE OTHER PLANT
29.32564R	DITCH WITCH MT80		TRENCHERS		SMALL TRENCHER
30.10971	CAT 328D CLR EXCAVATOR	Sacramento Area - No. Cal. Br	HYDRAULIC EXCAVATORS	2012	EXCAVATOR, 21-35 METRIC TON
30.12177R	CAT 312E	Sacramento Area - No. Cal. Br	HYDRAULIC EXCAVATORS		EXCAVATOR, 0-20 METRIC TON
30.17893R	CAT 328D LCR	Sacramento Area - No. Cal. Br	HYDRAULIC EXCAVATORS		EXCAVATOR, 21-35 METRIC TON
30.18951R	CAT 374DL EXCAVATOR	Sacramento Area - No. Cal. Br	HYDRAULIC EXCAVATORS		EXCAVATOR, 51-80 METRIC TON
30.20285R	CAT 328D LCR	Sacramento Area - No. Cal. Br	HYDRAULIC EXCAVATORS		EXCAVATOR, 21-35 METRIC TON
30.29398R	CAT 336F	Sacramento Area - No. Cal. Br	HYDRAULIC EXCAVATORS		EXCAVATOR, 36-50 METRIC TON
30.30015R	CAT 335F W BREAKER		HYDRAULIC EXCAVATORS		EXCAVATOR, 21-35 METRIC TON
30.30067R	CAT 313F EXCAVATOR		HYDRAULIC EXCAVATORS		EXCAVATOR, 0-20 METRIC TON
30.32822	CAT 335F LCR EXCAVATOR		HYDRAULIC EXCAVATORS	2018	EXCAVATOR, 21-35 METRIC TON
30.40296R	CAT 385CL		HYDRAULIC EXCAVATORS		EXCAVATOR, 81-115 METRIC TON
30.40431R	HITACHI ZX8706		HYDRAULIC EXCAVATORS		EXCAVATOR, 81-115 METRIC TON
30.41523R	JD 470GLC		HYDRAULIC EXCAVATORS		EXCAVATOR, 36-50 METRIC TON
30.44036	CAT 336 EXCAVATOR	Sacramento Area - No. Cal. Br	HYDRAULIC EXCAVATORS	2020	EXCAVATOR, 21-35 METRIC TON
30.454	CAT 330CL EXCAVATOR	CA Health Care Facility	HYDRAULIC EXCAVATORS	2005	EXCAVATOR, 21-35 METRIC TON
30.456	CAT 321C LCT HYD EXCAVATOR	FOLSOM DAM AUX SPILLWAY	HYDRAULIC EXCAVATORS	2005	EXCAVATOR, 21-35 METRIC TON
30.464	CAT 330 EXCAVATOR	SAC RAILYARDS-SE	HYDRAULIC EXCAVATORS	2005	EXCAVATOR, 21-35 METRIC TON
30.477	JD 80C EXCAVATOR	SAC RAILYARDS-SE	HYDRAULIC EXCAVATORS	2006	EXCAVATOR, 0-20 METRIC TON
30.47721R	CAT 308E2		HYDRAULIC EXCAVATORS		EXCAVATOR, 0-20 METRIC TON
30.47722R	CAT 308J		HYDRAULIC EXCAVATORS		EXCAVATOR, 0-20 METRIC TON
30.47993R	HYUNDAI R300LR EXCAVATOR		HYDRAULIC EXCAVATORS		EXCAVATOR, 21-35 METRIC TON
30.482	CAT 321C LCR EXCAVATOR	SAC RAILYARDS-SE	HYDRAULIC EXCAVATORS	2005	EXCAVATOR, 21-35 METRIC TON
30.483	CAT 325CL EXCAVATOR	SAC RAILYARDS-SE	HYDRAULIC EXCAVATORS	2005	EXCAVATOR, 21-35 METRIC TON
30.486	CAT 345CL EXCAVATOR	SAC RAILYARDS-SE	HYDRAULIC EXCAVATORS	2006	EXCAVATOR, 36-50 METRIC TON
30.49079R	CAT 335F EXCAVATOR		HYDRAULIC EXCAVATORS		EXCAVATOR, 21-35 METRIC TON
30.49124R	CAT 325FCR EXCAVATOR		HYDRAULIC EXCAVATORS		EXCAVATOR, 21-35 METRIC TON
30.49601R	YANMAR V100		HYDRAULIC EXCAVATORS		EXCAVATOR, 0-20 METRIC TON
30.49901R	JD 670G		HYDRAULIC EXCAVATORS		EXCAVATOR, 51-80 METRIC TON
30.50275R	TAKEUCHI TB2150 EXCAVATOR		HYDRAULIC EXCAVATORS		EXCAVATOR, 0-20 METRIC TON
30.50399R	KOMATSU PC138 EXCAVATOR		HYDRAULIC EXCAVATORS		EXCAVATOR, 0-20 METRIC TON
30.50423R	CAT 315F EXCAVATOR		RUBBER TIRE TRACTORS		EXCAVATOR, 0-20 METRIC TON
30.50631R	CAT 374		HYDRAULIC EXCAVATORS		EXCAVATOR, 51-80 METRIC TON
59.10000	TRIMBLE GCS900 3D GPS SYSTEM	BAY AREA BRANCH	SPECIALTY EQUIPMENT		GPS GRADE CONTROL SYSTEMS
59.14008	TRIMBLE GPS SYSTEM	Sacramento Area - No. Cal. Br	SPECIALTY EQUIPMENT	2013	GPS GRADE CONTROL SYSTEMS
59.14009	TRIMBLE GPS SYSTEM	Sacramento Area - No. Cal. Br	SPECIALTY EQUIPMENT	2013	GPS GRADE CONTROL SYSTEMS
59.14337R	GENIE S85 MANLIFT	Sacramento Area - No. Cal. Br	SPECIALTY EQUIPMENT		MANLIFT
59.14348R	GENIE S65 MANLIFT	Sacramento Area - No. Cal. Br	SPECIALTY EQUIPMENT		MANLIFT
59.14768	NEPTUNE WHEEL WASH	BAY AREA BRANCH	SPECIALTY EQUIPMENT	2013	SPECIALTY EQUIPMENT
59.15610	PAVESMART GEN-2 GRADE CONTROL	Sacramento Area - No. Cal. Br	SPECIALTY EQUIPMENT	2013	SPECIALTY EQUIPMENT
59.19028	TRIMBLE GCS900 GPS SYSTEM	Sacramento Area - No. Cal. Br	SPECIALTY EQUIPMENT	2014	GPS GRADE CONTROL SYSTEMS
59.220	PAC TEC PV-350 POWER VAC	10-0E9304 Hwy 26	SPECIALTY EQUIPMENT	2002	SPECIALTY EQUIPMENT
59.23606	TRIMBLE GPS SYSTEM	EQUIPMENT JOB SE CONNECTOR	SPECIALTY EQUIPMENT		GPS GRADE CONTROL SYSTEMS
59.26531R	JLG 860SJ		SPECIALTY EQUIPMENT		MANLIFT
59.277	FELCO 28' BEDDING CONVEYOR		SPECIALTY EQUIPMENT		SPECIALTY EQUIPMENT
59.28849R	GENIE S65		SPECIALTY EQUIPMENT		MANLIFT
59.29727R	GENIE S65		SPECIALTY EQUIPMENT		MANLIFT
59.30236	TRIMBLE GCS900 3D GPS SYSTEM	Sacramento Area - No. Cal. Br	SPECIALTY EQUIPMENT	2017	GPS GRADE CONTROL SYSTEMS
59.33061	CS9100 / CS9300 HSP SYSTEM	Sacramento Area - No. Cal. Br	SPECIALTY EQUIPMENT	2018	SPECIALTY EQUIPMENT
59.47244R	GENIE S85 MANLIFT		SPECIALTY EQUIPMENT		MANLIFT
59.47245R	GENIE S-65 MANLIFT		SPECIALTY EQUIPMENT		MANLIFT
59.47247R	GENIE S-65 MANLIFT		SPECIALTY EQUIPMENT		MANLIFT
59.47251R	SKYJACK SJ66T		SPECIALTY EQUIPMENT		MANLIFT
59.47254R	GENIE S-85XC		SPECIALTY EQUIPMENT		MANLIFT
59.47255R	SKYJACK SJ86T		SPECIALTY EQUIPMENT		MANLIFT
59.47858R	SKYJACK SJ6822RT		SPECIALTY EQUIPMENT		MANLIFT
59.47859R	SKYJACK SJ6832RT		SPECIALTY EQUIPMENT		MANLIFT
59.47860R	GENIE GS2669RT		SPECIALTY EQUIPMENT		MANLIFT
59.48346R	SKYJACK 66T BOOMLIFT		SPECIALTY EQUIPMENT		MANLIFT
88.35751	REXCON 12SE PCC PLANT	Sacramento Area - No. Cal. Br	OTHER PLANTS		PCC PLANT
BD050	BD STOCKTON AREA OFFICE	Stockton Branch	BUILDINGS		.
BD092	BD SACRAMENTO OFFICE	Sacramento Area - No. Cal. Br	BUILDINGS		.
BD131	BD BRADSHAW YARD SHOP BUILDING	Sacramento Area - No. Cal. Br	BUILDINGS		.
BD132	BD BRADSHAW YARD SMALL TOOLS	Sacramento Area - No. Cal. Br	BUILDINGS		.
BD143	BD OROVILLE OFFICE/SHOP	Sacramento Area - No. Cal. Br	BUILDINGS		.
BD169	BD STOCKTON AREA OFFICE SHOP	Stockton Branch	BUILDINGS	2004	.
BD169A	BD STOCKTON AREA STORAGE SHED	Stockton Branch	BUILDINGS		.
BD241	BD VERNALIS PLT ENG. SERV.LAB	Stockton Branch	BUILDINGS		.
BD242	BD VERNALIS PLANT OFFICE	Stockton Branch	BUILDINGS		.

GRANITE CONSTRUCTION COMPANY
EQUIPMENT LIST AS OF MARCH 2022
BASED ON CODE 2050

Equipment Numbe	Description	Location Description	Eqm Cls Desc	Mdl Yr Des	Rat Grp Desc
BF079	BF SACTO STEAM CLEAN		BUILDING FIXTURES		UNRATED/FIXED ASSETS
BF095	BF FUEL STORAGE & MONITORING		BUILDING FIXTURES		UNRATED/FIXED ASSETS
BF096	BF STEAM CLEAN FACILITY		BUILDING FIXTURES		UNRATED/FIXED ASSETS
IN012TAX	IN COVENANT - COLLET PURCHASE		INTANGIBLES		UNRATED/FIXED ASSETS
L05019	L RUST PROPERTY		REAL ESTATE - LAND		UNRATED/FIXED ASSETS
L05020	L KIEFER PROPERTY		REAL ESTATE - LAND		UNRATED/FIXED ASSETS
L05033	L 6360 MAYHEW RD, ACCESS RD		REAL ESTATE - LAND	1995	UNRATED/FIXED ASSETS
L05051	L SMITH COOK, COOK	Sacramento Area - No. Cal. Br	ACTIVE QUARRIES		UNRATED/FIXED ASSETS
L05052	L SMITH PROPERTY	Sacramento Area - No. Cal. Br	ACTIVE QUARRIES		UNRATED/FIXED ASSETS
L06001	L PRYOR, CAPAY FACILITY		REAL ESTATE - LAND		UNRATED/FIXED ASSETS
L08001	L OROVILLE, ROBINSON	Sacramento Area - No. Cal. Br	REAL ESTATE - LAND		UNRATED/FIXED ASSETS
LI019	LI PARKING LOT FOR BD169		LAND IMPROVEMENTS	2004	.
LI068A	LI STOCK PILES PAVING		LAND IMPROVEMENTS		UNRATED/FIXED ASSETS
LI073	LI NEW NORTH DRIVEWAY ACCESS		LAND IMPROVEMENTS	2004	UNRATED/FIXED ASSETS

GRANITE

Granite Construction Company
2019 Completed Job Schedule Greater Than $3 Million

Job ID	Name and Address of Owner	Name, Location of Project, and Kind of Work	Work Type Category	Prime or Subcontractor	Name of Contractor (if sub)	Owner Contact	Contract Amount	Actual Completion Date
711046	US Department Of Transportation Federal Federal Highway Administration 610 East Fifth Street Vancouver, WA 98661-3801	Glenn Hwy Rehab W Chickaloon Contract Number: DTFH7017C00016 Palmer, Alaska Road Realignment, 700,000 CY EX, striping, guardrail and resurface bridge deck.	Roads/Highways	Prime Contractor	N/A	Michael Baron (360) 619-7563 (360) 619-7846 (F) michael.baron@dot.gov	$11,576,563	8/29/2019
797068	Alaska Department of Transportation & Public Facilities PO Box 196900 Anchorage, AK 99519-6900	Anc Taxiway R Grp VI Improve Contract Number: CFAPT0070 Anchorage, Alaska Widen the Taxiway Safety Area for Taxiway R and rehabilitate Taxiways S, T, U, and ACP Taxilane at Anchorage International Airport to meet FAA standards for Airplane Design Group VI and Taxiway Design Group 7. Airfield lighting improvements will include rehabilitation of the taxiway centerline and edge lighting systems within the project area. Other improvements will include storm drain system rehabilitation, obstruction removal for Runway 15-33 and underground utility adjustments.	Airports	Prime Contractor	N/A	Stephen Frey (907) 269-0664 (907) 243-5092 (F) stephen.frey@dot.gov	$14,700,712	6/30/2019
813261	Alaska Department of Transportation & Public Facilities PO Box 196900 Anchorage, AK 99519-6900	Amats: Rabbit Creek Road Contract Number: Z585110000 Anchorage, Alaska Resurface Rabbit Creek Rd from the old Seward Hwy to Hillside Drive. Work includes improvements to guardrail, drainage and culverts, signing, signalization, striping and embankments dig-outs.	Pavement Preservation	Prime Contractor	N/A	Brian Schumacher (907) 269-0432 (907) 243-5092 (F) brian.schumacher@alaska.gov	$6,376,519	7/15/2019
795354	Ryan Companies Inc 3900 East Camelback Road, Suite 100 Tucson, AZ 85018-2614	Project Wildcat Site Work Contract Number: Tucson, Arizona Earthwork, underground utilities, and flatwork for new e-commerce facility on 85 acres. The project scope included civil/site work on an 80 acre site for a 2.5 million-square-foot fulfillment center. The project includes 50,000 CY of earthwork to be completed in four weeks (10-hour shifts, 7-days per week).	Commercial	Subcontractor	Ryan Companies Inc	Braden Bott (480) 261-0568 Fax: N/A Braden.bott@ryancompanies.com	$15,205,772	5/31/2019
800451	Pima County Procurement Department 130 West Congress Street Tucson, AZ 85701-1317	Pc Rlrrp Pkg 5 Contract Number: 294192 Tucson, Arizona Rehabilitate residential streets by milling of asphalt and repaving, utility adjustments, pavement markings. Project includes milling, grading, paving, and striping sections of 4 neighborhoods within Pima County. Project activities included 190,000 SY of asphalt pavement milling, grading at all locations, 30,500 TN of asphalt paving, speed hump replacement, utility adjustments, and pavement markings.	Roads / Highways	Prime Contractor	N/A	Larry Wallace (520) 444-1283 Fax: N/A Larry.Wallace@pima.gov	$3,803,213	1/21/2019
843620	City of Tucson 1000 S Greasewood Rd Tucson, AZ	Cot Rr Package No 1 Contract Number: 192044 Tucson, Arizona In-town roadway re-constructs at five locations; to include milling, aggregate base, paving, lime treated sub-grade,flat-work, ADA ramp upgrades, electrical upgrades. Full depth road reconstruction, milling, aggregate base, paving, lime treated subgrade, flatwork/ADA upgrades, electrical upgrades and striping.	Roads / Highways	Prime Contractor	N/A	Gregory Orsini (520) 837-6617 Fax: (520) 791-4238 Gregory.Orsini@tucsonaz.gov	$6,642,987	4/30/2019
838044	Freeport Mcmoran Corporate 333 North Central Avenue Phoenix, AZ	Fmi Sierrita Pipe Crossing Contract Number: N/A Green Valley, Arizona The project began with the construction of two concrete pipe crossings totaling over 250 cy and 11,000' of relocated 30" and 36" HDPE waterline. The owner changed ordered into the contract and earthen buttress totaling 1,600,000 cy, 10,000 tons of excavated rip rap down drain spillways and 126 acres of hydro seed. The entire project was self-performed by Granite's workforce.	Mining	Prime Contractor	N/A	Cody McGrath (520) 393-2765 Fax: N/A cmgrath@fmi.com	$6,917,889	12/24/2019
810330	Pima County Procurement Department 130 West Congress Street Tucson, AZ 85701-1317	Pc Fy 18/19 Arterial Collector Contract Number: 299290 Tucson, Arizona Project includes milling, paving, and striping sections of 13 arterial roads within Pima County, each location varying between 1 to 3 miles in length. Project activities included 270,000 SY of asphalt pavement milling, 33,500 TN of asphalt paving, utility adjustments, pavement markings, and detections loops in two locations.	Transportation	Prime Contractor	N/A	Gregory Orsini (520) 837-6617 Fax: (520) 791-4238 cmgrath@fmi.com	$3,357,613	2/22/2019
928057	City of Tucson 1000 S Greasewood Rd Tucson, AZ	Cot Fy 19 Rd Rec Rehab Pck 2 Contract Number: 192204 Tucson, Arizona The project consisted of full depth roadway reconstruction of local arterial streets; the project included complete removal of the existing roadway section and replacement with lime treated subgrade, aggregate base and multiple lifts of asphalt using fiber reinforcement and a polymer modified binder to help extend the longevity of the roadways design life. The project also included upgrades to the existing traffic signals, signing/striping as well as upgrades to the surrounding curb/flatwork and ADA ramps where required.	Transportation	Prime Contractor	N/A	Gregory Orsini (520) 837-6617 Fax: (520) 791-4238 cmgrath@fmi.com	$3,964,118	11/1/2019

GRANITE

Granite Construction Company

2019 Completed Job Schedule Greater Than $3 Million

Job ID	Name and Address of Owner	Name, Location of Project, and Kind of Work	Work Type Category	Prime or Subcontractor	Name of Contractor (if sub)	Owner Contact	Contract Amount	Actual Completion Date
690428	City of Goleta 130 Cremona Drive Goleta, CA 93117-5514	Hollister Class 1 Bike Path Contract Number: 2017-017 Goleta, California Construct Class 1 Bike and Ped Path, approximately 1,600 cy of concrete. Approximately 7,500 tons of HMA paving installed for pavement rehabilitation. Includes new median construction, landscaping, and new striping.	Roads/Highways	Prime Contractor	N/A	Andrew Borrelli (805) 966-2224 Fax: N/A aborrelli@mnsengineers.com	$4,533,686	12/31/2019
761418	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Caltrans Emergency Work - Thomas Fire Flood Damage Contract Number: Montecito, California EMERGENCY WORK - CLEAR /REMOVE MUDSLIDE DEBRIS HWY 101 /MONTECITO CA	Roads/Highways	Prime Contractor	N/A	Jason Kline (805) 698-2393 Fax: N/A jason.kline@dot.ca.gov	$20,050,000	5/30/2019
805426	City of Santa Barbara 630 Garden Street Santa Barbara, CA 93101-1656	Gutierrez St Bridge Replace Contract Number: 3670 Santa Barbara, California Remove & Replace Gutierrez St bridge over Mission Creek with concrete channel walls.	Bridge Only	Prime Contractor	N/A	Tim Gaasch (805) 564-5377 Fax: N/A tgaasch@santabarbaraca.gov	$5,468,786	10/22/2019
842209	City of Santa Barbara 630 Garden Street Santa Barbara, CA 93101-1656	City of Santa Barbara 2019 Pavement Maintenance Contract Number: 3928 Santa Barbara, California Asphalt digouts to repair failed areas, tree root pruning, concrete curb & gutter replace, asphalt cold mill, asphalt hot mix overlay, truncated domes, curbs, striping, signs, roadway name stamps.	Transportation	Prime Contractor	N/A	Tim Gaasch (805) 564-5377 Fax: N/A tgaasch@santabarbaraca.gov	$6,536,414	5/21/2019
865302	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Hwy 1 Cambria RHMA-O Contract Number: 05-1K3004 Cambria, California	Transportation	Prime Contractor	N/A	Rick Silva (805) 927-4559 Fax: N/A rick.silva@dot.ca.gov	$3,540,241	9/19/2019
841434	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Caltrans 09-365904 Lone Pine SR-136,395 Contract Number: 09-365904 Lone Pine, California Cold plane and place hot mix asphalt and install roadside signs AT AND NEAR LONE PINE ON SR-136 AT SR-395 AND ON SR-395 FROM 1.2 MILES SOUTH OF SR-136 TO EAST INYO STREET; 2.8 miles near Diaz Lake to the south end of Lone Pine. Work performed on 2 lanes in each direction and a paved median throughout a large portion of the project. We cold planed 138,537SY and paved 28,845TN of HMA. Our subcontractors removed and replaced in excess of 50 roadside signs and striped approximately 100,000LF.	Transportation	Prime Contractor	N/A	Chris Talbot, RE (760) 937-8948 Fax: N/A chris.talbot@dot.ca.gov	$5,496,035	10/29/2019
683674	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Highways 1, 9, 35 & 236 Emergency Slide Repairs, Santa Cruz County Contract Number: 05-1H7904 Santa Cruz County, California Remove Slides, Restore Roadway - Granite performed storm damage cleanup. Granite did all of the following soldier beam wall, deep lift paving, hilfiker wall, and crib wall reinforcement.	Roads/Highways	Prime Contractor	N/A	Jennifer Wilson, Resident Engineer (805) 471-2103 Fax: N/A jennifer.wilson@dot.ca.gov	$7,534,528	12/10/2019
778348	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Hwy 68 Cold Plane & HMA-O Overlay Contract Number: 05-1G4504 Monterey, California Cold plane, overlay 1,550 TN hot mix asphalt and 4,930 TN HMA-O, along with rumble strips, guardrail, and 250 LF concrete barrier.	Roads/Highways	Prime Contractor	N/A	Tyler Lavering, Resident Engineer (831) 375-1621 Fax: (831) 375-1621 tyler.lavering@dot.ca.gov	$3,230,825	6/28/2019

Appendix

GRANITE

Granite Construction Company
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Job ID	Name and Address of Owner	Name, Location of Project, and Kind of Work	Work Type Category	Prime or Subcontractor	Name of Contractor (if sub)	Owner Contact	Contract Amount	Actual Completion Date
801169	City of Monterey 580 Pacific Street Monterey, CA 93940	North Fremont Street Bike/Ped Improvements Contract Number: 37C1856 Monterey, California Demolition of existing improvements, construction of Class IV bike lanes, sidewalk, median modifications, shared bicycle/bus lane, ADA upgrades, signal modifications, and conforming new improvements to existing site conditions on North Fremont Boulevard	Transportation	Prime Contractor	N/A	Andrea Renny, Principal Engineer (831) 646-3447 Fax: (831) 646-3405 renny@monterey.org	$8,522,910	6/4/2019
787341	Soquel Union Elementary School District 620 Monterey Avenue Capitola, CA 95010	Soquel Unified Elementary School District, Earthwork & Paving at Four Schools Contract Number: BID PACKAGE A Capitola, California Site work at 4 public school sites, including: Site Demo; Earthwork; Subgrade Preparation; Base and Paving; Construction of Bioswale; Handrail and Fencing.	Infrastructure / Site Dev	Prime Contractor	N/A	Michelle Kennedy Assistant Superintendent (831) 464-5632 Fax (831) 479-7182 mkennedy@suesd.org	$3,881,471	8/9/2019
860611	Vistra Energy Hwy 1 & Dolan Road Moss Landing, CA 95039	Vistra Moss Landing BESS Concrete Structural Modifications Contract Number: 110288 Moss Landing, California Project consisted of modifying the existing turbine facility to accommodate 300MW of Batteries. Granite's scope included backfilling existing voids within existing floor of the building, placing 6" thick and 8" thick concrete slabs, and installing 22" thick elevated slabs for second floor battery storage.	Infrastructure / Site Dev	Subcontractor	Burns & Mcdonnell Engineering CO Inc	David Warakomski (989) 423-9371 djwarakomski@burnsmcd.com Sean P. Kenny, PE (657) 286-9117 spkenny@burnsmcd.com	$11,187,436	9/30/2019
865875	County of Santa Cruz 701 Ocean Street, Suite 330 Santa Cruz, CA 95060	Chanticleer Park Phase 1 Contract Number: 18C1-004 Santa Cruz, California Construction of neighborhood park, including: erosion control; relocation of public artwork; earthwork; drainage; construction of bioretention areas; sanitary sewer; domestic water line; site electrical; onsite parking; concrete planters and seat walls; concrete flatwork; planting and irrigation; site furnishings and playground equipment; and playground safety surfacing.	Infrastructure / Site Dev	Prime Contractor	N/A	Will Fourt (831) 454-7910 will.fourt@santacruzcounty.us	$3,434,153	1/22/2020
813966	City of Dublin 100 Civic Plaza Dublin, CA 94568-2658	Dublin Blvd Widening Contract Number: ST1012 Dublin, California Street widening, including removal of 6,210 LF concrete curb & gutter and 26,000 SF of sidewalk; removing 27,500 SF of asphalt concrete pavement, slurry seal parking lot, maintaining traffic and furnishing traffic control throughout construction, replacement of traffic signals and related facilities, installation of 25,000 SF of sidewalk paving, 7,200 LF of curbs and curb & gutters, placement of 5,300 TN of Hot Mix Asphalt Concrete, installation of a pedestrian bridge, adjusting utility facilities, street lights, landscaping, irrigation, drainage improvements, installation of thermoplastic traffic stripes and pavement markings and reflective pavement markers, and installation of traffic signs.	Transportation	Prime Contractor	N/A	Michael Boitnott, Capital Improvement Program Manager, (925) 833-6630 Fax: (925) 829-9248: michael.boitnott@dublin.ca.gov	$6,662,122	2/28/2019
924183	City of Pleasanton P.O. Box 520 Pleasanton, CA	Pleasanton Annual Street Resurfacing and Preventative Maintenance Contract Number: 18503 Pleasanton, California City street resurfacing, including: 14,703 TN of overlay and 256,097 SF (6,551 TN) of AC digouts; paving mat, crack sealing, pavement striping and marking, parking lot widening.	Transportation	Prime Contractor	N/A	Huy Ho, PE (925) 931-5663 Fax: (925) 931-5479 Hho@cityofpleasantonca.gov	$3,894,985	11/15/2019
788409	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Sherwood Rd Geometric Upgrades Contract Number: 01-262044 Willits, California State Highway 101 and city streets in Willits from 0.7 mile North of Route 20 to 0.9 mile North of Route 20 and Sherwood Road. Performed geometric upgrades including removal and replacement of curbs, gutters and sidewalks.	Transportation	Prime Contractor	N/A	Nash Munes (707) 223-0791 Fax: N/A Email: N/A	$4,587,797	6/1/2019

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815011	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Highway 20-175 Fire Rehab Contract Number: 01-0J3704 Lakeport, California Emergency work to repair fire damaged areas of Hwy 20 and Hwy 175 in Lake County due to wildfires. Work consisted of repairing and/or replacing guardrails, drainage systems, pavement, fencing, guardrail vegetation barriers, and roadside signs. Traffic control, hazardous tree removal, SWPPP and erosion control were also included.	Roads / Highways	Prime Contractor	N/A	Dan Kraft (707) 994-5074 Fax: N/A dan.kraft@dot.ca.gov	$7,443,708	12/31/2019
821889	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Hwy 20-29 Culvert Replacements Contract Number: 01-427804 Lake County, California Drainage system improvements to various culverts located on Highway 20 and Highway 29 in Lake County. Work consisted of removing existing failing culverts and replacing approximately 2,500 LF of polymer coated corregated steel pipe, 2,500 LF of cured in place pipe liner, 100 LF box culvert, Five concrete headwalls including slurry backfill and trench paving.	Transportation	Prime Contractor	N/A	Dan Kraft (707) 994-5074 Fax: N/A dan.kraft@dot.ca.gov	$3,594,616	11/1/2019
810982	City of Indio Civic Center Mall Indio, CA 92201-4434	Madison Street Improvements Contract Number: ST503K Indio, California Widen Madison Street: The work includes asphalt paving, concrete construction, drainage installations, traffic signal installations, landscaping and irrigation, water relocations and upgrades, traffic control, surveying, conduit installation, wall installation, raising utilities, pot-holing, and related work to widen a four lane road.	Transportation	Prime Contractor	N/A	Tom Rafferty (760) 391-4017 Fax: N/A Email: N/A	$6,922,296	8/29/2019
812398	City of El Centro 1275 Main Street El Centro, CA 92243-2816	Ec Labrucherie Ave Widening Im Contract Number: N/A El Centro, California Widen city street, full depth replacement, PCC curb, sidewalk, driveway, storm drain, manholes and signal light.	Roads / Highways	Prime Contractor	N/A	Abraham Campos (760) 337-4505 Fax: N/A Email: N/A	$3,242,668	5/17/2019
832465	BNSF Railway Company 2301 Lou Menk Drive Gob 1W Fort Worth, TX	Barstow Interim Intermodal Fac Contract Number: BF10014160 Barstow, California This project consisted of the clearing and demolition of structures within the project footprint, the construction of two (2) 3,100 TF working tracks and a 16 acre parking lot located on the southwest side of the BNSF Barstow Yard. Also includes grading, drainage, relocation of water mains, sanitary sewer, a lift station, a 12' x 40' modular building, a gate booth, a Crane maintenance Canopy, concrete crane maintenance pads, a 40' crane maintenance storage container, asphalt paving, concrete craneways, electrical work including 7 highmast lights, fencing, pavement markings and relocation of a fiber-optic ductbank.	Transit / Rails	Prime Contractor	N/A	Miguel Paloino (909) 841-0040 Fax: N/A Email: N/A	$15,414,578	5/1/2019
846699	County of Riverside PO Box 1090 Riverside, CA 92502-1090	Box Canyon Road Repair Contract Number: 45-19190101 Mecca, California Storm damage repair work	Roads / Highways	Prime Contractor	N/A	Hector Davila (909) 677-8888 Fax: N/A HeDavila@rivco.org	$3,000,000	3/31/2019
856867	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	08-1J1804 I10 Digouts Overlay Contract Number: 08-1J1804 Desert Center, California Project included HMA digouts at bridge approaches and departures alaong a 35 mile section of I10 for both east and west bound lanes.	Transportation	Prime Contractor	N/A	Khoi Vu (951) 232-6263 Fax: N/A Khoi.vu@dot.ca.gov	$3,792,317	4/29/2019
874727	Barber Motorsports Park LLC 6030 Barber Motorsports Parkway Birmingham, AL	Barber Motorsports Park Contract Number: Birmingham, Alabama Repave race track	Transportation	Prime Contractor	N/A	Mark Whitt (205) 699-7275 Fax: N/A mwhitt@barbermuseum.org	$5,239,676	8/31/2019
876151	County of Riverside PO Box 1090 Riverside, CA 92502-1090	No Indian Cyn And Gillman Spr Contract Number: C6-0089 AND C9-0059 Moreno Valley, California North Indian Canyon Drive, Widening Project Phase 1, 29th Avenue to 18th Avenue, Cities of Palm Springs and Desert Hot Springs and Gilman Springs Road Resurfacing, Moreno Valley City Limit to State Highway 79, Gilman Hot Springs Area	Transportation	Prime Contractor	N/A	Justin Robbins (951) 237-4280 Fax: N/A jrobbins@rivco.org	$4,768,128	11/15/2019

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715392	American Honda Motor Company 1919 Torrance Blvd. Bldg 320 Torrance, CA 90501-2746	Pd Honda Ride Roads Contract Number: Cantil, California Grade/Base/Ac/Concrete	Roads / Highways	Prime Contractor	N/A	Jason Kist (310) 783-013 Fax: N/A Email: N/A	$5,054,358	1/15/2019
748229	Limoneira Lewis Community Builders LLC 1156 North Mountain Ave Upland, CA 91786	Vt Limoneira East Area 1 Contract Number: EA-1-LIMONEIRA Santa Paula, California Site rough grading 370 crease flat to gentle incline The area to be graded consists of approximately 370-acres of mostly flat to gently incline terrain located between Telegraph Road on the south, ascending hillside terrain on the north, Haun Creek on the east, and Santa Paula Creek on the west. In general, rough grading will consist of unclassified/common excavations involving mass excavation, lot and street over excavations, unsuitable soil removals, handling of oversize rock materials, site finish grading, SWPPP/dust control related activities and compliance. Alternate bid work consists of excavations for deep utilities, and top-loading and processing of overly moist fill materials, and handling/compacting import provided by others.	Roads / Highways	Prime Contractor	N/A	Tony Marro (805) 823-3278 Fax: N/A tony.marro@lewismc.com	$19,429,000	1/30/2019
802688	Mian Development Corporation 24150 Park Sorrento Calabasas, CA 91302-4101	Vt Camarillo Hills Drain Imp Contract Number: 04-13 Camarillo, California Demolition of existing concrete channel. Placement of new twin RCB precast culvert approximately 1,200 lf	Pavement Preservation	Subcontractor	Mian Development Corporation	John Mathews (805) 660-0751 Fax: N/A Email: N/A	$4,989,622	2/1/2019
813799	Palmdale, City Of 38300 N Sierra Hwy Palmdale, CA 93550-4798	Pd 2018 Arterial Overlay Progr Contract Number: 748 Palmdale, California construction of a 2" TRMAC overlay on sections of 3 different arterial streets in the City of Palmdale: The work may consist of, but is not limited to: traffic control plan design & implementation, asphalt grinding, TRMAC paving, thermoplastic striping, traffic loop restoration, and utility / survey monument adjustment.	Roads / Highways	Prime Contractor	N/A	David Wu (661) 267-5338 Fax: N/A Email: N/A	$3,245,497	1/31/2019
825479	First Solar Electric 350 West Washington Street Tempe, AZ 85281-1496	Pd Phoebe Solar Contract Number: Kermit, Texas Installation of 120,000 4"X6"X15' structural H beam bearing piles. Mechanical installation 9,000 rows of NEXTracker Horizon single axis solar tracker. 3,000 acre, 250 MW utility scale solar installation.	Power	Subcontractor	First Solar Electric Inc	Luke Adams Phone Number: Fax: N/A lucas.adams@firstsolar.com	$17,886,491	5/16/2019
856991	Rio Tinto Materials 14486 Borax Road Boron, CA	Pd Rio Tinto Pond Retrofit Contract Number: CW2129657 Boron, California Site grading, concrete rehabilitation, sump and pump installation, concrete pad placement, HDPE liner placement, Electrical component installation.	Mining	Prime Contractor	N/A	Roni Lima (760) 762-7000 Fax: N/A Email: N/A	$5,390,387	8/31/2019
831626	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Hwy I-5 Near Huron Contract Number: 06-0U0804 Cantua Creek, California Panel replacement, cold plane, HMA and RHMA paving, and MGS. Road Reconstruction & RHMA Overlay	Transportation	Prime Contractor	N/A	Din Daddawalla (559) 417-5927 Fax: N/A dindaddawalla.dot.ca.gov	$12,140,069	7/31/2019
692674	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Fr_I-5 Rhma Overlay-Los Banos Contract Number: 10-1H4104 Los Banos, California 10' RHMA Overlay and shoulder improvements for 17 Miles on I-5.	Transportation	Prime Contractor	N/A	Brent Haroldsen (559) 246-6410 Fax: N/A brent.haroldsen@dot.ca.gov	$30,235,993	7/31/2019
860502	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Hwy 99 Betty Drive Contract No.: 06-471504 Tulare County, CA The new interchange encompasses a new Betty Dr. overcrossing with signalized on and off ramps. Several surrounding County of Tulare roadways will be improved with widened travel lanes, signalized intersections, upgraded roadway surfaces and a new storm drain system and basins. SR99 will be upgraded with emergency shoulders a new pumping plant to handle the storm water below the new overcrossing.	Transportation	Prime Contractor	N/A	Mandip S. Sandhu (559) 246-9433 Fax: (559) 243-3825	$10,154,485	9/30/2019
715242	Pacific Gas and Electric Company 245 Market Street San Francisco, CA 94105	PG&E Lemoore Center Contract Number: 21-16-400 Lemoore, California Sitework, Grading, Concrete Sw/Curbs and Parking lot paving	Substation	Subcontractor	Roebbelen Contracting, Inc	Roebbelen Contracting, Inc 1241 Hawks Flight Court El Dorado Hills, CA 95762	$3,961,346	9/11/2019

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778210	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	FR_HWY I-5 near Lost Hills Contract Number: 06-054904 Kettleman City, California Replace failed concrete slab	Transportation	Prime Contractor	N/A	Sunil Gandrathi (559) 999-5733 Fax: N/A sunil.gandrathi@dot ca.gov	$18,197,700	1/11/2019
831626	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Hwy I-5 Near Huron Contract Number: 06-0U0804 Cantua Creek, California Panel replacement, cold plane, HMA and RHMA paving, and MGS. Road Reconstruction & RHMA Overlay.	Transportation	Prime Contractor	N/A	Din Daddawalla (559) 417-5927 Fax: N/A dindaddawalla.dot ca.gov	$12,140,069	8/27/2019
859586	Spsg Partners 4010 West Chandler Avenue Santa Ana, CA	Sac_Pacific Heights Dump Fc Contract Number: 1 Oroville, California Recycle debris from Wildfore	Environmental	Prime Contractor	N/A	Todd Thalhamer (916) 341-6356 (530) 391-2230 todd.thalhamer@calrecycle.ca.gov	$9,912,188	12/31/2019
796267	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Hwy 79 Julian Bwc Contract Number: 11-2N0184 Julian, California Apply Bonded Wearing Course Overlay, Shoulder Backing and Cold Plane	Roads / Highways	Prime Contractor	N/A	Rene Figueroa (858) 688-1551 Fax: N/A rene.figueroa@dot.ca.goc	$6,426,601	1/24/2019
814459	San Diego County Regional Airport Authority 3225 North Harbor Drive San Diego, CA 92138-2776	Rehab Cross Taxiways Contract Number: 1042208 San Diego, California The project provides rehabilitation of Cross Taxiways B1, B4-B7, C3, C4, and C6, which includes milling and overlay nominal 5 to 6-inch full depth replacement of asphalt pavement; approximately 260,555 square feet of pavement surface; removal and replacement of failed subgrade; reconstruction of a portion of Taxiway B1 with concrete pavement ; relocation of western edge of pavement and associated edge marking, lighting and taxiway signs; realignment of Taxiway C6 including construction of new Taxiway full strength and shoulder pavement, mill and asphalt inlay. This brings the total area to about 294,595 SF; and airfield lighting relocation, replacement of impacted striping, marking.	Airports	Prime Contractor	N/A	Ted Rigo (303) 908-4052 Fax: N/A	$7,262,364	3/21/2019
730763	Port Of Pasco PO Box 769 Pasco, WA 99301-1211	Pas-Pop General Aviation Apron Contract Number: 3-53-0046-044 Pasco, Washington Reconstruction of approx. 60,000 SY of the airport. Removal of concrete pavement, excavation, subgrade prep., placement of storm water pipes, catch basins, trench drains, peercolation trenches, CSBC, HMA, aircraft tie doesn, apron lighting and pavement markings.	Airports	Prime Contractor	N/A	Lee Unterwegner, P.E. (509)783-2144 (O) (509) 360-7900(F) lju@gub.com	$4,826,147	9/18/2019
810122	Port of Everett PO Box 548 Everett, WA 9826-0538	Evt Millwright Loop Contract Number: WP-2018-02 Everett, Washington Site Demolition, earthwork, creation of SE Millwright Loop Road, marina parking lot, public open spaces, sidewalks esplanade infrastructure utilities to include water sewer and stormwater 480V electical distribution system, electrical conduit and vaults, lighting and landscaping.	Port & Marine	Prime Contractor	N/A	Brandon Whitaker (425) 388-0613 Fax: N/A bwhitaker@portofeverett.com	$3,573,836	10/25/2019
863786	State of Washington Department of Transportation PO Box 47420 Olympia, WA 98504-0001	Wen-Ncr Seal 2019 Contract Number: 9365 Okanogan, Grant County and Mattawa Washington Removing misc. traffic items, removing guardrail, pavement repair excavation, roadway excavation incl haul, embankment compaction, crushed surfacing base haul, emulsified asphalt, asphalt for fog seal, furnishing and placing crushed screenings, crack sealing, HMA for preleving and pavement repair and other work.	Transportation	Prime Contractor	N/A	Brian Person (509) 667-2881 Fax: N/A pearsonB@wsdot.wa.gov	$8,358,140	10/1/2019
786125	State of Washington Department of Transportation PO Box 47420 Olympia, WA 98504-0001	Bhm Sr9 & Sr20 Park Cottage Contract Number: 9221 Sedro Woolley, Washington Mainline HMA paving, Fog seal, curb/gutter, sidewalk, pedestrian curb, raising utilities, planing bituminous pavement, striping	Roads / Highways	Prime Contractor	N/A	Shane Spahr (360) 848-7103 Fax: N/A spahrs@wsdot.wa.gov	$3,284,277	5/29/2019
853077	State of Washington Department of Transportation PO Box 47420 Olympia, WA 98504-0001	Evt Sr104 Vic. 164Th St Paving Contract Number: 9330 Mountlake Terace, Washington 2.2 miles of northbound I-5 between SR 104 and 212th Street Southwest in Mountlake Terrace. Crews ground off about two inches of asphalt and repaved it with fresh asphalt. The crews also repaved the ramps connecting I-5 with the 164th Street interchange north of Lynnwood.	Transportation	Prime Contractor	N/A	Shawn Neil Wendt, P.E. (425) 225-8726 Fax: N/A wendts@wsdot.wa.gov	$7,627,820	11/30/2019
857279	State of Washington Department of Transportation PO Box 47420 Olympia, WA 98504-0001	Bhm I-5 To Britton Paving Contract Number: 9362 Bellingham, Washington Crews Repaved three miles of State Route 542 in both directions between I-5 and Britton Road. Highway crossings were improved, a culvert replaced near Dewey Road and in partnership with city of Bellingham, a stretch of sidewalk was added near Applebee's. These improvements provide Bellingham area drivers, cyclists and pedestrians smoother and easier access along this busy stretch of SR 542.	Transportation	Prime Contractor	N/A	Melissa Ambler (360) 788-3400 Fax: N/A amblerme@wsdot.wa.gov	$4,745,198	10/21/2019

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907182	State of Washington Department of Transportation PO Box 47420 Olympia, WA 98504-0001	Oly SR8 Us12 To Wilson Paving Contract Number: 9411 Elma, Washington Improvement of 13.75 miles of SR8 in Grays Harbor County and Thurston County. Pavement repair; planing bituminous pavement, paving with HMA CL 1/2" PG58H-22, removing monument cases and covers, modifying expansion joint sealson bridges, resurfacin gbridge deck and replacing waterporrof membranes on bridges, pavement markings, delineation, traffic control in accordance with contract plans.	Transportation	Prime Contractor	N/A	John Romero (360) 870-2994 Fax: N/A Romeroj@wsdot.wa.gov	$3,313,283	10/20/2019
652565	Nevada Department of Transportation 1263 South Stewart Street Carson City, NV 89712-0001	**SR 28 Shared Use Path - Pedestrian Bride** **Contract Number: 3671** **Incline Village, Nevada** **Construction of a 10 foot wide Shared Use Path for Pedestrians and Bicycles. Retaining walls, tunnel crossing, pedestrian rail, grading, rock fracturing, tree removal, drainage, rumble strips, guardrail, barrier rails, erosion control, paving, grading, retention basins, culverts, shoulders and bridge construction.**	Roads / Streets	Prime Contractor	N/A	Nick Johnson, PE (775) 430-0995 Fax: N/A njohnson@dot.state.nv.gov	$37,244,818	12/31/2019
834545	Nevada Department of Transportation 1263 South Stewart Street Carson City, NV 89712-0001	NDOT 3739 US 50 Clear Creek Contract Number: 3739 Gardnerville, Nevada **Multiple storm drains, drop inlets, trench drains, slope flattening, grading, concrete curb, gutter, channel work, guardrail and concrete barrier rail.**	Roads / Highways	Prime Contractor	N/A	Bhupinder Sandhu (775) 434-3458 Fax: N/A bsandhu@dot.state.nv.gov	$8,271,003	12/31/2019
772612	Q&D Construction, Inc 1050 S 21st St South Sparks, NV	**Poulakidas Elementary Sitework** **Contract Number: 15079** **Reno, Nevada** **Mass grading, base, paving, striping, electrical and curb and gutter.**	Infrastructure / Site Dev	Subcontractor	Q&D Construction, Inc	Washoe County Schools District (775) 348-0200 Fax: N/A	$3,531,905	5/30/2019
848241	Nevada Department of Transportation 1263 South Stewart Street Carson City, NV 89712-0001	NDOT 3702 Readv Kietzke Comple Contract Number: 3702 Reno, Nevada **Pedestrian and ADA Improvements. Curb, Gutter, Base, Paving, sidewalk and ADA Ramps.**	Transportation	Prime Contractor	N/A	Sam Thompson (775) 888-7070 Fax: N/A Email: N/A	$3,005,595	7/31/2019
730529	Kennecott Utah Copper 8362 West 10200 South Bingham Canyon, UT 84006-1197	Ewt Mine Access Road Contract Number: 3102807775 Bingham Canyon, Utah Project was to dump mine trucks to create new access road alignment. This new alignment was needed to expand the mine dumps to the East creating new dump area. Granite dumped and dozed approximately 2 million TN of material.	Mining Civil / Site Infra	Prime Contractor	N/A	Eric Eatherton (801) 569-6261 Fax: N/A eric.eatherton@riotinto.com	$4,061,574	3/31/2019
800463	Snowbird Resort LLC 9385 S. Snowbird Center Dr Snowbird, UT	Snowbird Bridge Contract Number: Snowbird, Utah The Pedestrian Bridges at Snowbird provides guests easier and safer access to the Cliff Lodge, Snowbird Center and Peruvian Lift. The 70-foot Peruvian Bridge provides direct access, over Little Cottonwood Creek, connecting the Peruvian Lift to the Snowbird Center and Aerial Tram. The 400-foot Chickadee Bridge has three sections that are mostly covered with three landings and connects the Cliff Lodge Hotel to the Snowbird Center and Aerial Tram. Guests can rest at each of the landings and take in the incredible scenery of the natural surroundings. The Snowbird Bridges greatly improve the overall visitor experience and safety while preserving skiing pathways that pass underneath.	Bridge Only	Prime Contractor	N/A	Nima Mahak (801) 634-4375 Fax: N/A nmahak@snowbird.com	$3,056,875	3/31/2019
806048	Kennecott Utah Copper 8362 West 10200 South Bingham Canyon, UT 84006-1197	Tailings Capping Contract Number: 3103314168 Magna, Utah This project was the reclamation of tailings dumps at the KUC tailing area in Magna UT. Granite regraded the existing tailing dumps to a 2.5:1 slope to decreaseoverall slope. When regrade was complete Granite hauled 213,000 TN of cover material and placed on slopes so vegatation can begin growing.	Mining Civil / Site Infra	Prime Contractor	N/A	Ryan Bradley (801) 652-5794 Fax: N/A ryan.bradley@riotinto.com	$6,644,758	12/31/2019

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818764	Ogden City Corporation 2549 Washington Blvd., Suite 761 Ogden, UT 84401	Hinckley Airport Contract Number: 3-49-0024-048-2018 Ogden, Utahe project was a major maintenance project that include work on every taxiway. Two taxiways were milled and overlayed (3703 Ton), one was overlayed and reprofiled (11,485 ton), one was completely rebuilt (6,947 ton) and one was removed and reconstructed on a new alignment (5,257 ton). The two that were rebuilt included new stormdrain (5,500 lf) and electrical. The overlay portion did include new elecrical as well. Granite did have some additional maintenance work that included excavating a setteling pond and restriping some parking areas as well The project began in fall of 2018 and was suspended throught the winter. Granite reconveined in spring of 2019. 5.5M in total revenue.	Airports	Prime Contractor	N/A	Charles Kellerman (303) 782-0882 Fax: N/A ckellerman@adgairports.com	$5,500,561	7/1/2019
846143	Utah Department of Transportation 4501 South 2700 West Salt Lake City, UT 84107-1430	Sr-55; Price Bridge Rehab Contract Number: F-0055(18)0 Price, Utah The Price Bridge Rehab project featured the removal and replacement of its bridge deck which spanned 680 feet over the Union Pacific Rail Road and Price Main Street. The bridge deck was approximately 34,446 SF and was replaced with partial depth, precast panels. 827 CY of low shrink-fiber reinforced concrete for the deck and 300 CY of AA(AE) Structural Concrete for all other items. The bridge deck received a thin bonded polymer overlay, pre-fabricated deck drains / down spouts, expansion joints and a new black vinyl schedule 80 fence along the north parapet & sidewalk curb wall. The project also replaced the asphalt approaches (roughly 600 TNs), followed by with chip seal and precast barrier.	Bridge Only	Prime Contractor	N/A	Brent Hadfield (435) 820-4774 Fax: N/A bhadfield@utah.gov	$4,669,140	9/30/2019
846153	Utah Department of Transportation 4501 South 2700 West Salt Lake City, UT 84107-1430	2700 North Contract Number: F-0134(21)11 West Haven, Utah This was considered a traffice choke point correction on I-15 off ramp to 2700 N. 91,473 SY of Mill, 16,277 TN Overlay HMA with 112,485 SY BWC. 8,725 CY material removed for widenings, with C&G and sidewalk improvements throughout the project. 5 signaled intersections were widened and traffic lanes added. The project coordinated with Union Pacific RR for an entire RR crossing rebuild.	Roads / Highways	Prime Contractor	N/A	Jace Mecham (435) 230-2989 Fax: N/A	$5,476,149	11/30/2019
836915	Florida Department of Transportation 605 Suwanee Street Tallahassee, FL 32399	Hafb Runway Rehab Contract Number: 850-330-1617 Pensacola, Florida Emergency Repair Contract - Replacement of Post Tensioned Tendons for a Precast Segmental Bridge	Transportation	Prime Contractor	N/A	April Williams april.williams@dot.state.fl.us	$5,285,795	7/3/2019

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709215	Alaska Department of Transportation & Public Facilities PO Box 196900 Anchorage, AK 99519-6900	Sterling Hwy Mp 58-79 Contract Number: Z549900000/0A3-3(14) Cooper Landing, Alaska The project rehabilitated the Sterling Highway between mile posts 58 and 79, which is east of Sterling, Alaska. The work consisted of widening the roadway with borrow fills to create passing lanes, new bridge over East Fork Moose River, 5 large multiplate culverts under the roadway for wildlife crossings, foamed asphalt stabilized base course and paving.	Roads/Highways	Prime Contractor	N/A	Alan Drake (907) 269-0665 (907) 243-5092 (F) alan.drake@alaska.gov	$61,082,347	7/15/2020
781994	Alaska Department of Transportation & Public Facilities PO Box 196900 Anchorage, AK 99519-6900	Seward Hwy Mp 75-90 Contract Number: 0001(578)/CFHWY00212 Girdwood, Alaska rehabilitation of the highway including passing lanes, and parking accommodations from MP81 (just north of Twenty Mile River) to MP 90 (Alyeska Highway)and construction of three replacement bridges within this segment at Glacier Creek (bridge #639) Virgin Creek, (bridge#638) and Petersen Creek (bridge #636). Project also includes rehabilitation of the highway from MP 75 to 77 including construction of passing lanes and the rehabilitation of the Ingram Creek Bridge near the southern termini of the project. Initial earthwork will be accomplished for the middle section of the project from Twenty Mile River to Placer River to take advantage of existing material sources and allow time for settling on realigned portions of highway	Roads/Highways	Prime Contractor	N/A	Alan Drake (907) 269-0665 (907) 243-5092 (F) alan.drake@alaska.gov	$56,800,627	11/15/2020
787294	Alaska Department of Transportation & Public Facilities PO Box 196900 Anchorage, AK 99519-6900	HSIP-Sterling Hwy Mp 97-118 Contract Number: 0211065 / Z859800000 Kenai, Alaska Proposed Project consists of shoulder widening on the Sterling Highway from MP 97 to MP 118 - from Anchor Point to Homer. The project will also add rumble strips and a safety edge to the shoulders. Improvements to lighting - approaches - driveways - guardrail - guardrail end treatments - drainage - signs - and striping will be included as necessary.	Roads/Highways	Prime Contractor	N/A	Alan Drake (907) 269-0665 (907) 243-5092 (F) alan.drake@alaska.gov	$29,959,525	10/30/2020
825173	Alaska Department of Transportation & Public Facilities PO Box 196900 Anchorage, AK 99519-6900	Whittier Tunnel Improvements Contract Number: Z584810000 Whittier, Alaska This federally funded project will crown drainage collection to reduce water flowing into the subgrade, reduce panel and retard the corrosion of invert panel rebar, rail and rail connections. Work also includes invert panel surface sealing to mitigate rebar corrosion, infiltration drainage collection, traffic control electronic signage, of fluid-applied membrane roofing on the roof of the Whittier portal, and stabilization of the tunnel walls ceiling to mitigate rock fall hazard.	Vehicular Tunnel	Prime Contractor	N/A	James Plyler (928) 865-6351 Fax: N/A jplyler@fmi.com	$11,881,190	9/9/2020
1020962	Alaska Department of Transportation & Public Facilities PO Box 196900 Anchorage, AK 99519-6900	Seward Hwy Mp 114- Dimond Blvd Pavement Preservation Contract Number: 0A31060 / CFHWY00267 Anchorage, Alaska Resurface Seward Hwy. MP 114 to the Dimond Interchange. Work includes bridge repair/deck overlays for four bridges, signage, signalization, ATR's, drainage, paving, lighting.	Transportation	Prime Contractor	N/A	Tony Sprague (907) 269-0446 (907) 269-0425 (F) anthony.sprague@alaska.gov	$9,295,329	10/15/2020
853098	Freeport Mcmoran Corporate 333 North Central Avenue Phoenix, AZ 85004	Fmi Am Hwy 191 Realignment Contract Number: P094-101 Morenci, Arizona Relocate a section of lower eagle creek to allow for construction of a section of US 191T that would then allow for a haul road to connect the existing pits to a soon to be constructed stockpile. New roadway will consist of a 12-foot general purpose lane and 2 foot shoulder in each direction of travel.	Mining	Prime Contractor	N/A	Alan Drake (907) 269-0665 (907) 243-5092 (F) alan.drake@alaska.gov	$17,117,208	09/31/2020
861841	Freeport Mcmoran Corporate 333 North Central Avenue Phoenix, AZ 85004	Fmi Morenci Am Mtn Water Rte Contract Number: 33501900031-001 Morenci, Arizona Install 24,000 LF of 20" HDPE, Two carbon steel tanks along with pump stations and carbon steel header. Realignment of the Morenci Mine Water supply, 2 new tanks – Coronado #3 Tank and the Lonestar Water Tank, new water stand (Lonestar) and installation of a new pump station – Coronado #3 Pump Station (EL5225). The Coronado #3 Pump Station will supply water to the existing Garfield/Shannon Water Tank.	Mining	Prime Contractor	N/A	James Plyler (928) 865-6351 Fax: N/A jplyler@fmi.com	$3,643,956	4/30/2020
874219	Arizona Department of Transportation 1739 W Jackson Street Suite A Phoenix, AZ 85007-3218	Adot Vail Rd Mtn View Ti Contract Number: 010 PM 279 F003301C Vail, Arizona Demolition and replacement of two existing bridge decks and related work. The work consists of replacing the bridge deck and reconstructing guardrail. In addition, the work includes replacing the existing pavement markings, replacing embankment curb, install new spillways, and other miscellaneous work.	Transportation	Prime Contractor	N/A	Maximino V. Infante, P.E. (520) 209-4525 Fax: N/A minfante.consultant@azdot.gov	$4,062,511	10/21/2020
874256	Hanwha Qcells Usa Corp 300 Spectrum Center Drive Suite 1250 Irvine, CA 92618-3009	Oberon Solar Qcells Contract Number: N/A Odessa, Texas 1200 acres solar civil package. Approximately 1,200 acre solar site civil package. Work included clearing, relative site grading, 10 miles of access roads with caliche base course, 70,000LF of chainlink fence, substation pad prep, and pipeline crossings.	Power	Prime Contractor	N/A	Adrian Freeman (949) 748-5996 Fax: N/A adrian.freeman@us.q-cells.com	$7,759,126	9/30/2020

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904841	Arizona Public Service Company PO Box 355 Ms 4901 Fruitland, NM 87416	APS Return Water Pond Contract Number: 100600483 Farmington, New Mexico Excavation, Pond Liners, Mechanical Piping, Electrical. Composite lined pond with two lined cells consisting of; Primary and secondary 60-mil high density polyethylene (HDPE) geomembrane liners, Drainage geonet leak collection, Geosynthetic clay liner (GCL), Prepared subgrade (scarified, proof-rolled, and compacted). Removal of two (2) pumps and motors at Pond 3 Pump-house (P3PH). Installation and operation of a temporary pumping system (Godwin or equal) capable of pumping 250 gallons per minute (gpm) at 125 feet of head to pump water from the P3PH wet well to the Lined Decant Water Pond (LDWP). Installation of two (2) new Owner furnished pumps and motors at P3PH. Replacement of motor control center (MCC) at P3PH (5 sections) and installation of new pole mounted transformer for electrical service to P3PH.	Power	Prime Contractor	N/A	Byron Conrad (602) 250-5455 Fax: N/A byron.conrad@aps.com	$4,537,520	9/29/2020
930517	Arizona Department of Transportation 1739 W Jackson Street Suite A Phoenix, AZ 85007-3218	Adot - SR 86 Fresnal Contract Number: 086 PM 120 H849901C Sells, Arizona Widen 3.39 miles of SR 86 West of Tucson near Sells, AZ. To include road reconstruction, shoulder widenings, box Culvert Extensions, CMP Storm Drains and new bridge. The work consists of roadway excavation and embankment, furnishing and placing aggregate base course, asphaltic concrete (End Product), poly chip seal coat, replacing a bridge, extending existing highway box culverts and pipe culverts, signing and pavement markings, and other related work.	Transportation	Prime Contractor	N/A	Michael T. Rigby, P.E. (520) 209-4525 (623) 810-8442 mrigby.consultant@azdot.gov	$13,165,780	9/1/2020
951605	Pima County Procurement Department 130 West Congress Street, 3rd Floor Tucson, 85701-1317	Pc Acprp 20pp20 Contract Number: 190049 Tucson, Arizona 2" Mill and Re-pave of 14 different roads throughout Pima County. Pavement Resurfacing, Arterial / Collector Pavement Repair Project consisting of 2" mill and overlay at various locations within Pima County, including traffic striping, traffic control, and miscellaneous work as needed. A list of locations and a map are included in this Solicitation.	Transportation	Prime Contractor	N/A	Paul Bennett (520) 724-6408 Fax: N/A Paul.Bennett@pima.gov	$3,810,378	1/31/2020
953482	Tucson Airport Authority 7005 South Plumer Avenue Tucson, AZ 85756-6901	TAA Rehab Taxiway Delta Contract Number: 10113362 Tucson, Arizona Reconstruct 25' Shoulders, rehab mainline (3.5" Mill and Overlay), Realignment of Taxiway D2. The project consists of rehabilitating the full length of Taxiway D and connector Taxiways D1 and D3. Reconstruction of the existing 25-foot wide structural shoulders and removing 25- foot erosion control pavement on the outboard edge of the shoulders. The rehabilitation of the mainline structural pavements will consist of a 3.5-inch mill and overlay. In addition, Taxiway D2 will be demolished and realigned as a conventional 90-degree taxiway between Runway 3-21 and Taxiway D.	Transportation	Prime Contractor	N/A	Dexter De Vera (520) 573-8202 Fax: N/A ddevera@flytucson.com	$10,936,067	9/5/2020
969648	Arizona Department of Transportation 1739 W Jackson Street Suite A Phoenix, AZ 85007-3218	Adot Pipeline Fy 20 Contract Number: BPM001402 Phoenix, Arizona Re-line existing pipes and repair erosion damages at 118 locations throughout Arizona The project shall encompass approximately seventy seven (77) pipelining and erosion control measures throughout the state for FY20. Some of the pipes may have a need for Hydrovac services, drainage excavation, and erosion control. The service area includes various locations within the Northeast, Southeast, Central, Northcentral, Southcentral, Northwest and Southwest Maintenance Districts.	Trenchless Renewal	Prime Contractor	N/A	Stacy Wiesner (602) 712-6939 Fax: N/A	$4,705,245	6/30/2020
1011791	Pima County Procurement Department 130 West Congress Street, 3Rd Floor Tucson, Arizona 85701-1317	Pc Road Pave Repair D1 And D5 Contract Number: IFB-PO2000060 Tucson, Arizona The project consists of 2" mill and 2" overlay on local roadways in subdivisions in Board of Supervisor Districts 1 and 5 within Pima County, including traffic striping, traffic control, and miscellaneous work as needed. Limited Scope.	Transportation	Prime Contractor	N/A	John Olivas (520) 724-2938 Fax: N/A john.olivas@pima.gov	$3,886,367	6/30/2020
865304	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Caltrans RHMA Bonded Wearing Course Contract Number: 05-1K3304 Buellton, California 16,600 tons of Rubberized Asphalt Hot Mix (Bonded Wear Course), 220 tons of Asphaltic Emulsion (BWC), 78,600 SY of AC Cold Milling, 1440 tons of Shoulder Backing and Hwy Striping.	Transportation	Prime Contractor	N/A	David Ballentine (805) 688-5920 Fax: N/A david.ballentine@dot.ca.gov	$4,091,259	9/9/2020
870101	City of Santa Barbara 630 Garden Street Santa Barbara, CA 93101-1656	De LA Guerra St Bridge Contract Number: 3669 Santa Barbara, California Remove and replace the De La Guerra Street Bridge over Mission Creek and construct new concrete channel walls.	Transportation	Prime Contractor	N/A	Laura Yanez (805) 897-2615 Fax: N/A lyanez@santabaraca.gov	$5,663,216	5/18/2020

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1025741	County of Santa Barbara 123 East Anapamu Street Rm 240 Santa Barbara, CA 93101-2079	Sb County Sb Thomas Fire Road Contract Number: 820764 Montecito, California 30,000 tons HMA paving, overlay, and grind and replace (rehab), utility adjustments, shoulder backing, and striping.	Transportation	Prime Contractor	N/A	Eric Pearson (805) 681-5686 Fax: NA epearso@cosbpw.net	$4,728,049	9/30/2020
861121	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Caltrans 06-0Q19A4 SR-58 at Cache Creek Contract Number: 06-0Q19A4 Tehachapi, California Remove and reconstruct EB and WB HMA shoulders and demolish and replace two bridges on the SR-58 between Tehachapi and Mojave. Includes 10,000 TNS HMA and 1000 CY CIP concrete. New bridges include 100' deep CISS Piles, CIP abutments 18' tall, precast concrete bulb-t girder superstructure and CIP concrete decks.	Transportation	Prime Contractor	N/A	Hin Hartanto (760) 937-3243 Fax: N/A hin.hartanto@dot.ca.gov	$7,754,844	6/17/2020
978341	Kern-Tulare Water District 5001 California Avenue Suite 102 Bakersfield, CA 93309	Guzman Reservoir Contract Number: N/A Bakersfield, California Construct new earthen dam in northern Kern County. Project consists of 750,000 CY of earthwork between two dam locations, 800 LF of concrete or steel pipe, 3500 CY of Rip-Rap and small structural concrete headwalls.	Water	Prime Contractor	N/A	Claude "Alan' Whitten (661) 325-9474 Fax: N/A caw@cornerstoneengineering.com	$5,094,359	6/15/2020
1030633	County of Inyo 703 Airport Road Kern, CA 93514-3603	Bishop Airport Contract Number: TR-20-002 Bishop, California Work Perfromed included paving 100' wide runway with 3-4" of new variable HMA overlaying the existing surface. Variable grind existing 100' runway. Remove old runway lighting. Lower existing runway lighting and raise to grade following paving. Grade, cement treat an pave 25' shoulders on each side of the exitsing 100' runway. Place pavement markings and stripe. HMA tonnage of 30,000 tons.	Transportation	Prime Contractor	N/A	Ashley Helms (760) 878-0200 Fax: (760) 878-0201 ahelms@inyocounty.us	$6,915,823	12/21/2020
840446	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Caltrans 06-0P9004 Roundabout SR-43 at SR-119 Contract Number: 06-0P9004 Bakersfield, California Intersection improvements consisting of constructing a new build roundabout: modify HMA and concrete, minor drainage and excavation. Built in five stages. Stage 1-Phase 1 consisted of laying temporary HMA to widen the shoulders for traffic heading East Bound. Stage 1-Phase 2 was the completion of the NE and NW side of the project, which included the pour of Median Islands, curb &gutter, flatwork, JPCP, and grates for the roundabout. Area was milled, graded and paved for the NE and NW side under complete closures. Slopes were graded and drainage systems were installed. Stage 2 Phase 1- consisted of the same work, but for the SE quadrant. Traffic was shifted, and commuters would drive over the roundabout. S2-P2 included the same activities described above, but for the SW quadrant. Stage 3 was the last phase, and consisted of paving and pouring the last slivers. Rock Cobble/Blanket was also installed in the roundabout, sprinkler system was installed, and Rip Rap was placed on the slopes.	Transportation	Prime Contractor	N/A	Felix Vaquilar, RE (559) 360-1951 Fax: N/A felix.vaquilar@dot.ca.gov	$4,524,042	2/4/2020
1026879	County of Monterey 1441Schilling Place, 2nd Floor Salinas, CA 93901	Gloria Road, Iverson Road, and Johnson Canyon Road Reconstruction Contract Number: 1575 Gonzales, California Roadway reconstruction, including: pulverizing existing pavement; ditch grading; regrade roadway and widen; storm drain crossings & nprap; construct concrete headwalls; full-depth reclamation and subgrade prep; 90,004 SY of cement treat using 2602 TN of cement; conform grinding; profilograph; 26,146 TN HMA paving; corrective grinding; shoulder backing; survey monuments; and striping & marking.	Transportation	Prime Contractor	N/A	Billy Issa, Resident Engineer (831) 796-1343 Fax: N/A issab@co.monterey.us	$5,528,359	11/6/2020
910453	City of Brentwood 708 Third Street Brentwood, CA 94513	John Muir Parkway Extension Phase II Contract Number: 336-31683 Brentwood, California New roadway construction including domestic water and non-potable water, grading, sidewalk, curb, gutter, pavement, signage, striping, landscaping, corrosion protection, joint trench and electroliers. Project included 90,000 CY of excavation and disposal.	Transportation	Prime Contractor	N/A	John Samuelson, Project Manager (925) 516-6000 Fax: (925) 516-6001 jsamuelson@brentwoodca.gov	$4,673,793	5/12/2020
818049	Mountain View Cemetery 5000 Piedmont Avenue Oakland, CA 94611-4220	Mt View Cemetery Phase 1, Oakland Contract Number: N/A Oakland, California Large dirt moving and civil/landscape improvements project involved 40,000 CY of earthwork for a portion of the cemetery grounds to create new burial plots and add landscape features.	Infrastructure / Site Dev	Prime Contractor	N/A	Jeff Lindeman (510) 658-2588 Fax: N/A jeff@mountainviewcemetery.org	$17,481,708	5/31/2020

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910728	Related Santa Clara LLC 5201 Great America Parkway, Suite 532 Santa Clara, CA 95054	City Place Early Access Contract Number: N/A Santa Clara, California 1.0 Tasman Slip Ramp 2.0 Transit Center 3.0 Temporary Roadway 4.0 Site Wide Utility Work	Infrastructure / Site Dev	Prime Contractor	N/A	Stephanie Schwartz (408) 490-3715 Fax: N/A stschwartz@related.com	$15,675,529	8/4/2020
922487	City of San Jose 1404 Mabury Rd. San Jose, 95133-1034	SJ 2019 Local St Resurf South Contract Number: 8749 San Jose, California Construction, Sidewalk and Driveway (includes Pedestrian and Handicap Ramps) Paving/resurfacing, Highway and Road Paving/resurfacing, Street (major and Residential) Asphalt Pavers Maintenance and Repair	Transportation	Prime Contractor	N/A	Matthew Sablan (408) 794-6451 Fax: N/A Email:	$7,347,837	1/15/2020
750950	Mission Rock Horizontal Sub Phase 1 LLC 1 Bush Plaza Suite 5 San Francisco, CA 94107	Mission Rock Pre-Const Contract Number: N/A San Francisco, California Preconstruction services including estimating, scheduling, logistics planning, early procurement, and preconstruction site investigation. Preconstruction Work: Testi sections for lightweight concrete and ground improvement design selection . Pedestrian and bicycle traffic improvements, Make Ready/Demolition: Removal of existing site furnishings, concrete/asphalt/pipe demolition, salvaging poles & monuments, mass excavation and rough grading of streets and building pads including managing contaminated soils. Temporary drain system installation.	Infrastructure / Site Dev	Prime Contractor	N/A	Steve Minden (213) 458 1272 Fax: N/A SMinden@TishmanSpeyer.com	$3,432,106	5/31/2020
877345	Level 10 Construction 1050 Enterprise Way Suite 250 Sunnyvale, CA 94025	Chilco Street Offsite Improv Contract Number: Menlo Park, California Site Demo & Grading/Paving, Landscape & Irrigation, Bio-Swale Excavation & Installation, Site Utilities, Site Concrete, Electrical Traffic Signals & Site Lighting, Site Furnishings, Striping & Signage.	Infrastructure / Site Dev	Subcontractor	Level 10 Construction	Andres Schmidt (408) 768-8520 Fax: N/A aschmidt@level10gc.com	$8,081,270	12/31/2020
910453	City of Brentwood 708 Third Street Brentwood, CA 94513	John Muir Pkwy Ext Phl Contract Number: 336-31683 Brentwood, California The Project is located at John Muir Parkway between Briones Valley Road and Concord Avenue, and is described as follows: new construction of John Muir Parkway north of Briones Valley Road (including utilities), and the construction of an access road to the Contra Costa County Flood Control District parcel. Improvements include, but are not limited to, storm drain, sanitary sewer, domestic water, non-potable water, irrigation water, grading, sidewalk, curb, gutter, pavement, signage, striping, landscaping, corrosion protection, joint trench and electroliers, complete and in satisfactory condition, all as shown on the plans and/or as specified herein.	Transportation	Prime Contractor	N/A	Kim Dempsey (925) 516-5156 Fax: (925) 516-5421 kdempsey@brentwoodca.gov	$4,673,793	12/31/2020
911251	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Hwy 680 Ct 04-0J6604 Contract Number: 04-0J6604 Milpitas, California This work consisted of removing landscape gore areas at approximately 45 Locations from the 280/101 interchange in San Jose to Milpitas 680, and replacing the gores with reinforced concrete sections. The contract spanned 10 miles North Bound 680 , and South Bound – for a total of 20 miles of gore work. The gores ranged in size from nose gores to auxillary lane gores 1000 to 3000 ft in length and 6" to 30 ft wide. All work was conducted at night with traffic ccntrol. In addition, the job had various types of ADL excavation and hauling. The work also consisted of Working around CT utilities such as drainage, lighting and ramp metering. New signing was installed after all work was complete at the gore exits and on ramps.	Transportation	Prime Contractor	N/A	Bill Shedd (510) 385-6912 Fax: N/A bill.shedd@dot.ca.gov	$6,703,241	2/19/2020
918396	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Hwy 101 Bwc Near Laytonville Contract Number: 01-0H3304 Laytonville, California Cold plane approximately 15,000 SY of asphalt pavement, place approximately 15,700 tons of rubberized hot mix asphalt gap graded in Mendocino County on State Highway 101 near Laytonville from Ramsey Road to 2 miles North of Valley Drive. Work included a temporary pedestrian access route, Installation of approximately 2,330 LF of asphalt dike (850 LF type A 1,480 LF type F), installation of 1,600 SF of rail element wall, installation of approximately 3,020 LF of Midwest guardrail system (steel post), Remove and replace thermoplastic pavement markings, striping, and rumple strip. Concrete curbs and vegetation control.	Transportation	Prime Contractor	N/A	Nash Munes (707) 223-0791 Fax: N/A Email:	$5,559,727	11/15/2020
958898	City of Ukiah 300 Seminary Avenue Ukiah, CA 95482-6414	Ukiah Airport Runway 15-33 Contract Number: 19-11 Ukiah, California Project consists of Runway 15-33 pavement rehabilitation, Taxiway A2 pavement demolition and construction of new taxiway connector and Taxiway A North End closure, Work includes demolishing Taxiway B, demolish and construct new keel section on runway 15-33. Construct new taxiway A2 connector, install new led medium intensity Taxiway Edge Lights and Threshold Lights. Relocate existing runway end identifier lights.	Transportation	Prime Contractor	N/A	Mary Horger (707) 463-6233 Fax: N/A mhorger@cityofukiah.com	$3,479,551	6/30/2020

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989195	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Pudding Crk Pt Bragg 01-362704 Contract Number: 01-362704 Fort Bragg, California Hot mix overlay near Fort Bragg from 0.1 mile North of Pudding Creek Bridge to 0.6 mile North of Wages Creek Bridge. Work consisted of placing 42,500 tons of HMA Type A, 11,110 LF of asphalt dike, 65,300 sq yd of cold plane, adjusted 9 manholes to grade, adjusted 25 valve box frames and covers to grade. Removal and replacement of striping and pavement markers, 5,430 LF of midwest guardrail system including reconstructing portions.	Transportation	Prime Contractor	N/A	Roozbeh Hardipour (707) 496-4368 Fax: N/A roozbeh.hadipour@dot.ca.gov	$12,820,119	11/1/2020
1024964	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Hwy 20 Lake Cty Nice 01-0J4904 Contract Number: 01-0J4904 Upper Lake, California RHMA Overlay and 0.2' mill/ fill RHMA paving project in Lake County from Upper Lake to Nice on Hwy 20. Raise and lower utilities, dike, crack treatment, shoulder backing, import borrow, striping, signage, raise DIs. Work consisted of placing 1,780 TN HMA Type A, 16,100 TN RHMA (Gap Graded), remove and replace asphalt dike, removal and replacement of striping, pavement markers, and rumble strip. Adjusted frames and covers, manholes, and valve boxes to grade.	Transportation	Prime Contractor	N/A	Kassaye Seyoum (707) 485-1540 Fax: N/A kassaye.seyoum@dot.ca.gov	$4,201,978	11/1/2020
1025345	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Hwy 1 Gualala - 01-0F4404 Contract Number: 01-0F4404 Gualala, California Cold plane AC pavement with HMA in Mendocino County near Point Areana from Sonoma County line to 0.1 mile S of Mill Street. Work included removal and replacment asphalt pavement, including placing 38,300 TN of HMA (Type A), place 25,000 LF of asphalt dike, adjust frames, covers, grates and manholes to grade. Remove and replace pavement markers, delineators and guardrailing delineators. Remove and replace roadside signs, remove and replace midwest guardrail system.	Transportation	Prime Contractor	N/A	Roozbeh Hardipour (707) 496-4368 Fax: N/A roozbeh.hadipour@dot.ca.gov	$10,460,413	11/15/2020
705642	California State Polytechnic University 3801 W. Temple Avenue Pomona, CA 91768	Cal Poly Student Housing Ph 1 Contract Number: 131663-013 Pomona, California Demolition of existing improvements, heavy earthwork and grading, over-excavate / recompact building pads, soil cement treat roadway, installation of new underground utilities including storm drain, sewer, domestic and fire water, install concrete curb and gutter, concrete protection slabs, asphalt paving, signs, striping and flatwork grading around buildings.	Infrastructure / Site Dev	Subcontractor	Sundt Construction, Inc. - Headquarters	Sundt Construction, Inc. Headquarters (949) 327-0020 Fax: N/A jfhouseholder@sundt.com	$9,953,694	1/31/2020
909966	City of Palm Desert 73-510 Fred Waring Drive Palm Desert, CA 92260	San Pablo Ave Ph 1 Streetscape Contract Number: C35520C Palm Desert, California This project involved the reconstruction of a business area, including the construction of decorative concrete elements. Complete redesign of residential/commercial roadway by placing roadway on "Road Diet" to enhance pedestrian and cyclist traffic. Work included the removal of existing roadway facilities, reconstruction of underground storm drain, the placement of roundabout and other traffic handling medians, enhancement of sidewalk/landscape/lighting features, and interactive facilities.	Transportation	Prime Contractor	N/A	Randy Bowman (760) 776-6493 Fax: N/A rbowman@cityofpalmdesert.org	$9,110,198	7/31/2020
948044	National Railroad Passenger Corporation 1 Massachusetts Avenue Northeast Shelby, MT 59474	Amtrak Shelby Contract Number: 2500163017950000244 2 Shelby, Montana ADA station improvements upgrades including platform demolition and new construction, lighting, signage, parking area upgrades, walkway and ramp upgrades, interior and exterior building upgrades. Construction work includes civil (demo, excavation, grading) scopes.	Transit & Rail	Prime Contractor	N/A	Wendy Hebein (657) 242-6258 Fax: N/A Email:	$6,863,295	11/30/2020
948048	National Railroad Passenger Corporation 1 Massachusetts Avenue Northeast Shelby, MT 59474	Amtrak Wolf Point Contract Number: 2500163017950000244 3 Wolf Point, Montana ADA station improvements upgrades including platform demolition and new construction, lighting, signage, parking area upgrades, walkway and ramp upgrades, interior and exterior building upgrades. Construction work includes civil (demo, excavation, grading) scopes.	Transit & Rail	Prime Contractor	N/A	Wendy Hebein (657) 242-6258 Fax: N/A Email:	$4,135,334	11/30/2020
987147	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	08-0R1504 Regrade Median Contract Number: 08-0R1504 Essex, California This project involved the installation of 320,000 CY of imported borrow within the median of Interstate 40 to create a recovery area if a vehicle was to leave the roadway. To facilitate the imported borrow, drainage curvert extensions with rip rap were installed and the slopes were covered in permanent erosion control.	Transportation	Prime Contractor	N/A	Darcy Davis (760) 658-4220 Fax: N/A darcy.davis@dot.ca.gov	$16,525,753	12/31/2020

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1025207	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	08-1F1324 Place Rhma Contract Number: 08-1F1324 Needles, California This project involved cold planing 250,000 SY of roadway and overlaying it with 24,000 TN of rubberized asphalt concrete. There was also 2,400 of removal and replacment of asphalt concrete in specified digout locations. Shoulder backing, rumble strips, and striping was also included.	Transportation	Prime Contractor	N/A	Darcy Davis (760) 658-4220 Fax: N/A darcy.davis@dot.ca.gov	$5,349,629	12/11/2020
1026156	City of Palm Desert 73-510 Fred Waring Drive Palm Desert, CA 92260-2524	Monterey Ave Pavement Rehab Contract Number: 752-19 Palm Desert, California This project involved the removal of 420,000 SF of roadway and replacing it with 19,000 TN of aggregate base and 20,000 TN of hot mix asphalt. There was also the constructon of 1,700 LF of curb and gutter along with cross gutters, sidewalks, and ADA ramps.	Transportation	Prime Contractor	N/A	Ryan Gayler (760) 346-0611 Fax: N/A rgayler@cityofpalmdesert.org	$3,048,020	9/11/2020
940327	Los Angeles County Department of Public Works 900 Fremont Avenue Alhambra, CA 93550	LA County Pave Recon Joc#1 Contract Number: RMDJOC6648 Los Angeles, California 10 Miles of Cold-in-Place Recycled Asphalt Concrete Pavement and 11,000 tons of Asphalt Rubber Hot Mix (ARHM).	Transportation	Prime Contractor	N/A	Mark S. Caddick (626) 458-5100 Fax: N/A Email: N/A	$5,100,000	10/5/2020
950392	Los Angeles County Department of Public Works 900 Fremont Avenue Alhambra, CA 93550	Pd LA City Joc 2 Pave Recon Contract Number: RMDJOC6649 Los Angeles, California Miles of Cold-in-Place Recycled Asphalt Concrete Pavement and 4,000 tons of Asphalt Rubber Hot Mix (ARHM).	Transportation	Prime Contractor	N/A	Mark S. Caddick (626) 458-5100 Fax: N/A Email: N/A	$3,000,000	10/30/2020
818428	NAVFAC - Southwest North Island Naval Air Station Coronado, CA 92135-5220	NAVFAC Coronado Repair Taxiway Contract Number: N6247318F4947 Coronado, California Remove/Replace/Repair PCC(3,800 cy), replacement of the taxiway lights and cabling, striping removal and paint, mill and overlay minor quantities of HMA(460 tn). The project takes place at multiple taxiways in 3 different phases and 11 different work areas. We set up a portable batch plant at the base per the spec requirements.	Airport	Prime Contractor	N/A	William Gibson (619) 545-7980 Fax: N/A william.gibson@navy.mil	$6,911,660	6/5/2020
846796	San Diego County Regional Airport Authority 3225 North Harbor Drive San Diego, California 92138-2776	Hydrant Fueling Infrastructure Contract Number: 104249 San Diego International Airport, CA Install a new fuel transmission pipeline on the north side of the runway, from the vicinity of the bulk fuel storage facility to the west end of the runway; parallel to the north VSR, within the Runway 9-27 RSA. Continue the fuel piping under the EMAS (trenchless), and the Terminal 2 Green Build Apron. Extend the distribution main to the fueling infrastructure piping/pits placed by the FIS Project, CIP 412001. Provide temporary erosion and sediment control measures. Install a utility duct bank, which includes six communication ducts and manholes on the Southwest portion of the VSR. Install associated surface pavement improvements and other items incidental to the installation of the Fuel Transmission and Distribution pipes.	Airport	Prime Contractor	N/A	Clay Bomberger (619) 400-2662 Fax: N/A cbomberg@san.org	$39,501,938	8/7/2020
661503	Los Angeles World Airports 1 World Way Los Angeles, CA 90045	Turner-Pcl Lax Msc Sitework Contract Number: 5245652 Los Angeles, California Demolition, earthwork and wet utilities improvements in preparation for the new terminal. 75,000 cy demolition of concrete and asphalt. Demolition and removal of existing utilities. On site crushing on concrete and asphalt. 150,000 cy of onsite cut to fill, 40,000 cy of export. Structural excavation for basement walls cut and cover tunnel. 2,000,000 SF Site grading, base placement with finishing. 2,900 lf of 3" to 16" ductile iron pipe domestic water. 7,800 lf of 14" to 24" ductile iron fire water. 15,000 lf of 12" to 54" ductile iron and reinforced concrete pipe storm drain 6,000 lf of 4" to 18" VCP Sewer line. Concrete utility structures. 3,000 lf of gas line.	Airport	Subcontractor	Turner-Pcl, A Joint Venture 8250 Westchester Parkway Los Angeles, CA 90045-4836	Robert Schultz, Project Manager (424) 646-5729 Fax: N/A rschultz@lawa.org	$83,580,584	12/31/2020
872815	NAVFAC - Southwest Miramar Way San Diego, CA 92145-5009	NAVFAC Miramar F35 Landng Pads Contract Number: N6247319D2437 San Diego, California The work included the construction of two (2) vertical landing pads designed for F35B operations. The work will also include connecting taxiways to allow for more efficient air operations. Drainage features will also be included in the design and construction of these projects with grading, soil stabilization and all other incidental related work associated with this project.	Public Safety	Prime Contractor	N/A	Alexander Hubbell (707) 628-9597 Fax: N/A Alexander.hubbell@navy.mil	$11,351,436	9/27/2020
929409	Papich Construction Co Inc. PO Box 2210 Pismo Beach, CA 93954	Papich CDOT Hwy 101 San Lucas Contract Number: 19.958 [05-1F7404] San Lucas, California Subcontractor to Papich, work consisted of performing concrete paving. Place continuously reinforced concrete pavement on existing roadway.	Transportation	Subcontractor	Papich Construction CO Inc	Keith Oconnor (805) 441-2127 Fax: N/A koconnor@papichconstruction.com	$10,776,010	10/1/2020

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935852	San Diego County Regional Airport Authority 3225 North Harbor Drive San Diego, California 92138-2776	Sdcraa Rehab Cross Taxiways Contract Number: 104255 San Diego, California Mill and inlay of nominal 5 inches of asphalt on the entire existing full-strength pavement of Taxiways C2 and C5 from the runway edge to the runway hold position, excluding shoulders. Mill and inlay of nominal 5 inches of asphalt on the entire existing full-strength pavement of Taxiway D from the runway edge to the edge of the Taxiway B and from Taxiway B to Taxiway B1, excluding shoulders. Reconstruct Taxiway C1 with concrete pavement from the runway edge to the existing concrete pavement near the runway hold position. Replace all impacted pavement markings, remove and re-install existing in-pavement lights in the taxiways that will be impacted by pavement rehabilitation, install new in-pavement taxiway centerline	Transportation	Prime Contractor	N/A	Matthew A. Beyer (619) 400-2948 Fax: N/A mbeyer@san.org	$4,245,559	3/22/2020
817302	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Sac_Cosumnes Brdg CMGC Early Contract Number: 03-0F28014/24/34 Elk Grove, California Replace four bridges, relinquish an underapps structure with a new overhead structure, rehailitate/replace bridge deck/barrier railings on an overcrossing structure. Part of the construction of Hwy 99 near Elk Grove, from 0.3 mile south of Dillard road overcrossing to 0.6 mile south of Grant Line Road. This early work package consisted of the construction of embankment fills on either side of the new McConnell Overhead Structure (structure was built in a later package) that are outside the limits of the Union Pacific Railroad Property. This project also consisted of constructing the temporary bridge foundations located to the right of the existing northbound Cosumnes River and Cosumnes River Overflow bridges along Hwy 99. Lastly, this package also consisted of the procurement of the new McConnell Overhead Structure precast concrete girders.	Transportation	Prime Contractor	N/A	Rod Murphy (530) 701-1305 Fax: N/A rodney.murphy@dot.ca.gov	$13,850,380	7/1/2020
812261	Contanda Terminals LLC 2219 Port Road A Stockton, CA 95203	Sac_Contanda WoT Contract Number: 076-100215-4004663 Stockton, California Detailed design and contracting for construction to build a new liquid bulk storage terminal at the Port of Stockton in Stockton, CA Demo (remove existing AC, rough grade) Site Development , loading dock, pavement for drive aisle, concrete pads, fence, liner. Tank construction. Reinforced AB under tanks.	Infrastructure / Site Dev	Prime Contractor	N/A	Javon Martel – PM (346) 250.1249 (o) (713) 614.4044 (m) jmartel@contanda.com	$158,000	12/31/2020
871388	Central Environmental Inc 25600 S Chrisman Rd Tracy, CA 95304-8140	Sac_Tracy Depot Water Dist Contract Number: W9123818C0018P00001 Tracy, California Paving, Finish surface drainage corrections. Grind, paving (minor and major), reconstruction paving. Paving of 800 tns over a 65,000 sf area.	Transportation	Subcontractor	Central Environmental Inc	Mick Rush (702) 362-5470 Fax: N/A mick@cei-alaska.com	$6,116,940	1/24/2020
817303	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Sac_Cosumnes Brdg CMGC Cp5 Contract Number: 03-0F2854 Elk Grove, California Rdwy Ex AB AC & Structrs This package consisted of constructing the temporary Cosumnes River and temporary Cosumnes River Overflow bridges, constructing the temporary northbound widening roadway (Aggregate base and Asphalt Concrete section).	Transportation	Prime Contractor	N/A	Rod Murphy (530) 701-1305 Fax: N/A rodney.murphy@dot.ca.gov	$13,850,380	6/8/2020
812565	County of Merced 2222 M Street Merced, CA 95340	Campus Parkway In Merced Contract Number: 2017191 Merced, California The project involved 1 mile of new alignment of Campus Parkway. That work involved constructing a bridge over Route 140 and BNSF train tracks, 581,000 CY of Import, 33,300 CY of Excavation, 55,000 CY of new road material, Landscaping, 5,000 feet of Storm drain, and 500 CY of curb and gutter. State Route 140 was completely rebuilt 11,000 tons of HMA and added a new signalized intersection with added turn pockets, sidewalk curb and gutter.	Transportation	Prime Contractor	N/A	Joe Giulian (209) 385-7601 Fax: N/A Email:	$28,381,347	1/31/2020
941325	County of Fresno 2220 Tulare St., 6th Floor Fresno, CA 93721-2127	FR_County & SB1 Overlay 2019 Contract Number: 19-07-C Fresno, California HMA Overlay, various locations throughout the County of Fresno included mountain work. Items of work included; cold planning, utility lowering and raising, placement of HMA dike and HMA berms and striping. Approximately 40,000 Tons.	Transportation	Prime Contractor	N/A	Jason Ahumada (559) 864-5440 Fax: N/A jahumada@fresnocountyca.gov	$5,919,931	1/13/2020
851225	Nuclear Waste Partnership LLC PO Box 2078 Carlsbad, NM 88221-2078	WIPP Utility Shaft Infrastructure (USI) Contract Number: 510418 Carlsbad, New Mexico The US Infrastructure construction for this scope of work includes:1.Installation of an Alternate Power feed, as presented in Vigil Enterprises specifications and drawing stitled ELECTRICAL DESIGN FOR UES PHASE I PROJECT.2.Clearing, grubbing and site development22 acres west of the North Access Road.3.Constructing a new Salt Cell 5 and Salt Storage Pond5, including pond liner, as presented in Cementation specifications and drawingsstitled WIPP SALT CELL 5 AND SALT STORAGE POND 5.	Public Safety	Subcontractor	Nuclear Waste Partnership LLC	Roberto Olivas (575) 234-8962 Fax: N/A Roberto.Olivas@wipp.ws	$15,596,730	5/31/2020

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851226	Nuclear Waste Partnership LLC PO Box 2078 Carlsbad, NM 88221-2078	WIPP North Access Road Bypass (NARB) Contract Number: 510529 Carlsbad, New Mexico The NARB work is to construct a bypass road, connecting the North and South Access Roads, which must relocate all non-WIPP traffic away from the site and the construction area. The NARB Project consists of a rural highway bypass connecting the North and South Access Roads and allowing traffic to bypass the Nuclear Waste Partnership WIPP facility. Design includes: Intersections at the connection to the North and South Access Roads Replacing missing, damaged, and outdated signage along the North and South Access Roads, Three under-road livestock crossings were located in existing depression areas to minimize vertical rise in roadway height required to pass over these structures. Fencing and cattle guards were designed to maximize use of existing fencing and minimize loss of grazing area while providing adequate setback from roadway. Drainage concerns were considered to minimize potential for ponding in crossing structures. Drainage structures were designed to meet the flow capacity of existing culverts through the combined length of the bypassed portions of the North and South Access Roads. This was determined to be most reliable method of determining required drainage capacity based on similar topography and the historical absence of overtopping the Access Roads. Signage for the new roadway must be provided along with updating mile posts along the roadway to make them continuous beginning at the South Access Road intersection with State Hwy 128 and ending at the North Access Road intersection with US 62/180. Rumble strip locations must be called out for the new bypass portion of roadway.Road names must be formulated during the next stage of the project, by NWP personnel, and shown on the plans.	Public Safety	Subcontractor	Nuclear Waste Partnership LLC	Roberto Olivas (575) 234-8962 Fax: N/A Roberto.Olivas@wipp.ws	$10,503,846	3/20/2020
911298	Holtec International One Holtec Drive Camden, NJ 08104	Holtec-Pilgrim ISFSI Apron Contract Number: 117047 Pilgrim Nuclear Power Plant in Plymouth, Massachusetts Construct an ISFSI to include a reinforced concrete storage pad, apron, and haul path modifications. The Scope of Work calls for the Contractor to perform all procurement (except rebar, concrete, and testing services), fabrication, installation, and construction as well as any demolition or modification of existing systems, structures and components and removal of any natural features ISFSI pad, apron, and haul path.	Public Safety	Subcontractor	Holtec International	Paul Thomas (856) 797-0900 ex 3886 Fax: N/A Thomas.p.thomas@holtec.com	$4,127,572	1/28/2020
846169	Nevada Department of Transportation 1263 South Stewart Street Carson City, NV 89712-0001	NDOT 3745 Silver Springs Contract Number: 3745 Silver Springs, Nevada Clearing, Grubbing, Tree Removal, 390,600 LF Gringing, 404,120 CY Roadway Excavation, 7,000 TN of Decorative Boulders, precast concrete box culvert, 270,000 TN Asphalt and 225,000 CY aggregate base, Paving, Drainage, Install/Construct a Round a Bout, Curb, Gutter and sidewalk.	Transportation	Prime Contractor	N/A	Ashley Hurlbut (775) 888-7899 Fax: N/A ahurlbut@dot.nv.gov	$52,414,903	9/30/2020
850365	Holder Construction Company NV 1627 Athol Avenue Henerson, NV 89434	Mustang Onsite Contract Number: Virginia City, Nevada Sitework for Data Center, including Mass Earthwork, Drainage Channels, Ponds, Site Utilities and all associated hardscape improvements. Sight lighting, 7,500 LF Super Silt Fence, SWPPP, Erosion Control, Sediment Basins and Sediment Traps, stockpiling of soils.	Infrastructure / Site Dev	Subcontractor	Holder Construction Company NV	Alex Wetzel (837) 347-3159 Fax: N/A Email:	$33,345,707	11/1/2020
876016	Holder Construction Company NV 1627 Athol Avenue Henerson, NV 89434	Mustang STY-Offsite Improvements Contract Number: 00 Virginia City, Nevada Offsite Utility Improvements to support Data Center as well as NDOT Improvements for permanent access to Data Center. Sight Lighting, Power Concrete Encasement, man holes. Super Silt Fencing and stockpiling of soils.	Infrastructure / Site Dev	Subcontractor	Holder Construction Company NV	Alex Wetzel (837) 347-3159 Fax: N/A Email:	$6,257,080	11/1/2020
929643	Reno Tahoe Airport Authority 2001 E Plumb Lane Reno, NV 89510	Runway 16L-34R Shoulders Contract Number: WA-2019-088 Reno, Nevada 102,000 SY Pavement Removal, 79,800 SY of Subgrade Prep, 81,300 SY Crushed Agg Base, 70,000 SY Asphalt Pavement, Remove 100,000 SY Airfield Striping, Restore under drain, Elevated Runway Edge Airfield Lighting, Airfield Striping, Install RDR sign and Isolation Transfromer, Fuel Tank, Utility Vault, 1,500 LF Scan Type V Cable.	Transportation	Prime Contractor	N/A	Tony Curatolo (775) 328-6461 Fax: N/A tcuratolo@renoairport.com	$14,537,189	8/5/2020
794898	City of Elko 1751 College Avenue Elko, CA 898801	Elko Sports Complex Phase 1 Contract Number: EL-2018-059 Elko, Nevada Grading, topsoil, Wetland Restoration, Electrical, parking lot lighting, scoreboard, irrigation, security cameras, retaining walls, concrete stairs, handrail, concrete curb, fencing, landscaping, comfort station, base, paving, signs, ADA ramps, storm drain and Sewer.	Commercial	Prime Contractor	N/A	Bob Thibault (775) 777-7100 Fax: N/A Email:	$6,960,152	5/31/2020
1025597	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Caltrans 03-4H1104 I 80 Kingvale Contract Number: 03-4H1104 Kingvale, California 3,040 CY Concrete Gutters and Culverts on Interstate 80, 3,400 CY Base, 85 LF Reinforced Concrete Pipe, Excavate and Remove Concrete, Clearing, Grubbing, 3,080 LF 12" Perforated Plastic Pipe Underdrain, 170 LF 30" Plastic Pipe.	Transportation	Prime Contractor	N/A	Randie Babbini (530) 682-4280 Fax: N/A randie.babbini@dot.ca.gov	$7,042,712	10/16/2020

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862298	Tampa Hillsborough Expressway Authority 1104 East Twiggs Street Suite 300 Tampa, FL 33606-3102	South Selmon Xway Median Safety Improvement Contract Number: O-00518 Tampa, Florida Construct 19-foot shoulders in each direction with full depth asphalt pavement separated by a concrete median barrier wall. Safety improvements to add wider inside paved shoulders to provide a refuge for disabled vehicles and a corridor for emergency vehicles. The project limits extend from Himes Avenue to Hyde Park Avenue in Hillsborough County, Florida, a distance of approximately 4.7 miles. The median is typically 38 feet wide. Remove the existing median shoulder pavement. Construct 19-foot shoulders in each direction with full-depth pavement. Construct ground-in rumble strips within five feet of the concrete median barrier. Construct concrete median barrier. Do not use Flexible Barrier systems. Ensure the transitions from barrier wall to traffic (bridge) railing are made with suitably designed Rigid Barriers. Match existing vertical profile grades and horizontal curvature. Mill (0.75 inches thickness minimum) and resurface the existing travel lanes. Cross slope correction shall be implemented. Install rumble strips or rumble striping on the outside and inside edge lines where discontinuous. Construct drainage and stormwater management to accommodate the proposed improvements. Apply temporary striping, permanent thermoplastic striping and reflective pavement markers (RPMs). Verify and document vertical clearances for sign structures. Submit design variations/exceptions when clearances do not meet minimum standards. Remove and replace the following structures: • Overhead truss over the westbound lanes north of El Prado Boulevard • Overhead truss over the eastbound lanes south of Platt Street The following structures will be removed and not replaced: • Overhead truss over the eastbound lanes located west of S. Boulevard. • Overhead truss over the westbound lanes west of Hyde Park Avenue Remove existing foundations and any attachments to a minimum depth of five feet below existing grade. Construct a new lighting system in the median with poles on/within the new median barrier wall.	Transportation	Prime Contractor	N/A	David May (813) 272-5987 Fax: N/A david.may@tampa-xway.com	$16,083,347	12/22/2020
813548	Chevron Salt Lake Refinery 685 S Chevron Way North Salt Lake, UT 84054	Cn-111 Greenfield Contract Number: 15284579 North Salt Lake, Utah Construct new alky unit. Work consists of installing new concrete foundations and underground utilities. 9321 LF of 12" driven steel piles, ~6000 cy of 4000psi structrual concrete, ~1.2m pounds of rebar, 435 cy concrete piers/pedestals, 2440 ea anchor bolts ranging from 1'-3" dia 1'-7'6" lengths. 915 LF of Ductile Iron oily water sewer line (4"-12" dia), ~1000 LF of HDPE pipe 2"-12" dia. 24 Precast catch basins, 12 precast valve boxes, 2000 cy of concrete area paving, site excavation.	Oil Refining	Prime Contractor	N/A	Tod Ripley (801) 539-7133 Fax: N/A Tripley@chevron.com	$8,253,432	12/22/2020
852160	HHI Corporation PO Box 950 Farmington, UT 84056	HAFB Runway Rehab Contract Number: KRSM120008 Ogden, Utah Mill and overlay of existing runway for a total of 11,000 LF. Full reconstruct of runway shoulders from existing 20 foot width to 25 feet. Shoulder reconstruct included new subgrade and base course. Full reconstruct of TW E to meet strength requirements for taxing aircraft. Complete reconstruct of the north and south overruns. Removal and replacement of all runway edge lights and including conduit cable, handholes and manholes to meet current UFC requirements.	Transportation	Subcontractor	HHI Corporation	Cliff Hokanson (385) 333-4373 Fax: N/A cliff@hhicorp.com	$17,692,522	11/4/2020
962315	Kennecott Utah Copper 8362 West 10200 South Bingham Canyon, UT 84096	Laydown Yard And Parking Contract Number: 3103953184 Herriman, Utah Project is the construction of three new laydown and parking areas for the crusher move project. Total area of storage yards and parking area exceeds 70 Acres. Project involves cut to fill totaling 350,000 CY of material using CAT 631 scrapers. 130,000 TN of roadbase will also be imported and installed over the surface of the yards.	Mining	Prime Contractor	N/A	Eric Eatheron (801) 569-6261 Fax: N/A eric.eatherton@riotinto.com	$8,132,654	2/28/2020
1014395	Utah Department of Transportation 4501 South 2700 West Salt Lake City, UT 84107-1430	Sr-190 Bcc To Brighton Contract Number: F-0190(26)8 Alta, Utah 3" Mill & Fill project with 1/2" Fine Graded Mix, flatwork, new curb & gutter, signs, and striping. Approximately 32,000 tons.	Transportation	Prime Contractor	N/A	Blake Pando R.E Phone: Fax: N/A bpando@utah.gov	$3,687,944	9/15/2020
802800	DPR Construction 315 2nd Avenue South Suite 200 Seattle, WA 98104-3492	Wen-Mwh03 Sff And Site Work Contract Number: D7-A18006-00 - A1800 Quincy, Washington Mass Excavation, including embankment and grading, building foundation excavation including equipment pads, Underground utilities including Domestic Water, Industrial Treated Water, Sewer, Storm and Industrial Waste Water, HMA Paving, Electrical and Telecommunications Excavation and Thermal Concrete Backfill, and Erosion Control.	Commercial	Subcontractor	DPR Construction	Ed Barajas (503) 779-8514 Fax: N/A ed.barajas@dpr.com	$5,047,446	5/29/2020
816600	Clayco Inc 2199 Innerbelt Business Center Drive St. Louis, MO 63114	Wen-Mwh04 Ns-Quincy Contract Number: 42 Quincy, Washington Clear and grub, erosion control, Bollards, excavation, paving, portable waterline, IWW lines, ITW/DW lines, sanitary sewer, lift station, force main, barrier rail, firewater lines and additional work.	Commercial	Subcontractor	Clayco Inc	Matt Young (404) 606-1334 Fax: N/A youngm@claycorp.com	$7,793,529	8/5/2020

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958899	Port of Moses Lake 7810 Andrews Street North East Suite 200 Moses Lake, WA 98837-3204	Grant County Aiport Contract Number: 3-53-0039-044/045-19 Moses Lake, Washington Description of work: Reconstruction of approx. 3,900 feet of runway, including removal of existing asphalt and concrete pavements, excavation, grading, subgrade prep, placing base material, asphalt paving, concrete panel replacement. Stormwater Drainage, Replace Runway lighting and other work.	Transportation	Prime Contractor	N/A	Rich Mueller (509) 762-5363 Fax: N/A rjmueller@portofmoseslake.com	$18,320,504	12/1/2020
991508	State of Washington Department of Transportation PO Box 47420 Olympia, WA 98504-0001	Sel - Ncr Seal 2020 Contract Number: 9500 Pateros, Washington Improvement of *** SR 20 MP 194.32 to MP 209.00 and MP274.66 to MP 288.87, SR 153 MP 0.00 to MP 30.74 in Okanogan County, and SR 282 MP0.00 to MP 4.92 in Grant County by Removing Cement Conc. Curb, Removing Miscellaneous Traffic Item, Pavement Repair Excavation Incl. Haul, Expansion Joint Modification, Bridge Deck Repair, Waterproof Membrane, Crushed Surfacing Base Course, Shoulder Finishing, Emulsified Asphalt CVRS-2P, Asphalt for Fog Seal, Furnishing and Placing Crushed Screenings 3/8 to No. 4 and No. 4 to 0, Sealing Existing Longitudinal and Transverse Joint, Removing Existing Overlay from Bridge Deck, Planing Bituminous Pavement, HMA for Pre- leveling Cl. 3/8 In. PG 64H-28, HMA for Pavement Repair Cl. 3/8 In. PG 64H-28, HMA Cl. 3/8 In., PG 64H-28, HMA Sawcut and Seal, Force Account Roadway Repair, Inlet Protection, Temporary Block Bridge Drain, Erosion/Water Pollution Control, Extruded Curb, Beam Guardrail Block, Removing and Resetting Beam Guardrail, Raising Existing Beam Guardrail,Flexible Guide Post, Tubular Marker, plastic traffic markings, Centerline Rumble Strip,Shoulder Rumble Strip Type 2, Recessed Pavement Marker, White Plastic Rumble Bar, Temporary Pavement Marking- Short Duration, Beam Guardrail Post, Structure Surveying, Adjust Monument Case and Cover *** and other work, all in accordance with the Contract Plans, Contract Provisions, and the Standard Specifications.	Transportation	Prime Contractor	N/A	James Reynold (509) 667-2860 Fax N/A reynolj@wsdot.wa.gov	$6,231,000	10/6/2020
712264	Central Puget Sound RTA (Sound Transit) 1899 120th Ave NE Bellevue, WA 98005	M200 OMFE Contract Number: 5017101-3100000 Bellevue, Washington Site And Civil Work for 30 Acre rail maitenance facility: demolition of existing buildings, TESC, stormwater treatment, 125,000 CY site excavation, dewatering, 50,000 CY embankment, 4,500 LF watermain, 1,900 LF sanitary sewer, 20,000 LF underdrain, 9,300 LF storm sewer, 82,500 CY precast concrete detention vaults (3 ea.), 50,000 TONS CSBC, 10,000 TONS asphalt paving.	Transit & Rail	Subcontractor	Hensel Phelps Construction CO 420 Sixth Avenue Greeley, CO 80631-2332	Shannon Gustine (Hensel Phelps) Phone: N/A Fax: N/A sgustine@henselphelps.com	$37,491,821	6/1/2020
730211	Community Transit 7100 Hardeson Road Everett, WA 98203-5834	Swift Green Line Stations Contract Number: 2017-036 Everett, Washington Construction of a new Bus Rapid Transit (BRT) route along a 17 mile corridor from Everett to Bothell. The work consisted of installation of 34 new curb side BRT stations with in-lane concrete roadway sections that required coordination with 3 different City's, WSDOT and Snohomish County. The scope of work included bus priority upgrades at critical signal locations, new intersection signalization, fiber optic upgrades to the corridor ITS network, retaining walls, wetland mitigation, business coordination, sewer bypass and relocation, traffic control (both vehicular and pedestrian), roadway excavation, paving and landscaping.	Transit & Rail	Prime Contractor	N/A	Todd Jacobs (425) 348-7100 Fax: N/A todd.jacobs@commtrans.org	$17,973,758	5/1/2020
815187	Portland General Electric 14103 8th East Sumner, WA 98390-9641	Harbarton Substation Contract Number: 18-0572 Everett, Washington Excavation for footings, duct banks, conduit, groundgrid. Form/pour/strip of foundations, duct banks. Site Grading and switch yard rock. Some concrete footing demolition. This was all completed for a major substation expansion.	Power	Subcontractor	Potelco Inc	Kevin Crockford (253) 455-2587 Fax: N/A Kwcrockford@ptoelco.net	$5,146,186	1/1/2020
834546	City of Mount Vernon 105 East College Way Mount Vernon, WA 98273-5433	College Way Widening Contract Number: TS-2017-001 Mount VerNon, Washington Construction of two new travel lanes under an exiting I-5 bridge structure. The work required new soil nail and tieback walls to widen the roadway and protect the existing I-5 bridge abutments. Other work included, two new traffic signal systems, illumination system, 4,200 LF storm drainage, 1,600 LF of water main, cast-in-place barriers, curb and gutter, sidewalk, asphalt paving, landscaping, permanent signs, pavement markings, and traffic control.	Roads / Highways	Prime Contractor	N/A	Bill Bullock (360) 336-6204 Fax: N/A billb@mountvernonwa.gov	$8,420,528	2/1/2020

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1016685	Clark County 1300 Franklin Street Vancouver, WA 98660-2865	2020 Clark Cty Overlays Contract Number: CRP NO 390122 Vancouver, Washington Planing, Paving, Pavement Repair, Traffic Control on various roads throughout Clark County.	Infrastructure / Site Dev	Prime Contractor	N/A	Isaac McConnell (360) 635-1715 Fax: N/A Isaac.McConnell@clark.wa.gov	$4,821,916	10/20/2020
573599	United States Army Corps of Engineers Fort Worth P.O. Box 1229 Galvesto, TX 77550-1229	Addicks And Barker Dams Contract Number: W9126G-15-C-0037 Houston, Texas Project builds new outlet structures at two dam sites near Houston, TX. Granite is responsible for construction of new intake towers, steel-lined conduits, parabolic chute slabs, stilling basins, cutoff walls and downstream filters, in addition to the grouting and decommissioning of the existing outlet structures in place at both dams. There is also an additional seepage cutoff wall at Barker Dam.	Dams-Gnl	Prime Contractor	N/A	Brandon L. Smolinsky (281) 752-2643 / (409) 370-3958 (M) Fax: N/A brandon.l.smolinsky@usace.army.mil	$83,014,278	12/23/2020

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1120575	Alaska Railroad Corporation PO Box 107500 Anchorage, AK 99510-7500	Whittier Tunnel Surface Improvements Contract Number: 21-02-208757 Whittier, Alaska Work shall consist of sub-panel soil densification and void filling to strengthen and level the concrete panels. This is to be accomplished by furnishing and injecting expansive polyurethane material into the foundation soils/voids beneath the concrete panels through holes or injection tubes inserted into drilled holes at locations and depths required to perform the function. If possible, portal holes are to be drilled in specific locations to avoid contact with interior panel rebar as outlined in the typical drawings for the panel design. Typical drawings for panel rebar layout patterns are provided herein as an attachment. After injection portals are established, material injection shall proceed while monitoring for movement at the surface is exercised. Injection of material shall continue as needed to lift the panel to design grade. Tunnel work shall also include the repair of cut out and asphalt filled patches within the existing concrete StarTrack™ panels. Work for this item includes all equipment, labor, materials, and supervision required to complete all work associated with the patchwork and repairs of the damaged concrete, StarTrack™ panels. These patch repair areas are typically 4' long by 2' wide and approximately 8" deep. Each repair location consists of two patches. The majority of the patches have resulted from the repairs of broken rail and where the rail was inaccessible due to the presence of the asphalt flangeway filler thus requiring saw cutting of the StarTrack™ panels to make room for rail repairs.	Tunnels	Prime Contractor	N/A	Clark Hopp Phone: Fax: N/A Email:	$3,050,980	8/31/2021
1123629	Fairbanks Gold Mining Inc 1 Fort Knox Road Fairbanks, AK 99712	BCHL 2021 Construction Contract Number: 21-C-0010 Fairbanks, Alaska Construction will include Earthworks, Pipework and Geosynthetic components.	Mining	Prime Contractor	N/A	Jason Perino Phone: Fax: N/A jason.perino@kinross.com	$10,239,254	9/30/2021
1126087	Alaska Department of Transportation & Public Facilities PO Box 196900 Anchorage, AK 99519-6900	Ak Anc Taxilane S Improvements Contract Number: CFAPT00197 Anchorage, Alaska This federally funded project will rehabilitate Taxilane S east of its intersection with Taxiway Romeo. Improvements include: rehabilitation of structural and shoulder pavements, replacement of edge lighting system components, replacement of markings, and reconfiguration of the storm drain system.	Transportation	Prime Contractor	N/A	Eric Desentis (907) 269-0486 (907) 269-0425 (F) eric.desentis@alaska.gov	$3,912,570	9/29/2021
1018348	DPR Construction Inc. PO Box 196900 Anchorage, AK 99519-6900	TEP Irvington Facilities Contract Number: 19-2157 Tucson, Arizona Earthwork activities for the building pads, wet and dry utility installation, grading, drainage, and paving work was also included in the contract work. Granite was also awarded all of the 6 inch vertical curb work, striping, and parking blocks. Project is complete with no significant safety incidents recorded.	Infrastructure / Site Dev	Subcontractor	Dpr Construction Inc	Mike Culbert, AIA (520) 326-3700 Fax: N/A mculbert@swairnaia.com	$3,041,597	11/1/2021
1022546	Tucson Airport Authority 7005 South Plumer Avenue Tucson, AZ 85756-6926	TAA ASE CMAR Construction Contract Number: 10119102 Tucson, Arizona Construction of new airfield lighting vault for South Airfield Expansion and associated site improvements, construction of new 1.25 mile home run ductbank, transition of 6 airfield lighting circuits to new vault, and construction of new localizer pad for RWY 11R.	Transportation	Prime Contractor	N/A	Victor Palma (520) 573-4853 Fax: N/A VPalma@flytucson.com	$4,602,920	10/1/2021
1034401	City of Tucson 10671 W. Grier Road Marana, AZ 85658-9338	Adonis Road CMAR Contract Number: ST059 Tucson, Arizona Perform pre-construction services to develop schedule, phasing, sequencing, constructability, etc, and a gross maximum price to construct approximately 3 miles of new 2 lane asphalt roadway with associated drainage, striping and signage.	Transportation	Prime Contractor	N/A	Tom Houle (520) 471-4606 Fax: N/A thoule@maranaaz.gov	$3,854,416	1/29/2021

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1041502	Pima County Procurement Department 130 West Congress Street, 3rd Floor Tucson, 85701-1317	PC Pave Repair Dist 2 3 5 Contract Number: IFB-PO-2100025 Tucson, Arizona Work consists of a 2" mill and 2" pave at 31 different locations within Pima County, including striping, utility adjustment, tree trimming, and other miscellaneous work.	Transportation	Prime Contractor	N/A	John A. Olivas (520) 724-2938 Fax: N/A john.olivas@pima.gov	$7,935,846	6/30/2021
1068582	Pima County Procurement Department 130 West Congress Street, 3rd Floor Tucson, 85701-1317	Green Valley Road Rep Contract Number: CT-TR-21-258 Tucson, Arizona Work consisted of Milling and paving 13 locations through Pima County's Board of Supervisors District 4 in Green Valley. Work Also included utility adjustments of sewer manholes, survey monuments, water valves , gas valves, as well as installing loop detectors in multiple intersections.	Transportation	Prime Contractor	N/A	John Olivas (520) 724-2938 Fax: N/A john.olivas@pima.gov	$4,846,043	6/30/2021
814600	City of Bakersfield 1501 Truxtun Avenue Bakersfield, CA 93301-5201	C.O.B. TRCC23 Belle Terrace Operational Improvements Contract Number: TRCC23 Bakersfield, California Improvements on SR-99 include addition of a NB auxiliary lane from the Ming Avenue on-ramp to the NB SR-99/EB SR-58 connector ramp and improved signing. The existing Belle Terrace OC will be replaced, and the NB SR-99/EB SR-58 Connector will be reconstructed. Improvements on the local roads include realigning Alamo Court and Wible Road and raising Belle Terrace. Project included removal and replacement of two bridges which had 9,500 CY of structural excavation, 6,500 CY of structural backfill, and 5,000 CY of structural concrete. The retaining wall to facilitate the auxiliary lane included 63,000 LF of soil nail, 2,500 CY and structural retaining wall concrete, and 1,400 CY of barrier slab concrete. Grading the existing slope along the 99 to accommodate the auxiliary lane included 184,000 CY of roadway excavation, 3,300 CY of aggregate base, and 3,450 CY of continuously reinforced concrete	Transportation	Prime Contractor	N/A	Luis Topete (661) 326-3700 Fax: N/A ltopete@bakersfieldfreeways.us	$40,787,725	2/18/2021
1038200	Indian Wells Valley Airport District 1669 Airport Road Inyokern, CA 93527	Inyokern Airport Runway 2-20 Reconstruction Contract Number: 3-06-0110-033-2020 Inyokern, California. Reconstrut Runway 2-20 (75'by 6275') through complete removal and reconstruction of the structural section, electrical improvements pavement markings, including crosswind runways and connecting taxiways, extending to the limits of the runway 2-20 safety area. Remove existing taxiway B3, including asphalt structrual section and electrical components.	Transportation	Prime Contractor	N/A	Scott Seymour (760)377-5844 Fax: N/A scott@inyokernairport.com	$9,390,900	12/31/2021
1119639	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	06-0U1004 HMA Resurfacing on SR-43 and SR-119 Contract Number: 06-0U1004 Bakersfield, California Cold in place recycling (CIR) and resurfacing existing roadway with RHMA. Grind and overlay existing roadway. New barrier work, overside drainage with slope rehabilitation. Remove and replace new guardrail. Shoulder backing, new centerline rumble strip. Upgrades to existing electrical. CIR work consisted of grind out the existing road 0.25' and replacing 100,000 square yards with Cold in-place recycling material. The CIR surface was micro milled for smoothness and then overlayed with 12,800 tons of rubberized hot mix asphalt. The project also had improvements to barrier and guardrail at 3 existing bridges. The bridge improvement work included 540 LF of Type 60 concrete barrier and 350 LF of new guardrail.	Transportation	Prime Contractor	N/A	Amarjit Dhaliwal, P.E (661) 333-5825 Fax: N/A amarjit.dhaliwal@dot.ca.gov	$6,877,151	12/31/2021
1124320	Kern County Roads Department 2700 M Street Suite 400 Bakersfield, CA 93301	21136 AC Stockpile Various Locations Contract Number: 21136 Bakersfield, California Manufacture and deliver 60,500 TN of cold mix asphalt concrete to various locations throughout Kern County. Material would be pushed up into a stockpile or windrowed on a roadway for future use by Kern County.	Transportation	Prime Contractor	N/A	Alex Bedolla (661) 421-0063 Fax: N/A bedollaa@kerncounty.com	$3,743,935	6/14/2021

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1124639	County of Ventura 800 South Victoria Avenue Ventura, CA 93009-0001	Lockwood Valley East Pavement Resurfacing Contract Number: 50599 Frazier Park, California Resurface pavement on 13 miles of roadway including a 0.1' section of ARAM overlain by a 0.125' section of HMA with Fiber Reinforcement. Total ARAM placed was 184,000 SY and total HMA was 15,900 TN. The project also includes 9,000 SY of High Friction Surface Treatment, 26 miles of PMB Shoulder Backing, 13 miles of rumble strip, and 4 Concrete Headwalls.	Transportation	Prime Contractor	N/A	Matt Maechler (805) 477-1911 Fax: N/A Matthew.Maechler@ventura.org	$3,294,633	8/5/2021
1125766	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	06-1A9504 SR-46 SR-65 Digouts Contract Number: 06-1A9504 Bakersfield, California Cold plane pavement and place RHMA (Gap Graded) on SR-46 from Jxn 43 to SR-46/99 Separation and on SR-65 from 7th Standard Rd. to Merced Ave. Pre-pave smoothness corrections, new survey monuments, shoulder backing, new edge line and centerline rumble strip. Cold plane and paving work on Hwy 46 included grinding 157,000 square yards of existing pavement 0.15' deep and paving back 10,300 tons of rubberized hot mix asphalt 0.1' thick. Paving work on Hwy 65 included 85 dig out locations where the existing road was ground 0.25' deep and replaced with 361 tons of hot mix asphalt. Hwy 65 was then micro milled for pre-paving corrects in 2 areas before overlaying 10,300 tons of rubberized hot mix asphalt.	Transportation	Prime Contractor	N/A	Amarjit Dhaliwal, R.E (661) 333-5825 Fax: N/A amarjit.dhaliwal@dot.ca.gov	$3,136,617	11/18/2021
207146	Pacific Gas & Electric Company PO Box 7760 San Francisco, CA 94120-7760	Diablo Canyon Security Project Contract Number: Avila Beach, California Miscellaneous site improvements including earthwork, concrete flatwork, structural concrete, structural steel, underground utility installation, and roadway reconstruction.	Other	Prime Contractor	N/A	Brian Johnsen (805)545-4514 Fax: N/A BNJ8@pge.com	$51,957,466	12/31/2021
1014451	City of Arroyo Grande 300 East Branch Street Arroyo Grande, CA93420	City AG Bridge St Bridge Rehab PW2020 Contract Number: PW2020-01 Arroyo Grande, California Rehabilitating historic truss bridge with a ped walkway. Provide new steel bridges for 2 span creek crossing, [illegible]	Transportation	Prime Contractor	N/A	Jill McPeek (805) 473-5444 (805) 473-5462 jmcpeek@arroyogrande.org	$5,654,462	3/16/2021
1032696	County of Santa Barbara 123 East Anapamu Street Rm 240 Santa Barbara, CA 93101-2079	City Santa Barbara 2028 Pavement Contract Number: 5789 Santa Barbara, California The Project is located on various streets throughout the City, and is described as follows: Repair various streets by performing asphalt dig outs to repair failed areas; tree root pruning; various PCC improvements including but not limited to concrete curb and gutter replacement, curb extensions, sidewalk replacement, spandrel and cross-gutter replacement; asphalt cold milling and asphalt hot mix overlay; reconstruction of existing noncompliant curb ramps; retrofit existing curb ramps with truncated domes; construct new curb ramps adjacent to overlay streets; construct decomposed granite and pervious concrete walk ways; install railing; install conduit, pull boxes, install traffic loops; install traffic striping and marking; relocate and protect existing signs and roadway name stamps; landscape; perform traffic control,	Transportation	Prime Contractor	N/A	Adam Ziets (805) 897-1981 Fax: N/A Aziets@santaBarbaraCA.gov	$6,521,120	3/26/2021
1031447	County of San Luis Obispo 901 Airport Drive San Luis Obispo, CA 93408-1003	SLO Airport Runway 11-29(CMAR)_PreConstruct Contract Number: 11-29 San Luis Obispo, California Cold plane existing asphalt runway, crackfill, replace with new asphalt concrete. Place new striping, install new [illegible]	Transportation	Prime Contractor	N/A	Kevin Cowen	$11,873,683	10/8/2021
1058505	M I San Luis Ranch LLC 330 James Way Suite 270 Pismo Beach, CA 93449-2982	SLR Lovr & Froom Ranch Way Contract Number: N/A San Luis Obispo, California Project consists of roughly 1,100' of road widening and reconstruct including new curbs, drainage system, bike path, protected bike ways, curb ramps, bio retention media and pathway lighting, Reconstruct intersection with a new traffic signal.	Infrastructure / Site D	Prime Contractor	N/A	Gordon Cloes (760) 484-8683 Fax: N/A gordon@sanluisranch.org	$3,240,227	6/1/2021

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1125616	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	05-1N1704 Los Alamos RHMA Contract Number: 05-1N1704 Buellton, California Construct pavement using partial depth recycling Reconstruct 6.2M (12.4 lane miles using four (4) different Caltrans approved PDR methods. 90,000SY of partial depth reclamation, 330 tons HMA placed, 11,000 tons RHMA placed, 12 miles of shoulder backing and 9 shifts of smoothness grinding in 85 WD, Intelligent compaction used for PDR substructure and RHMA final lift.	Transportation	Prime Contractor	N/A	Lilian Bennetzen (805) 441-6935 Fax: N/A lilian.bennetzen@dot.ca.gov	$3,922,718	12/2/2021
1130290	County of Santa Barbara 123 East Anapamu Street Rm 240 Santa Barbara, CA 93101-2079	Countywide Pavement 820737 Contract Number: 820737 Santa Maria, California Traffic control, roadway milling, installation of pavement fabric, fogseal, HMA overlay and utility adjustments.	Transportation	Prime Contractor	N/A	Eric Pearson (805) 681-4200 Fax: N/A epearson@COSBPW.net	$3,074,657	9/1/2021
815609	Google LLC 1600 Amphitheatre Parkway Mountain View, CA 94043-1351	Charleston Corridor Ph 1 Const Contract Number: F06M Mountain View, California Roadway improvements designed to improve traffic movement, including: demolition of existing curbs, sidewalks & medians; grading and paving; new concrete sidewalks, medians, curbs, & gutters; new cycletracks; underground utilities; landscaping & irrigation; bus shelters; site & street lighting, including signal interconnect and controllers; and some relocation of existing utilities.	Transportation	Prime Contractor	N/A	Andy Springer Phone: Fax: NA aspringer@google.com	$11,263,956	8/27/2021
980767	City of Palo Alto Public Works 250 Hamilton Ave Palo Alto, 94301-2531	Hwy 101 Overcrossing And Trail Contract Number: C20174550 Palo Alto, California The project includes construction of a new, year-round, grade-separated, shared bicycle and pedestrian crossing over Highway 101 and Adobe Creek that will replace the existing seasonal Benjamin Lefkowitz Underpass. Adobe Creek Reach Trail is also included in the project that will connect two trailheads on the west side of Highway 101 and provide safer access to the bridge. The project will improve connectivity between the residential and commercial areas on the west of Highway 101 and the Palo Alto Baylands Nature Preserve, the regional San Francisco Bay Trail (Baytrail) network, and businesses on the east of Highway 101. This facility may be used for both commuting and recreational purposes. Scope of work included CIDH piling into the Bay mud to support individual colums and pile-cap spread footing for the abutments. A single span steel truss was erected over Adobe Creek which provided access to connect the trailheads on the west side of the project to the pincipal bridge structure crossing Hwy 101. Main bridge structure consisted of a 4 span concrete voided slab bridge frame approach on the west and a 7 span voided slab bridge frame on the east. Connecting the approach bridges is a 3-span 309ft steel truss over the frontage roads and Hwy 101, clear spanning 12 lanes of traffic. Elevated portions of the job are protected by an architectural railing with light fixtures embedded in each post.	Transportation	Prime Contractor	N/A	Megha Bansal (650) 329 2693 Fax: NA megha.bansal@cityofpaloalto.org	$13,844,921	11/19/2021
1022271	County San Benito Public Works 2301 Technology Parkway Hollister, CA 95023	Hospital Road Bridge Low Water Crossing, Hollister Contract Number: PWB-1911 Hollister, California Constructing a 590 LF new bridge to span the San Benito River including approach roadway improvements. Project included: Clearing; 5,557 CY roadway excavation; 780 CY Str excavate and backfill of bridge; planting, erosion control and irrigation; 3,300 CY of aggregate base and 3,033 TN of HMA paving; double 36-in Barrel x150 LF temporary stream crossing; furnish & drive 10,108 SF sheet pile; furnish & drive 1,050 LF of 6-ft diameter CISS piles; 2,000 CY concrete bridge footing; stem soffit and deck; drainage improvements; 1,700 CY rock slope protection; 4,415 SF articulated slope revetment; concrete headwall; fencing and gate; guardrail; signs and striping; and electrical at 3 locations.	Transportation	Prime Contractor	N/A	Deems Katada, Senior Engineer (831) 637-5313 Fax (831) 636-4176 dkatada@cosb.us	$10,852,047	12/7/2021

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1038093	Moss Landing Energy Storage2 LLC 6555 Sierra Drive Irving, CA 75039	Vistra Moss Landing 100 BESS Contract Number: 170134 - 124743 Moss Landing, California Sitework including displaced grout columns, lime treated subgrade installation, perimeter roadway installation, building foundation trench drain excavations, duct bank excavation and concrete backfill, grounding grid excavation and concrete backfill, storm drain reroute, roof drain installation, firewater installation, building floor drain installation, concrete foundations, CMU walls, final site surfacing. Quantities include: 3,400 CY of concrete for building foundations and equipment pads (70,000 SF); 6,300 TN of imported subgrade material for lime treatment; 400 LF of HDPE Storm Drain (6",12",15" pipe); 600 displaced grout columns (30+- feet deep); 70,000 SF of lime treated subgrade; 3,500 TN of Class 2 baserock for site surfacing; 500 LF of 2" copper floor drains; 500 LF of firewater installation (2 hydrants); 350 CY of concrete backfill for duct banks; and 60,000 LBS of steel grating for trench drains.	Infrastructure / Site Dev	Subcontractor	Burns & Mcdonnell Engineering Company 140 S. State College Boulevard, Suite 100 Brea, CA 92821-5807	Ethan Schroeder (712) 210-6766 Fax: NA elschroeder@burnsmcd.com	$6,823,262	5/31/2021
1111777	Panattoni Development Company Inc 8775 Folsom Boulevard, Suite 201 Sacramento, CA 95826-3725	Hollister DJC5 Delivery Station Site Work Contract Number: 01-2102-0100 Hollister, California Sitework for new Last-mile package distribution center, including earthwork, underground utilities, electrical ductbank and vaults, electric vehicle charging strips, site concrete, paving, storm water handling, fencing and pavement markings. Scope included grading, lime treat, and preparation of 120,000 SF building pad. Scope also included parking areas, van loading/unloading areas, planter areas, and loading docks within a 16 acre site. Scope included temporary crane pads for tilt up contractor. Moved 95,000 CY of dirt, exported 20,000 CY of dirt, treated 620,000 SF of soil to mitigate expansive soils, placed 23,000 Tons of Aggregate Base, 12,000 Tons of AC, paving, and placed 2,000 CY concrete. Constructed site bioslwaes.	Infrastructure / Site Dev	Subcontractor	Alston Construction 8775 Folsom Blvd, Suite 201 Sacramento, CA 95826	Nick Graham, LEED AP |Senior Project Manager (916) 388-2502 (916) 307-1551 Fax: (916) 340-0565 Adrian Martinez, PE (916) 224-7820 amartinez@alstonco.com	$11,081,520	7/28/2021
844616	Lotusland Investment Holdings Inc 1 Embarcadero Center Suite 730 San Francisco, CA 94111-3672	MAHA Calibrated Start Contract Number: N/A Middletown, California This project involved creating the infrastructure for a 16,000-acre resort in the Guenoc Valley in Lake County. The first part of the project was a rock crushing operation. Leading this operation involved managing the production rates of the breakers, haul trucks, and rock crusher itself. It also involved performing daily rock gradation tests to	Infrastructure / Site Dev	Prime Contractor	N/A	Kevin Case (770) 375-3370 Fax: N/A kc@mahaman.com	$6,075,403	7/31/2021
1034370	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Meyers Fire Ct Emergency Repai Contract Number: 04-1W5004 Jenner, California Repair 3 existing soldier pile (waler type) retaining walls with fire damage: Work includes debris removal, obtaining access to work areas via excavation (bench access) and scaffolding, replacement of burnt treated timber lagging, new structural shotcrete (fascia) over the existing soldier pile beams and lagging, shotcrete staining, cable railing replacement, WPCP plan preparation/implementation/maintenance, hydroseeding. Construction of 1 new solder pile (waler type) retaining wall: Work includes geotechnical boring, existing roadway excavation to provide bench access for drilling equipment, procurement and installation of new soldier pile beams, fabricate and install of precast concrete lagging (with acid based architectural stain), tie-back drilling/installation/tensioning, backfilling and restoring roadway. Drainage: Repair or replace 6 drainage Ssstems (scope expected to grow) including extended length down-hill drainage runs at 2 locations. Guardrail replacement, fabricate & Install QTY (2) replacement cattle guards.	Transportation	Prime Contractor	N/A	John Sawyer (510) 377-4083 Fax: N/A john.sawyer@dot.ca.gov	$10,757,886	8/30/2021
876155	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	08-0N6704 Hwy 74 Raised Median Contract Number: 08-0N6704 Hemet, California Widening of existing Highway 74 from Perris to Hemet. Project included 60,000 tons HMA, 13,000 tons RHMA, 250,000 SF stamped raised median, 1,600 CY of curb/gutter/flatwork, new drainage facilities including 12,500 LF of storm drain, and new signalized intersections.	Transportation	Prime Contractor	N/A	Nick Truong, RE (951) 830-6835 Fax: N/A nick.truong@dot.ca.gov	$25,975,857	2/28/2021

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Job ID	Name and Address of Owner	Name, Location of Project, and Kind of Work	Work Type Category	Prime or Subcontractor	Name of Contractor (if sub)	Owner Contact	Contract Amount	Actual Completion Date
926234	City of La Quinta 78495 Calle Tampico LA Quinta, CA 92253-2839	La Quinta Village Complete Streets Contract Number: 2015-03 La Quinta, California This project involved the reconstructon of a busy Downtown business area including the construction of 5 roundabouts, including decorative elements. The project consisted of 140,000 SF of AC paving, 18,600 LF of curb/curb and gutter, and 73,000 SF of concrete flatwork.	Transportation	Prime Contractor	N/A	Brian McKinney (760) 777-7045 Fax: N/A bmckinney@laquinta.ca.gov	$8,714,209	1/31/2021
926444	San Bernardino County Transporation Authority 1170 West 3rd Street 2nd Floor San Bernardino, CA 92410	Redlands Passenger Rail Project Maintenance Facility Contract Number: 19-1002070 San Bernardino, California This project consisted of the clearing and demolition of structures within the project footprint, the construction of a DMU wash pad & Pit, installation of 2,500 TF of yard track and a DMU Maintenance Storage Facility. The project also includes, grading, drainage, relocation of sewer trunk mains, storm water drainage main, installation of a 36 x 60 modular building, pervious concrete parking lot, standby generator, hazardous storage materials building, and site lighting.	Transportation	Prime Contractor	N/A	Tim Schmit, Vice President, Transit Director (214) 215-0716 Fax: N/A tjschmidt@lan-inc.com	$25,585,786	12/28/2021
956986	Coachella Valley Water District PO Box 1058 Coachella, CA 92274	Coachella Valley Stormwater Channel Avenue 60-62 Contract Number: 2018-62 Thermal, California This project involved 210,000 CY of earthwork for placement of 6,000 CY of concrete on the slopes of the Coachella Valley Stormwater Channel to prevent the erosion of the slopes during a flooding event. The slopes exended approximately 20' below the bottom of the channel. Due to groudwater in the area, extensive dewatering was required so that the slope could be poured. There was also water diversion required for treated water leaving the Fillmore Waste Water Treatment Plant. A new outfall structure was constructed at the Fillmore Waste Water Treatement Plant that consisted of 1,000 CY of structural concrete.	Water	Prime Contractor	N/A	Tesfaye Demissie (760) 574-8065 Fax: N/A tdemissie@cvwd.org	$10,626,526	3/14/2021
979244	County of Riverside Transportation Annex 3525 14th Street Riverside, CA 92501	Salt Creek Trail Contract Number: CS-0068 Menifee, California This project was the construction of an asphalt concrete bike path along Salt Creek in the City of Menifee. The project consisted of 7,200 TN of asphalt concrete, 400 LF of curb/curb and gutter, 37,000 SF of concrete flatwork.	Infrastructure / Site Dev	Prime Contractor	N/A	Hector Davila (951) 235-5608 Fax: N/A HeDavila@rivco.org	$4,272,722	1/31/2021
985680	San Bernardino County Transporation Authority 1170 West 3rd Street 2nd Floor San Bernardino, CA 92410	Archibald & Route 60 Interchange Improvements Project Contract Number: 19-1002181 Ontario, California This project reconstructs the interchange of State Route 60 and Archibald Avenue in Ontario. Ramp widening, 1,200 CY of structural concrete retaining walls, and soil nailing are being utilized to widen the roadway under the overpass. We are also replacing the asphalt concrete with 9,400 CY of lean concrete base and JPCP concrete pavement. Other quantities include 1,000 CY of aggregate base, 5,500 TN of asphalt concrete, 4,600 LF of curb/curb and gutter, and 14,000 SF of concrete flatwork.	Transportation	Prime Contractor	N/A	Karim Varshochi (714) 412-2722 Fax: N/A karim@southstareng.com	$14,281,023	4/29/2021
999413	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	11-410404 Imperial Ave Bridge Contract Number: 11-410404 El Centro, California This project involves the reconstruction of the interchange of Imperial Blvd and Interstate 8 in El Centro. The existing bridge was removed and a new cast in place box girder bridge is being construction in its place. Embankments, aggregate base, asphalt concrete, and concrete improvements are also inclded in the scope of work. Major quantities included 100,000 CY of Roadway Excavation, 225,000 CY of Imported Borrow, 28,000 CY of aggregate base, 14,000 TN of asphalt concrete, and 5,400 LF of storm drain with associated drainage structures.	Transportation	Prime Contractor	N/A	Daniel Hernandez-Duerte (760) 594-2008 Fax: N/A daniel.hernandez.duarte@dot.ca.gov	$25,253,969	4/30/2021

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1025320	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	08-1F13U4 Cold In Place Recycling & Overlay Contract Number: 08-1F13U4 Vidal Junction, California This project involved Cold In Place Recycling of 574,000 SY of 2 lane highway and overlaying the CIPR with 78,000 TN of rubberized asphalt. There was also 10,000 TN of cold plane and overlay with conventional asphalt. The project had stringent smoothness requirements and intellegent compaction requirements.	Transportation	Prime Contractor	N/A	Khoa Nguyen (951) 232-8611 Fax: N/A khoa.n.nguyen@dot.ca.gov	$21,666,856	3/30/2021
1032399	City of Palm Desert 73-510 Fred Waring Drive Palm Desert, CA 92260-2524	CV Link On Street Bike Path Palm Desert Contract Number: C38840D Palm Desert, California This project involves the construction of an on street bike path. The installation of sidewalks, rubberized asphalt, and precast curb. The reconstruction of a hiking trailhead with decorative concrete, retaining walls, ramps, ans stairs was also included in this work. Major quantities included 26,000 SF of concrete flatwork, 2,800 LF of curb/curb & gutter, and 11,000 LF of precast curb installation.	Infrastructure / Site Dev	Prime Contractor	N/A	Khoa Nguyen (951) 232-8611 (760) 776-6493 khoa.n.nguyen@dot.ca.gov	$6,164,085	4/31/21
1034808	All American Grain LLC 229 Main Street Brawley, CA 92227	New Access Overpass Bridge Contract Number: NONE Calipatria, California This project is the construction of a single span precast girder bridge over a private railroad spur. There is 24,000 CY of cut to fill. The bridge approaches have 11,000 SF of Mechanically Stabilized Earth Walls (MSE) with 16,000 CY of backfill, with 500 TN of asphalt paving. Curb, gutter, sidewalks, geopier foundations, and striping are also included.	Manufacturing	Prime Contractor	N/A	Cecil Baker (760) 822-2074 Fax: N/A AllAmericangrain@sbcglobal.net	$4,649,464	3/30/2021
1034903	Millie And Severson Inc 29050 Eucalyptus Avenue Riverside, CA 92553	Highland Fairview Corp Park Phase 2 Contract Number: SC-04044-018 Moreno Valley, California This project is the installation of 1,000 LF of RCP storm drain, retention basins, and 6,000 LF of waterline at the Sketchers warehouse in Moreno Valley, CA. A portion of this waterline is bored across the freeway. To construct the project a temporary waterline has to be installed in order to maintain service to the warehouse. Pavement repairs are also included for areas where pipeline imporvements are being installed.	Infrastructure / Site Dev	Subcontractor	Millie And Severson Inc	Jim Hill (562) 493-3611 x 253 Fax: (562) 598-6871 jhill@mandsinc.com	$4,714,730	2/28/2021
1039960	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	08-1G0104 Hwy 62 Rip Rap & Crossings Contract Number: 08-1G0104 Vidal Junction, California This project involves the reconstruction of low water crossings with rip-rap and concrete shouders. Major quantities include 2,600 TN of asphalt, 900 CY of structural concrete, and 2,300 CY of RIP RAP.	Transportation	Prime Contractor	N/A	Darcy Davis, RE (760) 658-4220 Fax: N/A darcy.davis@dot.ca.gov	$3,387,155	5/28/2021
1040485	Agua Caliente Band Of Cahuilla Indians 5401 Dinah Shore Drive Palm Springs, CA 92264-5970	ACBCI - Section 24 Phase 1A Road Improvements Contract Number: N/A Rancho Mirage, California This project involves the construction of a new roadway in Rancho Mirage, CA. Major quantities inlcude 4,800 LF of sewer, 2,000 LF of domestic water, 25,000 LF of dry utility conduit, 7,700 CY of cut to fill grading, 5,500 TN of aggregate base, 9,700 LF of curb/curb and gutter, 27,000 SF of concrete flatwork, and 4,200 TN of asphalt paving are also included.	Transportation	Prime Contractor	N/A	Dan Malcolm, AICP, MPL Director of Planning 5401 Dinah Shore Drive Palm Springs, CA 92264 (760) 883-1945 dmalcolm@aguacaliente.net	$5,893,398	6/11/2021

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857041	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	07-312204 Hwy 126 Contract Number: 07-312204 Ventura, California Project consisted of installing 1ea Austin sand filter vault, 9600 lf K-rail, excavation of 4,700 cy of soil to be exported, 240 lf of 18-24" drainage pipe, 640 tn of Type A HMA paving for 22 ea maintenance vehicle pull outs, 6,000 tn of washed permeable gravel, Landscaping.	Transportation	Prime Contractor	N/A	Hector Arroyo (805) 480-4928 Fax: N/A Email: N/A	$3,312,004	3/31/2021
968361	City of Los Angeles Department of Airports (LAWA) 1 World Way Los Angeles, CA 90009-2216	Vt Van Nuys Taxiway A Rehab Contract Number: 733359 Van Nuys, California Replacement of taxiway and shoulder pavement, replacement of taxiway lighting system, airfield signage modifications, and various grading and drainage improvements. AC P-401 surface course - 3,320 tons; AC P-401 base course - 5,069 tons.	Transportation	Prime Contractor	N/A	Sean Flynn (310) 877-0337 Fax: N/A Email: N/A	$25,039,474	10/31/2021
1029123	County of Los Angeles 900 South Fremont Avenue Alhambra, CA 91803-1331	RMDJOC6688, Sustainable - North County Contract Number: RMDJOC6688 Palmdale, California The Work consists of the issuance of Work Orders for the reconstruction of streets,highways, and facilities Countywide; the reconstruction of curb and gutter, sidewalk, driveways, alley intersections, and cross gutters; and the performance of other appurtenant work at various locations within the unincorporated areas of North Los Angeles County.	Transportation	Prime Contractor	N/A	Mark S. Caddick (626) 458-5100 Fax: N/A Email: N/A	$2,953,218	7/5/2021
1023890	County of Los Angeles 900 South Fremont Avenue Alhambra, CA 91803-1331	JOC6687, Sustainable - North County Contract Number: RMDJOC6687 Lancaster, California The Work consists of the issuance of Work Orders for the reconstruction of streets, highways, and facilities Countywide; the reconstruction of curb and gutter, sidewalk, driveways, alley intersections, and cross gutters; and the performance of other appurtenant work at various locations within the unincorporated areas of North Los Angeles	Transportation	Prime Contractor	N/A	Mark S. Caddick (626) 458-5100 Fax: N/A Email: N/A	$4,327,951	5/25/2021
1038945	Fluence Energy LLC 4300 Wilson Blvd Arlington, VA 22203	Luna Battery Storage Contract Number: PRJ-0359 Lancaster, California Site prep, seeding, site compacted stone (605 CY), site grading and excavation (21,529 CY), detention basin, foundation rebar, foundation concrete (4,086), permanent access roadways, fencing and sliding gates (1,836 LF), and	Power	Subcontractor	Fluence Energy LLC	Bernd Grebenstein (678) 859-2616 Fax: N/A bernd.grebenstein@fluenceenergy.com	$3,021,302	2/19/2021
1115271	City of Lancaster 44933 North Fern Avenue Lancaster, CA 93534-2461	2020 Summer Pavement Program Contract Number: 21-003 Lancaster, California AC - HMA & ARHM (35,185 Tons); Mill tapered grind, Micro-milling / "Roughen Up" surface treatment; roadway excavations and digouts; crack sealing; AC patching; Type II RAP Slurry Seal; full depth reclamation; aggregate base; adjusting manhole covers and frames; signing, striping, and markings; bike detection system.	Transportation	Prime Contractor	N/A	Mike Livingston (661) 723.6227 Fax: N/A mlivingston@cityoflancasterca.org	$4,389,820	6/1/2021
962495	Department of the Navy 1220 Pacific Highway San Diego, CA 92132-5190	NAVFAC Coronado India Taxiway Contract Number: N6247319D2437 San Diego, California Construction services to Repair Failing Taxiway India, Rwy 36 and to repair through replacement the taxiway's intersection with Taxiway Bravo 2 to India's intersection with Taxiway Lima. The project will replace the existing deteriorated concrete with new Department of Defense compliant airfield pavement, in accordance with the drawings and specifications at NBC NASNI, Naval Base Coronado, San Diego, California	Airport	Prime Contractor	N/A	LTJG Kyle Flack Phone: Fax: N/A kyle.flack@navy.mil	$14,430,310	3/1/2021

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1017461	Skanska Usa Building Inc. 7300 Medical Center Drive West Hills, CA 91307-1902	Skanska CDOT Sr905 Otay Mesa Contract Number: 90007720.1466670S San Diego, California This project consisted of construct freeway to freeway connectors and 4-lane highway facility in San Diego County at various locations. Jointed Plain Concrete Pavement 45,100 CY and Isolation Joint Seal (Silicone) 750.00 LF.	Transportation	Subcontractor	Skanska Usa Building Inc.	Chuck Girten (951) 206-2767 Fax: N/A Email:	$10,371,401	4/30/2021
1031679	San Diego County Regional Airport Authority 3225 N Harbor Drive San Diego, CA 92101-1072	SDCRAA Rehab Apron Pavement Contract Number: 104278 San Diego, California The project provides for the rehabilitation of approximately 1.7 million square feet of existing concrete pavement at Terminal 2. Work areas include parking gates 20 through 42, adjacent taxilanes, and the southern edge of Taxiway B within the aircraft movement area. The work includes, but is not limited to the following: Joint, sealant removal and resealing, concrete spall repair, concrete crack repair, concrete grinding and pavement marking in repair areas.	Airport	Prime Contractor	N/A	Clay Bomberger (619) 400-2662 Fax: N/A cbomberg@san.org	$3,386,404	3/1/2021
985383	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	06-0S4604- Near Kingsburg and Selma Route 99 Contract Number: 06-0s4604 Kingsburg, California Roadway rehabilitation. Replace existing lane #2 and #3 from Selma to Kingsburg along with grade corrections under two main overchanges in CRCP. Also reconstruct the 10 on/off ramps within the projects foot print with JPCP transitions and HMA traveled ways. -50,000 CY of CRCP -8,500 CY of JPCP	Transportation	Prime Contractor	N/A	Mohammad Samimi (559) 250-6305 Fax : (559) 243-5545 mohammad.samimi@dot.ca.gov	$34,486,845	8/2/2021
1039828	County of Kings 1400 W Lacey Blvd Hanford, CA 93230	SB1 Roadway Improvements Contract Number: 133925 Hanford, California The work that has been completed consisted, in general, of furnishing and placing 27,940.35 Tons of hot mix asphalt concrete (HMA) over 250,405 SY of pavement fabric, the placement of 22,176.00 SYs of Type III Microsurfacing Seal, 40,105.11 SYs of conform grinding the project limits, 7,502.51 TNs of shoulder backing and over 77 utility and survey monuments that were raised to grade across various existing roads within Kings County.	Transportation	Prime Contractor	N/A	Mitchel Cabrera (559) 852-2601	$3,282,726	11/24/2021
1033165	County of El Dorado 2850 Fairlane Court Placerville, CA 95667	Silver Springs Parkway Offsite Contract Number: 4076 Rescue, California Construction of new intersection, roadway, concrete medians, concrete sidewalks, concrete curb and gutter, storm drain systems, rock-lined ditches, retaining wall, asphalt paving, signage and striping, fencing, temporary and permanent erosion control measures, adjusting utility covers to grade, clearing and grubbing, and tree removals.	Transportation	Prime Contractor	N/A	Chandra Ghimire, P.E., PM (530) 621-5998 (530) 626-0387 chandra.ghimire@edcgov.us	$4,517,716	9/19/2021
904780	Taylor Morrison 1180 Iron Point Road, Suite 100 Folsom, CA 95628	Bruceville Meadows Frontage and Channel Improvements Contract Number: 36092100 Elk Grove, California Basins/Channels: Excavation graiding, culverts, maintenance roads & ramps, concrete pathways, landscape and park equipment. Six Residential subdivisions with Basins/Channels: Excavation grading, culverts, maintenance roads & ramps, concrete pathways, landscape and park equipment. Frontage roads: Paving, curb, gutter, sidewalk, median signal	Infrastructure / Site Dev	Prime Contractor	N/A	Greg Martin (916) 605-0643 Fax: N/A gmartin@taylormorrison.com	$12,089,257	7/19/2021

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817304	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Cosumnes Bridge CMGC CP-4 McConnell OH Contract Number: 03-0F2844 Elk Grove, California This project is located on State Route (SR) 99, Sacramento County, in and near Elk Grove. McConnell OH Bridge. McConnell OH Child project 4 is part of the $150M Cosumnes Bridge Replacement CMGC project. Includes construction of a new bridge and roadway to carry US Highway 99 traffic over the critical single north/south UPRR track. Scope of work includes multiple MOT stages, utility relocations, extensive shoring, drilled shafts, retaining walls, a precast concrete girder bridge and structure backfill.	Transportation	Prime Contractor	N/A	Rod Murphy (530) 701-1305 Fax: N/A rodney.murphy@dot.ca.gov	$17,094,594	8/16/2021
814163	Holder Construction Company NV 1627 Athol Avenue Henderson, NV 89011-0000	Project Hen Civil & Sanitary Contract Number: 0000 Las Vegas, Nevada Mass grading, Earthwork and sewer – rough grading within 0.2' tolerance, remove existing topsoil, prepare building pad with 8" stone base, vapor barrier and sand bedding. 400,000 SF installation of wet utilities, 8" water lines, 2,300 LF of gas line, excavate 3,500 LF for electrical, install 8" PVC sanitary line. Install 20 manholes and covers. Replace topsoil removed, grading and place aggregate base for 2 mile haul road.	Commercial	Subcontractor	Holder Construction Company NV	Alex Wetzel (837) 347-3159 Fax: N/A	$30,617,693	4/1/2021
1122946	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Caltrans 03-1H8404 Barrierrail Contract Number: 03-1H8404 Truckee, California Concrete Barrier Rail, Fencing and fiber optic conduit – 22,000 LF of K rail,14,7000 SY Hydraulic Mulch, fiber optic conduit, temporary traffic striping, 132,000 SF bonded fiber matrix. Remove Concrete dike, remove fencing Remove	Transportation	Prime Contractor	N/A	Bojana Guiterrez (916) 801-3455 Fax: N/A bojana_guiterrez@dot.ca.gov	$6,988,150	10/27/2021
1127900	Reno Tahoe Airport Authority PO Box 12490 Reno, NV 89510-2490	Stead Airport Taxiway Alpha Phase Contract Number: WA-2021-176 Reno, Nevada Paving, Storm Drain, Lights, Striping – Remove 25,000 SY of existing pavement, remove 1,300 LF of chain link fence, 8,000 CY of embankment excavation, 21,500 SY of sub base, 21,800 SY of cement treated subgrade, 27,000 SY HMA AC, place non-reflective airfield pavement markings, placed concrete encased schedule 40 PVC pipe. Retrofit LED	Transportation	Prime Contractor	N/A	Bryce Juzek (775) 386-7802 Fax: N/A bjuzek@renoairport.com	$4,436,543	11/18/2021
1024279	Nevada Department of Transportation 1263 South Stewart Street Carson City, NV 89712-0001	NDOT 3821 Mccarran Blvd Contract Number: 3821 Reno, Nevada Cold Mill, Paving, ADA Improvements. Curb, Gutter, sidewalk – 6 miles of roadway located in a high traffic area of Reno, Nevada. Removal of 42 trees, remove culvert piping, shoulder dike, compression joints, remove 273,966 SY coldmill, remove 45,047 SY Structure Excavation, grind concrete deck, install 12" and 24" reinforced concrete pipe, 44,319 LF of 3" conduit, 39,295 LF 4" conduit, 33,696 LF Concrete Curb, 10,571 LF of concrete gutter, 40,891 LF Fiber Optic cable, epoxy pavement striping and 48,000 TON of Asphalt paving.	Transportation	Prime Contractor	N/A	Andrew Lawrence (775) 443-5169 Fax: N/A alawrence@dot.nv.gov	$18,498,985	10/1/2021
1040065	Nevada Department of Transportation 1263 South Stewart Street Carson City, NV 89712-0001	NDOT 3844 US 93 Passing Lanes Contract Number: 3844 Elko, Nevada Cold Mill, Pave passing lanes. – Widen 6 miles of passing lanes, grading, 16 acre clearing and grubbing, 98,262 SY cold milling, 54,543 CY Roadway Excavation, 62,168 CY Borrow Embankment, 4,600 CY Topsoil, 50,670 CY aggregate base, 36,140 TONS plantmix type 2, Thermoplastic pavement marking, pollution control, Rip Rap and Permanent	Transportation	Prime Contractor	N/A	Mo Gobena (775) 753-2906 Fax: N/A MGobena@dot.nv.gov	$9,419,513	10/4/2021
1022239	City of Redmond Po Box 97010 Redmond, WA 98008	520 Trail Grade Separation at NE 40th Street Contract Number: 20021606 Redmond, Washington Situated within an active urban corridor, directly adjacent to Microsoft's Redmond Campus and State Route 520 in Redmond, this project constructed approximately 900 LF of trail improvement along the SR 520 Trail. Scope included construction of a cut and cover pedestrian tunnel through the active SR 520 and NE 40th Street intersection and was coordinated to be complete during a 17-day closure of NE 40th street to allow for shoring and support of a half dozen active water, gas, fiber, and communication lines. Other major scopes included over 6,000 CY of excavation, 12,784 SF of Soldier Pile wall and shotcrete fascia, storm drainage, paving, concrete flatwork, electrical and	Tunnels	Prime Contractor	N/A	Bassam Al-Ali (425) 556-2900 Fax: N/A bal-ali@redmond.gov	$8,207,838	3/1/2021

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1040589	Sterling And Wilson Solar Solutions Inc 7025 North Scottsdale Road Suite 160 Scottsdale, AZ 85054	Lund Hill Solar Contract Number: NOT LISTED Bickleton, Washington This project started with the installation of internal access roads throughout the entire site which was broken out into six circuits. The internal access roads served as the intended haul route for all project personnel, equipment, and construction materials to build the solar farm. It included grading and compacting apx. 100,000 tons of base-course and top-course aggregate. In addition to the access road improvements, the site-prep portion of the contract included installing all project BMP's, two additional construction entrances, and cut, fill, and import activities totaling over 250,000 CY of material. Project quantities included 150,0000+ CY of cut/fill material loaded, placed, and compacted on site, 100,000+ CY of import and onsite borrow, 1,000,000+ SF of internal access roads installed including base and top course aggregate, 80,000+ LF of silt fence installed, and 50,000+ CY of boulders	Power	Subcontractor	Sterling And Wilson Solar Solutions Inc	Matt Bodington (480) 524-57483 Fax: N/A Matt.Bodington@Sterlingwilson.com	$12,793,787	4/16/2021
1122216	Clark County 1300 Franklin Street Vancouver, WA 98660-2865	Clark County 2021 HMA Overlays Contract Number: 300722 Vancouver, Washington Project encompassed seven roads that included work scopes of pavement repair, overlay mainline paving, cold milling and new traffic signal systems. In addition to the seven roads that were overlayed, there were 17 different locations across the County that pavement repairs were conducted in preparation for the County's annual chip sealing operations. Overall, we placed approximately 20,523 tons of hot mix asphalt on this project in varying lift	Transportation	Prime Contractor	N/A	Isaac McConnell (360) 635-1715 Fax: N/A isaac.mcconnell@clark.wa.gov	$3,474,375	8/13/2021
1128541	State of Washington Department of Transportation PO Box 47420 Olympia, WA 98504-0001	Fork Lewis River Contract Number: 20X320 Woodland, Washington Cracking and seating the existing concrete panels and overlaying lanes and shoulders with 0.75' of HMA, replacing existing underdrain system, modifying existing electrical system, installing wetland buffer mitigation improvements, replacing existing guardrail and high tension cable barrier, replacing pavement markings and other work.	Transportation	Prime Contractor	N/A	Mike Briggs (360) 624-8827 Fax: N/A briggsm@wsdot.wa.gov	$5,592,643	11/1/2021
730375	Utah Department of Transportation 4501 South 2700 West Salt Lake City, UT 84107-1430	I-80 Blackrock Cm Contract Number: 188153 Tooele, Utah CM/GC Project that reconstructed 3 bridges and the roadway approaches leading up to the bridges. At SR-36 over I-80 we built the new 350' 3 span concrete girder bridge next to the existing bridge. We built new fills, installed drainage, surcharged the new fill and built the new roadway leading up to the bridge. At I-80 we installed a 400' 2 Spand Temporary Bridge (Acrow Supplied) next to the existing structures. We then built the 265' single span steel I-80 WB Bridge and the new roadway tie-ins. Once this bridge was completed we switched all 4 lanes of I-80 traffic (EB & WB 2 lanes each) onto this newly constructed bridge. Then we built the 235' single span steel bridge and the new roadway tie-ins. Once this was completed we opened the bridges to traffic. We placed polyester concrete on all 3 of these new bridge decks.	Bridge Only	Prime Contractor	N/A	Rodney Ruby (801) 910-2560 Fax: N/A rjruby@utah.gov	$41,650,171	11/29/2021
795760	Utah Transit Authority (UTA) 669 West 200 South Salt Lake City, UT 84101	Uta First Mile Last Mile Contract Number: 18-2398TP Salt Lake, Utah Grant Avenue Reconstruct, Ogden Ut – Road Reconstruct from 22nd to 24th street consisting of 1,181 Tons of asphalt pavement 2 each 12' lanes with decorative concrete crosswalks 6 each, 21,293 SF of 12' wide sidewalk, 14,535 SF 7' pike path, 4,078 LF of concrete Bioswales, 2,817 LF of curb and gutter, 7,677 LF of colored concrete banding, 7,498 SF colored concrete intersection, 2,919 LF of curb and gutter, 360 LF of storm drain, 16 Each catch basins, 5,532 SF green epoxy painted bike lane, 13 Each custom streetlights and 2 Each new intersection signals, Landscape sprinklers and 22 Each trees. Farmington Sidewalks – Project consist of installing 35,372 sf 6" thick sidewalk fiber reinforced, 5,033 SF of concrete driveways, 4,300 LF painted bike lane, 1 Each Hawk Signal on Glovers Lane & 650 N Farmington UT. Bountiful ADA Ramps – Project consisted of removing existing pedestrian ramps and installing new ADA complainant ramps 74 Each in various locations throughout Bountiful City, 3,421 SF of sidewalk, 3,516 LF of curb and gutter. Parleys Trail – Construct a new concrete trail from Main Street to West Temple in South Salt Lake City. 6" concrete trail 8,324 SF, 6 Each Trail lights, 211 LF channelizing fence, 195 SF block retaining wall, 215 CY UTBC. South Jordan/Herriman/Draper bike lanes – Installing 5' wide painted bike lanes in South Jordan, Herriman & Draper UT. 55,860 LF of painted bike lane, 105 Each signs, 502 Each painted messages	Roads / Highways	Prime Contractor	N/A	Grey Turner (801) 236-4761 Fax: N/A Gturner@rideuta.com	$5,565,811	12/31/2021

GRANITE

Granite Construction Company

2021 Completed Job Schedule Greater Than $3 Million

Job ID	Name and Address of Owner	Name, Location of Project, and Kind of Work	Work Type Category	Prime or Subcontractor	Name of Contractor (if sub)	Owner Contact	Contract Amount	Actual Completion Date
850008	Utah Transit Authority (UTA) 669 West 200 South Salt Lake City, UT 84101	Uta - Lehi Ped Bridge Contract Number: 18-2398TP Lehi, Utah Lehi Rail Trail Pedestrian Bridge – Located within the UTA rail corridor at SR-92. Construct new trail section & pedestrian bridge over SR-92. Construct a new 10' wide asphalt trail 1,020 LF, 17,569 CY borrow, 974 LF RCP pipe, 7 Each catch basins, 7,217 SF concrete sidewalk, 3,030 LF chain link fence, 10,511 SF MSE Wall, 14' wide bridge 500' long with prestressed concrete girders, 453 CY structural concrete, 188 LF 60" drilled shafts.	Transportation	Prime Contractor	N/A	Grey Turner (801) 236-4761 Fax: N/A gturner@rideuta.com	$5,161,770	6/30/2021
1024327	Utah Department of Transportation 4501 South 2700 West Salt Lake City, UT 84107-1430	I-84 Panel Replacement Contract Number: F-I84-4(3)30 Howell, Utah 22,000 SY of panel replacements, dowl bar retrofits, 650,00 feet of joint sealing, cattle guards, CIP barriers and a large number of new & updated signs.	Transportation	Prime Contractor	N/A	Jace Mecham (435) 230-2989 Fax: N/A jmecham@utah.gov Brad Loveless - RE bloveless@utah.gov	$6,046,007	4/15/2021
1028168	Kennecott Utah Copper 8362 West 10200 South Bingham Canyon, UT 84006-1197	CRP Crusher Pocket Contract Number: 3104202227 Bingham Canyon, Utah Concrete foundation for the Kennecott in pit crusher relocation. This foundation consists of a 3,000 CY base foundation approximately 100'x100'x8' deep. Located above this bottom foundation is three levels of concrete floors and 15' walls where the gyratory crusher sits. The floors and walls were approximately 2000 CY of concrete. Granite also installed dumping slabs with 1000 CY of concrete at the top of the crusher. These dumping slabs are where the 400 TN haul trucks dump ore into the crusher bin.	Mining	Prime Contractor	N/A	Cody Fuell Phone: Fax: N/A Cody.Fuell@riotinto.com	$8,454,510	2/28/2021
1030706	City of Ogden 2549 Washington Blvd, Suite 761 Ogden, Utah 84401-3111	Ogden-Hinckley Airport Contract Number: 3-49-0024-050-2020 Ogden, Utah Apron Reconstruction including P-154 and P-209 with 6" of Asphalt. There are airplane tie downs and junction boxes.	Transportation	Prime Contractor	N/A	Bryant Garrett (801) 629-8262 Fax: N/A Email:	$4,437,801	11/14/2021
1026181	Cline Avenue Bridge LLC 7800 East Union Avenue Suite 525 Denver, CO 80014	Cline Avenue Bridge Completion Contract Number: East Chicago, Indiana The project was to complete the 1.25 mile balanced-cantilever segmental bridge in Northwest Indiana that carries two lanes of roadway traffic. Work consisted of falsework construction, erection of precast segments including strand jacking over the Indiana Harbor Canal, geometry control, post tensioning of over five miles of tendons, over 1.5 miles of parapet construction, profile grinding, grooving and other roadway finishes.	Transportation	Prime Contractor	N/A	Laura Weber Communications (219) 276-8903 Fax: N/A lweber@unitedbridgepartners.com	$32,285,095	10/8/2021

American River Outfall Four Storm Drain Repair Project
Bid Summary - CP22-2204
Rancho Cordova City Hall
2729 Prospect Park Drive, Rancho Cordova, CA 95670
June 2, 2022, 1:00 pm, Council Chambers

	Construction Contractor	Total Base Bid Amount	Bid Form (Proposal Signed)	Contractors License	DIR Resgistration	Bid Schedule	Equal Employment	Public Contract Code	Designation of Subcontractors	Experience / Qualifications Statement	Bidder's Bond	Non-Collusion Affidavit	Debarment & Suspension	Addendum 1	Addendum 2
A	Granite Construction	$859,815.00	X	X	X	X	X	X	X	X	X	X	X	X	X
B															
C															
D															
E															
F															
G															
H															
I															
J															

Attendees Stacy Leitner, City Clerk
Kristine Courdy, Senior Civil Engineer

Stacy Leitner

Stacy Leitner, City Clerk

6/2/22

Date

**CONSTRUCTION SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND GRANITE CONSTRUCTION COMPANY
FOR AMERICAN RIVER STORM DRAIN OUTFALL FOUR REPAIR**

THIS AGREEMENT made and entered into between the City of Rancho Cordova ("City") and Granite Construction Company ("Contractor") as of July 18, 2022.

W I T N E S S E T H:

WHEREAS, the City Council for the City heretofore caused plans and specifications for American River Storm Drain Outfall Four Repair ("Project") to be prepared, and therefore did approve and adopt said plans and specifications; and

WHEREAS, the City Council for the City did cause to be published for the time and in the manner required by law, a notice inviting sealed bids for the performance of said work; and

WHEREAS, the notice was published on May 12, 2022, on CIPList.com and the City of Rancho Cordova's website ("Notice"); and

WHEREAS, the Contractor, in response to such Notice, submitted to the City Council for the City within the time specified in said Notice, and in the manner provided for therein, a sealed bid for the performance of the Project specified in said plans and specifications, which said bid and proposal, and other bids and proposals submitted in response to said Notice, the City Council opened and canvassed in the manner provided by law; and

WHEREAS, the Contractor was the lowest responsible bidder for the performance of said Project, and said City Council for the City as a result of the canvass of said bids, did determine and declare Contractor to be the lowest responsible bidder for said Project and award to a contract therefore.

NOW THEREFORE, in consideration of the promises herein, it is mutually agreed between the parties hereto as follows:

Section 1. **CONTRACT DOCUMENTS.** The following documents are by this reference incorporated in and made a part of this Agreement: The County of Sacramento, Standard Construction Specifications dated January 2016; the Special Provisions; the contract drawings, all addenda; the Notice to Contractors; the Proposal; all required bonds; and all supplemental Agreements covering alterations, amendments, or extensions to the contract. The documents which describe the work to be performed are sometimes collectively referred to herein as the Plans and Specifications.

Section 2. **TERM.** The term of this Agreement shall begin on the date first noted above and shall end on December 31, 2023.

Section 3. **SCOPE OF WORK.** The Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No. 2022-78 as provided for and set forth in said Plans and Specifications, or in either of them, which said Plans and Specifications are hereby referred and by such reference incorporated herein and made a part of this Agreement. All of the said work done under this Agreement shall be under the supervision of and performed to the satisfaction of the Public Works Director of the City of

Rancho Cordova who shall have the right to reject any and all materials and supplies furnished by the Contractor which do not comply with the Plans and Specifications, together with the right to require the Contractor to replace any and all work furnished by the Contractor which shall not either in workmanship or material be in strict accordance with the Plans and Specifications.

Section 4 **COMPLETION**. Said work shall be completed and ready for acceptance.

Section 5. **PAYMENT**. Attached hereto as Exhibit "A" and by reference made a part hereof, is the bid and proposal of Contractor. Said bid and proposal will contain, as required by the terms of said specifications, the full and complete schedule of the different items with the lump sums or unit prices as so specified. The City agrees in consideration of the work to be performed for the Project herein and subject to the terms and conditions thereof, to pay Contractor all sums of money which may become due to Contractor in accordance with the terms of the aforesaid bid and proposal, and this Agreement, to wit: Eight Hundred Fifty-Nine Thousand Eight Hundred Fifteen Dollars and Zero Cents ($859,815.00). Said sum shall be paid in accordance with Section 8 of the Standard Specifications. With respect to that portion of the above sum as is based upon the estimated quantities specified for the general scope of the work to be performed herein, actual payment will be based upon the quantities as measured upon completion. No payment made under this Agreement shall be construed to be an acceptance of defective work or improper materials.

Section 6. **PREVAILING WAGES.** Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II, of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the Project contemplated under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of said Project by Contractor, or by any subcontractor doing or contracting to do any part of said Project. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, the office of the Clerk of the City. Contractor shall post, at each job site, a copy of such prevailing rate of per diem wages as determined by the Director for the California Department of Industrial Relations.

Section 7. **INSURANCE**. The Contractor shall carry and maintain during the life of this Agreement, such public liability, property damage and contractual liability, auto, worker's compensation and builders' risk insurance as required by the specifications.

Section 8. **WORKERS' COMPENSATION CERTIFICATION.** By execution of this Agreement, the Contractor certifies as follows:

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

Section 9. **PERFORMANCE AND PAYMENT BONDS**. The Contractor shall, before beginning said work for the Project, file two bonds with the City, each made payable to the City. These bonds shall be issued by a surety company authorized to do business in the State of California, and shall be maintained during the entire life of the Agreement at the expense of the Contractor. One bond shall be in the amount of one hundred percent (100%) of the Agreement and shall guarantee the faithful performance of the Agreement. The second bond shall be the

payment bond required by California Civil Code Section 3247 et seq., and shall be in the amount of one hundred percent (100%) of the Agreement. Any alterations made in the specifications which are a part of this Agreement or in any provision of this Agreement shall not operate to release any surety from liability on any bond required hereunder and the consent to make such alterations is hereby given, and any surety on said bonds hereby waives the provisions of California Civil Code Sections 2819 and 2845.

Section 10. INDEMNIFICATION.

10.1 Contractor's Performance. To the fullest extent permitted by law, Contractor shall indemnify, defend and hold harmless City, its governing Board, officers, directors, agents, employees and volunteers from and against any and all claims, demands, actions, losses, liabilities, damages, and all costs incidental thereto, including cost of defense, settlement, arbitration, and reasonable attorneys' fees arising out of, pertaining to, or resulting from the acts or omissions of anyone else directly or indirectly acting on behalf of the Contractor, or for which the Contractor is legally liable under law, regardless of whether caused in part by a party indemnified hereunder.

10.2 No Limitation of Liability for Indemnification. The indemnities set forth in this Section shall not be limited by the insurance requirements set forth in the Contract.

Section 11. MISCELLANEOUS PROVISIONS.

11.1 This Agreement shall bind and inure to the heirs, devisees, assignees, and successors in interest of Contractor and to the successors in interest of Contractor in the same manner as if such parties had been expressly named herein. All times stated herein or in the contract documents are of the essence hereof. As used in this instrument the singular includes the plural, and the masculine includes the feminine and the neuter. This Agreement may create a possessory interest subject to property taxation, and Contractor may be subject to the payment of property taxes levied on such interest.

11.2 Contract Administration.

This Agreement shall be administered by Kristine Courdy ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

11.3 **Notices.** Any written notice to consultant shall be sent to:

Carter Rohrbough
Granite Construction Company
4001 Bradshaw Road
Sacramento, CA 95827
Carter.Rohrbough@gcinc.com

Any written notice to City shall be sent to:

Kristine Courdy
City of Rancho Cordova
Department of Public Works
2729 Prospect Park Drive
Rancho Cordova, CA 95670
kcourdy@cityofranchocordova.org

11.4 **IRS Form W-9.** Contractor shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City's Finance Director shall have authority to waive this requirement.

IN WITNESS WHEREOF, the City Council and Contractor have caused this Agreement to be executed as of the day and year first above written.

CITY OF RANCHO CORDOVA:	CONTRACTOR:
Cyrus Abhar, City Manager	**Carter Rohrbough,** VP Regional Operations III
Date	Date

Attest:

Stacy Leitner, CMC, City Clerk

Date

Approved as to Form:

Adam U. Lindgren, City Attorney

Date

EXHIBIT A

CONTRACTOR BID

Refer to Attached Contractor Bid

.

Attachment A
Part of Addendum 2
CP20-2204

BID SCHEDULE 2

The following quantities are approximate only and are given for the purpose of comparing proposals. The City does not expressly or by implication agree that the actual amount of work will correspond with quantities given herein, but reserves the right to increase or decrease the amount of any class or portion of the work as may be deemed necessary or advisable by the Director of Public Works. Payment will be based upon the actual quantities installed or constructed, unless otherwise specified. In the event that the product of a unit price and an estimated quantity does not equal the extended amount stated, the unit price will govern and the correct product of the unit price and the estimated quantity shall be deemed to be the amount bid.

AMERICAN RIVER STORM DRAIN OUTFALL FOUR REPAIR
CITY OF RANCHO CORDOVA
BASE BID SCHEDULE

Item NO.	Item Description	Quantity	Unit	Unit Price	Amount
1	Mobilization	1	LS	$85,900.00	$85,900.00
2	Construction Staking	1	LS	$7,000.00	$7,000.00
3	Traffic Control and Detour Plan	1	LS	$56,983.00	56983.00
4	Erosion, Sediment, and Water Pollution Control	1	LS	$2,000.00	$2,000.00
5	Remove Concrete	65	CY	$365.00	$23,725.00
6	Temporary High-Visibility Fence	278	LF	$14.00	$3892.00
7	Clearing and Grubbing	1	LS	$30,000.00	$30,000.00
8	Roadway Excavation	500	CY	$357.00	$178500.00
9	Structure Excavation (Retaining Wall)	65	CY	$300.00	$19,500.00
10	Structure Backfill (Retaining Wall)	~~11~~ 46	CY	$475.00	$21,850.00
11	Imported Borrow	160	CY	$110.00	$17,600.00
12	Revegetation	1	LS	$90,000.00	$90,000.00
~~13~~	~~Class 2 Aggregate Subbase~~	~~32~~	~~CY~~		
14	Structural Concrete (Retaining Wall)	25	CY	$1,500.00	$37,500.00
15	Control Density Backfill	355	CY	$230.00	$81,650.00
16	Bar Reinforcing Steel (Retaining Wall)	1,700	LB	$8.00	$13,600.00
17	Rock Slope Protection (1/2 T, Class VII, Method A)	8	CY	$2,000.00	$16,000.00
18	Rock Slope Protection (300 lb, Class IV, Method B)	75	CY	$350.00	$26,250.00
19	Temporary Chain Link Fence (Type CL-6)	1,228	LF	$45.00	$55,260.00
20	Install Sign	2	EA	$1,000.00	$2,000.00
21	Handrailing	51	LF	$855.00	$43,605.00

Exhibit A

Attachment A
Part of Addendum 2
CP20-2204

AMERICAN RIVER STORM DRAIN OUTFALL FOUR REPAIR					
CITY OF RANCHO CORDOVA					
BASE BID SCHEDULE					
Item NO.	**Item Description**	**Quantity**	**Unit**	**Unit Price**	**Amount**
22	36" Culvert Trash Rack	1	EA	$3,200.00	$3,200.00
23	60" Culvert Trash Rack	1	EA	$3,500.00	$3,500.00
24	66" Culvert Trash Rack	1	EA	$3600.00	$3,600.00
25	72" Culvert Trash Rack	1	EA	$3,700.00	$3,700.00
26	Environmental Compliance	1	LS	$33,000.00	$33,000.00
	TOTAL OF BID PRICE $	$859,815.00			
	TOTAL BASE BID PRICE IN WORDS	Eight hundred fifty nine thousand and Eight hundred and fifteen dollars and zero cents			

MEMORANDUM

ITEM 16.3.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Byron Tang, Senior Civil Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2022-90 WITH THE COUNTY OF SACRAMENTO FOR TRANSPORTATION OPERATIONS AND MAINTENANCE SERVICES FOR FISCAL YEARS 2022-2027, ENABLING THE COUNTY TO CONTINUE ASSISTING THE CITY IN OPERATING AND MAINTAINING TRAFFIC SIGNAL INFRASTRUCTURE**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract No. 2022-90 with the County of Sacramento to provide Transportation Operations and Maintenance Services to the City of Rancho Cordova. The term of this Agreement shall automatically renew for additional one-year periods commencing July 1, 2027, and each July thereafter through June 30, 2032, unless terminated by either Party.

The contract would enable the County of Sacramento to continue assisting the City of Rancho Cordova in operating and maintaining traffic signal infrastructure in the city.

BACKGROUND

The County of Sacramento has provided traffic signal maintenance and operations services to the City of Rancho Cordova since the City's inception in 2003. Continuous maintenance is required to keep traffic signal infrastructure functioning throughout the City. The operations and maintenance of the City's traffic signals is a key service needed to support the modern transportation network within the City. Although the services provided by the County of Sacramento will vary each year, the value has ranged from roughly $570,000 to $820,000 per year in the last five years.

FISCAL IMPACT AND FUNDING SOURCE

The contract would be funded through a combination of Measure A, special districts, and Public Works operating budget.

ATTACHMENT(S)

1. Resolution
2. Contract No. 2022-90

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2022-90 WITH THE COUNTY OF SACRAMENTO FOR TRANSPORTATION OPERATIONS AND MAINTENANCE SERVICES FOR FISCAL YEAR 2022-2027, ENABLING THE COUNTY TO CONTINUE ASSISTING THE CITY IN OPERATING AND MAINTAINING TRAFFIC SIGNAL INFRASTRUCTURE

WHEREAS, the City of Rancho Cordova wishes to contract with the County of Sacramento to provide Transportation Operations and Maintenance Services for fiscal year 2022-2027; and

WHEREAS, those services will exceed the maximum amount the City Manager has authorization to approve; and

WHEREAS, the term of this Agreement shall automatically renew for additional one-year periods commencing July 1, 2027, and each July thereafter through June 30, 2032, unless terminated by either Party; and

WHEREAS, the operations and maintenance of the city's traffic signals is a key service needed to support the modern transportation network within the city; and

WHEREAS, there are sufficient funds budgeted to cover the costs of the contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the City Manager to execute Contract No. 2022-90 with the County of Sacramento, for Transportation Operations and Maintenance Services in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
Donald Terry, Mayor

_____
Stacy Leitner, CMC
City Clerk

CITY CONTRACT NO. 2022-90
COUNTY CONTRACT NO. 52527

TRANSPORTATION OPERATIONS AND MAINTENANCE SERVICE AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND THE COUNTY OF SACRAMENTO

THIS AGREEMENT for transportation, operations, and maintenance services is made by and between the City of Rancho Cordova, a California municipal corporation ("City"), and the County of Sacramento, a political subdivision of the State of California ("County") (together sometimes referred to as the "Parties") as of July 1, 2022.

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, County shall provide to City the services described in the Service Agreement Plan (Service Plan) attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

1.1 Term of Services. The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2027, and may not be terminated during this period except upon mutual written consent of the parties or for cause. Thereafter, unless terminated by either Party pursuant to Section 8 below, the term of this Agreement shall automatically renew for additional one-year periods commencing July 1, 2027, and each July thereafter through June 30, 2032.

1.2 Standard of Performance. The County shall perform all traffic signal operations and maintenance services at such levels and time frames as described in the Service Agreement Plan (Service Plan) which is attached hereto and incorporated herein as Exhibit A. Those levels of service and time frames shall stay consistent during the term of this Agreement. All work shall be performed to County standards unless otherwise authorized by a City official and/or engineer. A separate agreement is required for any traffic signal operations and maintenance work if the scope of work falls outside the scope of work described in Exhibit A.

1.3 Assignment of Personnel. The County shall have the responsibility to supervise personnel, hire personnel, establish standards of performance, determine assignment of personnel, determine and effect discipline, determine required training, maintain personnel files and other matters relating to the performance of services and control of personnel. County shall be responsible for negotiating and administering all labor relations agreements and personnel rules and procedures between County and its employees rendering services pursuant to this Agreement. The City understands that the County is legally obligated to comply with bargaining agreements covering County employees performing services pursuant to this Agreement and, as a result, agrees that the County's performance under this Agreement shall be subject to any such bargaining agreements.

1.4 Time. County shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.2 above and to satisfy County's obligations hereunder.

Section 2. COMPENSATION. City hereby agrees to pay County on a time and material basis for traffic signal maintenance services to be performed and reimbursable costs incurred under this Agreement, and as specified in Exhibit A. This includes administrative and management support on an hourly basis. City, further agrees to pay County on a percentage basis as provided in Exhibit B and Section 2.1, an all-inclusive amount on a monthly basis for timing of traffic signals within the City. The payments specified below shall be the only payments from City to County for services rendered pursuant to this Agreement. County shall submit all invoices to City in the manner specified herein.

County and City acknowledge and agree that compensation paid by City to County under this Agreement is based upon County's costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of County. Consequently, the Parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which County and its employees, agents, and subcontractors may be eligible. City, therefore, has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 Adjustment of Loaded Labor Hourly Rates. The loaded labor hourly rates for traffic signal operations services for a given fiscal year will be based on County's new loaded labor rates, as approved by its Board of Supervisors, released on July 1st of each new fiscal year. An updated rate schedule will be submitted to City for review and approval by July 31st of that fiscal year (see Exhibit B). The loaded labor hourly rates for traffic signal maintenance services for a given fiscal year will be based on County's effective loaded labor hourly rates, as approved by its Board of Supervisors, released during that fiscal year.

2.2 Invoices. County shall submit invoices not more often than once per month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by County and each employee, agent, and subcontractor of County performing services hereunder, as well as a separate notice when the total number of hours of work by County and any individual employee, agent, or subcontractor of County reaches or exceeds 800 hours, which shall include an estimate of the time necessary to complete the work described in Exhibit A;

- The signature of an authorized County representative.

2.3 Monthly Payment. City shall make monthly payments to County, based on invoices received, for all services performed, and for authorized reimbursable costs incurred. City shall pay County within thirty (30) days from the receipt of an invoice that complies with all of the requirements set forth in Section 2.2. If the City disputes any items or charges on the invoices for a reasonable cause, and if agreed by County, the County will resubmit a revised invoice correcting the disputed items or charges, upon which time City shall remit payment to County no later than thirty (30) business days after receipt of the revised invoice. The amount and reason for such a dispute shall be documented in writing to the County no later than thirty (30) business days from receipt of the invoice.

2.4 Minimum and Total Payment.

A. The City shall establish a minimum annual budget of not less than one million dollars ($1,000,000) for each fiscal year during the term of this Agreement. City agrees to pay the County a minimum of fifty percent (50%) (five hundred thousand dollars ($500,000)) of each fiscal year's budgeted $1,000,000 for all services provided by County under this agreement. Payments toward the fifty percent (50%) annual minimum will be made pursuant to Section 2.3.

B. City shall be entitled to a reduction in the minimum annual payment only to the extent that County fails to provide direct services equivalent to 50% of the budgeted amount after being requested to do so by City.

C. City shall pay, to the County, the actual costs for services rendered by County that exceed $500,000 each fiscal year. City shall not pay any additional sum for any expense or cost whatsoever incurred by County in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

2.5 Fees. Field signal maintenance services shall generally be performed on a time and material basis per County's latest loaded labor hourly rates. Traffic signal operations service shall be provided based on the City's fair share of the Projected Monthly Traffic Signal Operations Cost for the City of Rancho Cordova as shown in Exhibit B, and as adjusted pursuant to the provisions of Section 2.1 above.

2.6 Reimbursable Expenses. With the exception of supplies, materials, and equipment, reimbursable expenses, if any, are listed in Exhibit B. Expenses, other than supplies, materials and equipment, not listed in Exhibit B are not chargeable to City. The City will reimburse the County for its actual cost of supplies, materials and equipment used in providing services pursuant to this Agreement.

2.7 Payment of Taxes. County is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

2.8 Payment upon Termination. In the event that the City or County terminates this Agreement pursuant to Section 8, the City shall compensate the County for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of termination of services. County shall maintain adequate logs and timesheets in order to verify costs incurred to that date.

2.9 Authorization to Perform Services. The County is authorized to perform annual proactive maintenance, regular scheduled maintenance, and maintenance as necessary to eliminate hazardous conditions, emergency response as necessary, and maintenance as requested by the City. Refer to Service Plan for maintenance schedules and/or Performance Measures.

Section 3. FACILITIES AND EQUIPMENT. County shall, at its sole cost and expense, provide all necessary labor, supervision, equipment, communication facilities, and supplies that may be necessary to perform the services required by this Agreement. City shall be responsible for supplying any special supplies, stationery, notices, forms, or similar items that are required to be issued with City logo, or letterhead. All such items shall be provided at the City's sole cost and expense.

Section 4. INSURANCE REQUIREMENTS. Parties acknowledge that County is a self-insured entity.

Section 5. INDEMNIFICATION AND PROFESSIONAL'S RESPONSIBILITIES.

5.1 City. The County and its officers, agents, and employees shall not be deemed to have assumed any liability for the negligence or other act or omission of City or any of its officers, agents, or employees, for any dangerous or defective condition of any public street or work or property of the City, or for any illegality or unconstitutionality of the City's ordinances. The City shall indemnify and hold the County and its officers, agents, employees, and independent contractors harmless from any claim or liability whatsoever, based or asserted upon the condition of any public street or work or property of the City, upon the illegality or unconstitutionality of any City ordinances, or upon any act or omission of the City or its officers, agents, employees subcontractors and independent contractors related to this Agreement, for property damage, bodily injury or death or any other element of damage of any kind or nature, and the City shall defend at its expense including attorneys' fees, the County and its officers, agents, employees and independent contractors in any legal action or claim of any kind based upon such condition of any such public street or work or property, such alleged illegality or unconstitutionality of a City ordinance, or such alleged acts or omissions. For the purpose of clarifying City's obligations under this Section 5.1, City and County agree that, notwithstanding Section 6.2, an "agent" of the City shall not include any County officer or employee engaged in the performance of any service pursuant to this Agreement. Furthermore, with respect to public streets, works, or property, City and County agree that nothing in this Section 5.1 is intended to require City to indemnify and hold harmless the County for any claim or liability arising prior to the incorporation of City on July 1, 2003.

5.2 County. County shall indemnify and hold the City and its officers, agents, employees, and independent contractors harmless from and against any loss, damage, claim, or liability whatsoever, based or asserted upon any act or omission of the County or its officers, agents, employees, subcontractors and independent contractors related to this Agreement, for property damage, bodily injury or death or any other element of damage of any kind or nature, and the County shall indemnify and defend at its expense, including attorney fees, the City and its officers, agents, employees and independent contractors in any legal action or claim of any kind based upon such alleged acts or omissions.

5.3 PERS. In the event that County or any employee, agent, or subcontractor of County providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, County shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of County or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Section 6. STATUS OF COUNTY.

6.1 Independent Contractor. At all times during the term of this Agreement, County shall be an independent contractor as defined in Labor Code Section 3353, and shall not be an employee of City. City shall have the right to control County only insofar as the results of County's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise City shall not have the right to control the means and methods by which County accomplishes services rendered pursuant to this Agreement. County shall have no power or authority by this Agreement to bind the City in any respect. All employees and agents hired or retained by County are employees and agents of County and not of the City. The City shall not be obligated in any way to pay any wage claims or other claims made against County by any such employees or agents, or any other person resulting from performance of this Agreement.

Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, County and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

6.2 City Agent. Except as City may specify in writing, County shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. County shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

7.1 Governing Law. The laws of the State of California shall govern this Agreement.

7.2 Compliance with Applicable Laws. County and any subcontractors shall comply with all laws applicable to the performance of the work hereunder.

7.3 Other Governmental Regulations. To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, County and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.

7.4 Licenses and Permits. County represents and warrants to City that County and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions and perform Services pursuant to this Agreement. County represents and warrants to City that County and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions and perform Services pursuant to this Agreement.

7.5 Nondiscrimination and Equal Opportunity. County shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by County under this Agreement. County shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of County thereby. County shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

Section 8. TERMINATION AND MODIFICATION.

8.1 Termination. Either Party may terminate this Agreement without cause upon providing six-month advance written notice to the other Party. In the event of termination, City shall compensate County for services satisfactorily performed to the effective date of termination.

8.2 Amendments. The Parties may amend this Agreement only by a writing signed by all the Parties. County's Director of Department of Transportation shall be authorized to make administrative amendments on behalf of County including, but not limited to, the scope of services, term extensions, management practices, and County operations.

8.3 Assignment and Subcontracting. City and County recognize and agree that this Agreement contemplates personal performance by County and is based upon a determination of County's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of County. County and City may not assign this Agreement or any interest therein without the prior written approval of the other Party, and no assignment shall be of any force or effect unless and until the other Party furnishes such written consent.

8.4 Survival. All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and County shall survive the termination of this Agreement.

8.5 Options upon Breach by County. Notwithstanding Section 8.1, if the County fails to perform a material element of this Agreement and further fails to correct such breach after being given a written notice specifically describing the breach within thirty (30) days, the City shall be entitled to terminate this Agreement without further cause upon not less than ninety (90) days prior written notice to the County.

8.6 Options upon Breach by City. Notwithstanding Section 8.1, if the City fails to perform a material element of this Agreement and further fails to correct such breach after being given a written notice specifically describing the breach within thirty (30) days, the County shall be entitled to terminate this Agreement without further cause upon not less than ninety (90) days prior written notice to the City.

8.7 Prior Agreements. This Agreement constitutes the entire contract between City and County regarding the subject matter of this Agreement. Any prior Agreements, whether oral or written, between agencies regarding the subject matter of this Agreement are hereby terminated effective immediately upon full execution of this Agreement.

8.8 Disputes. In the event any dispute arising out of or relating to this Agreement, the agencies will attempt, in good faith, to promptly resolve the dispute mutually between themselves. If the dispute cannot be resolved by mutual Agreement, nothing herein will preclude either agency's right to pursue remedy or relief by civil litigation, pursuant to the laws of the State of California.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 County's Books and Records. County shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the County pursuant to this Agreement.

9.2 Inspection and Audit of Records. Any records or documents that Section 9.1 of this Agreement requires County to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceed TEN THOUSAND DOLLARS ($10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of an audit of the City, for a period of three (3) years after final payment under the Agreement.

Section 10 MISCELLANEOUS PROVISIONS.

10.1 Venue. In the event that either Party brings any action against the other under this Agreement, the Parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Sacramento or in the United States District Court for the Eastern District of California.

10.2 Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

10.3 No Implied Waiver of Breach. The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

10.4 Successors and Assigns. The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the Parties.

10.5 Contract Administration. This Agreement shall be administered on behalf of the City by the City Manager or his/her designee. The Director of Department of Transportation of his/her designee shall administer the Agreement on behalf of the County, and shall be vested with all the rights, powers, and duties of County herein. With respect to matters herein subject to the approval, satisfaction, or discretion of the County, the decision of the Director in such matters shall be final. All correspondence shall be directed to or through the Contract Administrator or their respective designee.

10.6 Notices. Any written notice to County shall be sent to:
Attn: Director
Department of Transportation
County of Sacramento
4111 Branch Center Road
Sacramento, CA 95827

Any written notice to City shall be sent to
Attn: Public Works Director
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

10.7 Integration. This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, and the compensation schedule attached hereto and incorporated herein as Exhibit B, represents the entire and integrated agreement between City and County and supersedes all prior negotiations, representations, or agreements, either written or oral.

10.8 Construction and Interpretation. It is agreed that acknowledged by the parties hereto that the provisions of this Agreement have been arrived at through negotiation, and that each of the Parties has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this Agreement.

10.9 Authority to Execute. Each person executing this Agreement represents and warrants that he or she is dully authorized and has legal authority to execute and deliver this Agreement for or on behalf of the parties to this Agreement. Each agency represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized.

CITY CONTRACT NO.: 2022-90
COUNTY CONTRACT NO.: 52527

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first set forth above, which date shall be considered by the Parties to be the effective date of this Agreement.

CITY OF RANCHO CORDOVA

_____
Cyrus Abhar, City Manager

Date: _____

Attest:

Stacy Leitner, CMC, City Clerk

Date: _____

Approved as to Form:

_____
Adam U. Lindgren, City Attorney

COUNTY OF SACRAMENTO

_____
Ron E. Vicari, Director
Department of Transportation

Date: _____

Agreement approved by the
Board of Supervisors with authority
delegated to the Director to sign:

Agenda Date: _____
Item No.: _____
Resolution No.: _____

Approved as to form:

_____
Katrina G. Nelson, Deputy County Counsel

Last Revised June 2021

Traffic Signal Maintenance and Operations Agreement between the County of Sacramento and the City of Rancho Cordova 2022-2027

Exhibit - A

Section I: Traffic Signal Maintenance

Inventory:

Total number of traffic signals maintained and operated for CITY by COUNTY: **103**

- 95 signals fully with RC- not shared – maintained and operated by COUNTY
- 8 shared signals with COUNTY – Assigned to CITY & maintained and Operated by COUNTY

Intelligent Transportation System (ITS)
Video detection connected to the system
88 Switches
85 PTZ cameras

Note: Rancho Cordova is responsible for purchasing and configuring switches and PTZ cameras. Sacramento County will be responsible for installing/replacing switches and PTZ cameras.

Note: On a semi-annual basis Exhibit 1 of this document will be reviewed and if necessary updated to reflect the current inventory of added or deleted items/devices. The review(s) will take place the first week of January and July of each year.

Traffic Signal Maintenance Item 1:

Under this item Sacramento County shall furnish all labor, equipment, and materials required to perform traffic signal maintenance.

Signal activities included in standard maintenance:

- Routine maintenance (semi-annually)
- Knockdown repair of all traffic signal appurtenances Except signal standards larger than 1B poles
- Signal timing will be checked during routine maintenance.
- USA (Underground Service Alert) monitoring, including locating and marking underground signal equipment
- Graffiti removal from signal facilities
- Response to signal indicator “light(s) out” calls (high or low).
- Response to all trouble calls (24 hours per day/7 days per week)
- Maintain all records for signal timing and repair activities
- Minor limb trimming from directly in front of signal faces

Signal activities not included in standard maintenance will be charged to Extra Work on the line item budget:

- Generator runs caused by knockdowns or utility outages
- Turn on of new traffic signal and/or new traffic signal controller cabinet equipment not associated with the network.
- Special requests for intersection configuration or timing on weekends, holidays and after normal weekday hours (7am to 4pm) this applies to special events.
- Cabinet and controller modifications within the controller cabinet for changes to existing phasing or equipment upgrades.
- County will assist in checking all proposed modifications of intersections. (Currently Sacramento County Standards).

For response times refer to “Performance Measures” on page 7.

Pedestrian Signal Maintenance Item 2:

“Pedestrian signal maintenance”, for purposes of this item shall include all electrical traffic control devices associated exclusively with pedestrian crossings.

Activities **included** in standard maintenance are identical to those applicable items specified under item 1, Traffic Signal Maintenance.

Activities **not included** in standard maintenance are identical to those specified under item 1, Traffic Signal Maintenance.
Response time is specified under item 1

Fire Station Signal Maintenance Item 3:

“Fire station signal maintenance”, for purposes of this item shall include all electrical traffic control devices associated exclusively with fire stations.

Activities **included** in standard maintenance are identical to those applicable items specified under item 1, Traffic Signal Maintenance.

Activities **not included** in standard maintenance are identical to those specified under item 1, Traffic Signal Maintenance.

Traffic Signal Response Classification

Preventative Maintenance:

Sacramento County will perform preventative maintenance on all signals listed on the City of Rancho Cordova Signalized Intersections sheet, see Exhibit 1. A maintenance schedule will not be submitted to the City for review or pre-approval.

Maintenance performed as requested by means of a Service Request

The following problems will be resolved as requested by the City by means of a Service Request:

- Fire Department Pre-emption
  Check the operation of EVP heads & cards (City is responsible for equipment replacement)
- Railroad Pre-emption
  Check for proper operation
- Minor Tree Trimming for Visibility
  Traffic signal heads obscured by tree limbs directly in front of signal heads

Emergency Dispatch

The following problems are considered emergencies and will be dispatched immediately and resolved as soon as possible. County will advise the City of emergency response forwarded by 311 via the 311 service request number

- Dark Intersection (SMUD power outage)
- Traffic Signal Light Out (any color)
- Traffic Signal Head Turned (misaligned)
- Vehicle Detection or Traffic Signal Timing Problem
- Pedestrian Signal or Ped Button (any problem)
- Traffic signal Pull Box Damaged (loose, damaged, or missing) including signal interconnect & fiber pull boxes
- Traffic signal controller cabinet or Signal Pole Knocked Down or Hit/Damaged (traffic signals only)
- Simultaneous or Conflicting Colors
- Hand Hole Covers missing (wires exposed)
- Signal on 4-Way Flash
- Traffic Signal Copper Interconnect Conduit/Wire Cut or Damaged

- Removal of damaged Traffic Signal Hardware (other than a vehicle accident, parts missing or loose)

Traffic Signals Extra Work

The following items are not considered standard traffic signal maintenance. The maintenance activities described below will be charged on a "Time and Materials" basis and charged to the "Extra Work" line item budget:

- Generator Run
- Signal Cabinet & Controller Replacement
- Signal Service Can Replacement

Generator Run (due to localized power outage/power loss to a signal)

Generator Run shall include:

- Initial response to trouble report/call of a dark intersection
- Determination of localized power failure
- Reporting of loss of power to the responsible electric entity
- Temporary utility power disconnect of affected traffic signal equipment
- Intersection to operate on County of Sacramento supplied electrical generator power until utility power is restored
  Number of generators are limited and the available generators will be dispatched on County wide priority
- Logbook entry detailing time, date, and duration of emergency generator electrical service provided

  Response time is as specified under item 1 (page 2)

ITS and Network Maintenance

<u>Rancho Cordova</u>

Rancho Cordova will initiate a service request to a network outage (traffic signal of video) indicating the location of the problem.

Rancho Cordova is responsible to repair or install damaged fiber optic cable.

Rancho Cordova is responsible to install damaged copper interconnect cable.

Rancho Cordova is responsible for the fiber wick enclosure connections.

Rancho Cordova is responsible to furnish program/configure the network devices (example; switches, PTZ cameras)

Sacramento County

Sacramento County is responsible to maintain traffic signal cabinet patch cables and connectors.

Sacramento County is responsible to check cables and connectors between cabinet switch and PTZ camera.

Sacramento County is responsible to temporarily splice damaged copper interconnect cable.

Sacramento County is not responsible for devices or systems that are not directly associated with traffic signal operation (examples; Blue TOAD, bike trail devices or systems connected to the traffic signal cabinet).

Signal Cabinet & Controller Replacement

Signal Cabinet &Controller Replacement shall include:

- Initial response to trouble report of signal cabinet knockdown
- Determination of signal cabinet knockdown
- Emergency operation of the intersection during-collision aftermath
- Removal and disposal of damaged signal equipment. If available photo of damaged equipment.
- Repair of damaged intersection field wiring and (cabinet mounting hardware as necessary)
- Installation of replacement traffic signal controller cabinet and controller equipment not on the network
- Input of timing according to timing sheet in traffic signal controller
- Connection and test of all field color, detection, preempt, and interconnect wiring as necessary
- Field certification of conflict monitor
- Logbook entry detailing time, date, duration of intersection on flash, and repair service provided.

Note: Rancho Cordova is responsible for fiber cable reconnection and network device(s) replacement (example; signal controller switches)

Response time is as specified under item 1 (page 2)

Signal Service Pedestal Replacement

Signal Service Pedestal Replacement shall include:

- Initial response to trouble report of service pedestal knockdown
- Determination of service pedestal knockdown
- Emergency operation of the intersection during collision aftermath
- Removal and disposal of damaged signal equipment
- Repair of damaged electrical wiring and pedestal mounting hardware as necessary
- Installation of replacement service pedestal
- Connection and test of all electrical wiring as necessary
- Logbook entry detailing time, date, duration of intersection on flash, and repair service provided.

Response time is as specified under item 1 (page 2)

Note: The County will notify the City when contracts are put out for Traffic Signal Projects, such as, signal head painting, signal re-lamping, etc. This will allow the City the opportunity to piggy-back on a County project/contract.

Note: It is the City of Rancho Cordova's responsibility to enter into the logbook any work done by Rancho Cordova staff or by a contractor working on behalf of the City. The County is responsible for entering into the logbook any work done by county staff or contractor doing work on behalf of the County.

Performance Measures

The Following Performance Measures apply to all Signal Maintenance

- Technicians and Supervisors will be on-call 24 hours a day, 7 days per week
- For signal malfunctions, pole or cabinet knockdowns, a Technician will arrive on site within 2 hours of notification and corrective action will be taken immediately, or as soon as possible depending on the circumstances and part(s) availability
- Traffic control devices that have been knocked down (knockdowns) such as a traffic signal control cabinet, will be returned to design configuration within 72 hours

- Minor tree limbs, or vegetation within 3 feet of signal heads that obstruct traffic signals will be removed by County when non-emergency service request is issued

- Requests from the City for cost estimates will be processed within 5 work days from receipt of request. Upon approval of cost estimate and City authorization to conduct the work, work will completed within 2 weeks depending upon the availability of labor, parts and materials
- Any request from the City that exceeds $5,000 shall not be initiated without formal approval from City representative

County Communications and Department Customer Service (Both 311)

- 311 is in operation 24/7. Constituent complaints are processed by 311 and a Service Request is generated. Service Requests for emergency, or hazardous conditions are immediately dispatched to the Traffic Signal Section and/or contact person for immediate response.

Department Emergency Response

- Department Supervisor(s) on-call 24 hours, 7 days per week. Response to emergencies within 2 hours after receipt of notification

Section II: Traffic Signal Operations

Inventory:

- Centracs Advanced Traffic Management System (ATMS) Ver. 2.3.X with Server to Server (S2S) module
- Genetec Security Center Video Management System (VMS) Ver. 5.9.X with Federation module
- Intelligent Transportation System (ITS) applications.

Note: County staff must be able to access the City ATMS and VMS remotely from County workstations. Econolite Systems is the provider of the City systems and is responsible for maintaining the ATMS and VMS and the ability of the County to access and operate those systems via the software. (City and County IT staff are responsible for the physical and secure network connections between the City and County systems.) If the City changes systems during the life of the agreement, the agreement will need to be reviewed and updated.

Under this item the County of Sacramento shall furnish all labor, equipment and material required to perform traffic signal operations tasks. "Traffic signal operations", for the purposes of this item, shall include the following:

Recurring Scheduled Services

- **Routine checks and adjustments to the coordinated systems**
  These occur continuously throughout the year
- **Routine monitoring of the signal system and traffic surveillance cameras**
  Weekday monitoring of the signal status and cameras on the major corridors and monthly check of each camera status.
- **Quadrennial reviews of each signalized intersection**
  (20 intersections per year) Cal-Trans requires periodic review of State signals and in conformance with that policy, the County schedules quadrennial review for existing signals.

Recurring Unscheduled Services

- **Investigation of service requests for signalized intersections**
  Calls from citizens or staff about short greens, long reds, many stops, etc.
- **Retrieval and production of signal documents**
  Provide signal timing documentation, signal plans, and archived video for Public Record Act requests, RCPD and consultants working for the City.
- **Work orders generated by the City and from service requests**
  Implement mitigations determined from signal operations investigations.
- **Plan review for new projects and annual overlays**
  Check plans for signals, signal modifications, overlay and utility conflicts

Services with City Approval

- **Work orders generated by intersection review and maintenance**
  Proposed changes or modifications to the intersection operation recommended by operations and/or maintenance staff based on field observation during the course of routine checks
- **Collision warrant work orders**
  Investigate signal operation including timing, detection design, visibility, etc. based on a pre-determined accident threshold
- **Review and testing of new Intelligent Transportation Systems (ITS) technologies and strategies**
  Investigate new products and processes for improving signal operations and transportation system performance

  These services describe what the normal operation of the existing signals and systems will entail. All work performed by Traffic Signal Operations will be charged on a predetermined flat fee that is recalculated every fiscal year.

Services Description

Regular Services

- Office review of signal coordination output for arterial
  - Timing plans selected and implemented
  - Consistency of plan selection
  - Check for unusual volume and occupancy values
  - On-going Signal Performance Measure (SPM) review of Centracs and/or third party data services.

- Field review of signal coordination operation for Arterials
  - Drive arterials to check intersection offsets and adjust as needed
  - Observe turn pockets and side streets for extensive backups and adjust timing as needed
  - Observe major intersections, chart the clearing and non-clearing phases and adjust timing as needed.
  - Perform annual travel time an delay studies in addition to special requests studies

- Review the signal operation for 20 intersections per year
  - Check timing sheet and update to current standards
  - Observe operation of signal to ensure that timing parameters are adequate
  - Visually check all approaches for sight obstructions and confusing signing or markings

Additional Services

Check timing in response to citizen's requests and reports to police, maintenance, and others

- Confirm that maintenance has checked that all hardware is functioning properly
- Check timing sheet and update to current standards
- Review Work Order and Service Request history of the signal for any pattern of timing issues
- Observe operation of signal to ensure that timing parameters are adequate

Production of Signal Operations documents

- Respond through the City's PRA request process when asked to produce timing sheets, plans, archived video footage and other signal operations related documents

Work Orders generated by the City

- Requests by City staff such as pedestrian head installation (simple drawing plus timing), Lane usage investigation (critical volume analysis and striping/signing plan, etc.)

Plan review

- New signal, includes review, new timing sheet, pre-construction meeting attendance and turn-on
- Signal modification: includes plan review, new timing sheet and coordination with Signal Maintenance and Contractor
- Overlay and utility project conflicts

Services with City Approval

Work orders generated by intersection review and maintenance observation

- Modifications to signal based on review and analysis of the signal operation including supporting documentation and may include simple drawing, signing and striping plans etc.

Collision related work orders

- Perform a collision analysis of the intersection design and operation and implement any mitigations that apply. Need to coordinate the generation of these work orders with the RCPD

Review and testing of new Intelligent Transportation Systems (ITS) technologies and strategies

- Work with the vendors to test various methods for detecting objects within the travelled way for purposes of signal operations.
- Work with City staff and vendors to test applications for data collection and analysis and the potential uses for the information. This can include, but is not limited to, Signal Performance Measure (SPMs) that integrate in real-time with the signal system, archiving of the data for reporting and analysis for signal operations and

maintenance review, planning and forecasting activities, academic research, etc.

- Work with City staff and vendors to test various methods of providing traveler information
- Work with City staff and vendors to test various applications related to Connected and Autonomous Vehicles (CAV) and any other new applications that emerge as technology evolves

EXHIBIT B

PROJECTED MONTHLY TRAFFIC SIGNAL OPERATIONS COST FOR THE CITY OF RANCHO CORDOVA (RC) FOR FY22-23

TOTAL NUMBER OF TRAFFIC SIGNALS THAT ARE CURRENTLY MAINTAINED AND OPERATED BY COUNTY:	516
RC SIGNALS THAT ARE FULLY LOCATED WITHIN RC AND ARE CURRENTLY MAINTAINED & OPERATED BY COUNTY:	95
SHARED SIGNALS THAT ARE CURRENTLY MAINTAINED AND OPERATED FOR RC BY COUNTY :	8
CITY OF RANCHO CORDOVA %	19.96%

Job Classifications	Hours	Hourly Loaded Rate Effective JULY 1, 2022*		Total
Senior Transportation Engineer	2080	$184.97		$384,737.60
Associate Transportation Engineer	2080	$166.17		$345,633.60
Associate Civil Engineer	2080	$162.12		$337,209.60
Assistant Engineer - Civil LV II	2080	$138.06		$287,164.80
Engineering Technician - LV II	2080	$114.49		$238,139.20
Senior Level Engineering Student	1040	$71.98		$74,859.20
GRAND TOTAL BASED ON 616 COUNTY MAINTAINED SIGNALS:				$1,667,744.00
PROJECTED CITY'S ANNUAL TRAFFIC OPERATIONS COST FOR FY22-23:				$332,902.39
PROJECTED CITY'S MONTHLY TRAFFIC OPERATIONS COST FOR FY22-23:				$27,741.87

NOTE:

* HOURLY LOADED RATES WILL BE BASED ON JULY 1ST OF A NEW FISCAL YEAR FOR THIS AGREEMENT AND EACH FISCAL YEAR THEREAFTER.

PREPARED BY: MIKE MESCHI, PE
PREPARED ON : 07/05/2022

FISCAL SERVICES
LABOR RATES
FISCAL YEAR 2022-2023

Effective: July 1, 2022

Fund	005B	Cost Center	2962613000	DOT MAINTENANCE OPERATIONS

Class Code	Class Title	Factored Hourly	Indirect	Admin + Overhead	Total	Expedited Hourly
27706	Assoc Civil Engineer	$115.12	$17.00	$30.00	$162.12	
27709	Sr Civil Engineer	$135.67	$17.00	$30.00	$182.67	
27711	Asst Engineer - Civil Lv 2	$91.06	$17.00	$30.00	$138.06	
27911	Engineer Architect Student Intern Rng SR	$24.98	$17.00	$30.00	$71.98	
27958	Sr Engineering Technician	$76.12	$17.00	$30.00	$123.12	
27961	Engineering Technician Lv 2	$67.49	$17.00	$30.00	$114.49	
28086	Assoc Landscape Architect	$102.64	$17.00	$30.00	$149.64	
28088	Sr Landscape Architect	$140.14	$17.00	$30.00	$187.14	
28238	Principal Civil Engineer	$144.15	$17.00	$30.00	$191.15	
28245	Principal Engineering Technician	$92.18	$17.00	$30.00	$139.18	
28914	Asst Landscape Architect Lv 2	$82.10	$17.00	$30.00	$129.10	
29276	Assoc Transportation Engineer	$119.17	$17.00	$30.00	$166.17	
29277	Sr Transportation Engineer	$137.97	$17.00	$30.00	$184.97	

MEMORANDUM

ITEM 16.4.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2022-69 WITH SIERRA ASPHALT, INC. IN AN AMOUNT NOT TO EXCEED $157,700 FOR ON-CALL PAVEMENT MAINTENANCE SERVICES**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract No. 2022-69 with Sierra Asphalt, Inc. in an amount not to exceed $157,700 for On-Call Pavement Maintenance Services.

BACKGROUND

City staff advertised for a new on-call pavement maintenance contract to perform ongoing street repairs. The work scope for this contract covers routine maintenance activities such as filling potholes, base failure repairs, and other roadway repairs. On-call contracts facilitate fast response times that keep City streets safe.

Bids for the project were solicited on the City's Website, CIPList.com and the Sacramento, Placer and El Dorado County Builders Exchanges on April 14, 2022. Bids for the project were publicly opened on May 11, 2022. A total of four (4) bids were received. The lowest responsible bid was in the amount of $157,700 from Sierra Asphalt, Inc. The bid summary sheet is provided as Attachment 2.

Staff recommends awarding the construction contract to Sierra Asphalt, Inc. and authorizing the City Manager to execute this agreement.

FISCAL IMPACT AND FUNDING SOURCE

The contract would be funded by special districts and Measure A maintenance funds and has no impact to the general fund.

ATTACHMENT(S)

1. Resolution

2. Bid Summary Sheet
3. Contract No. 2022-69

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2022-69 WITH SIERRA ASPHALT, INC. IN AN AMOUNT NOT TO EXCEED $157,700 FOR ON-CALL PAVEMENT MAINTENANCE SERVICES

WHEREAS, the City solicited bids for On-Call Pavement Maintenance Services under the requirements of state law and publicly opened bids on May 11, 2022; and

WHEREAS, the lowest responsible bidder was Sierra Asphalt, Inc; and

WHEREAS, the work scope for this contract covers routine maintenance activities such as filling potholes, base failure repairs, and other roadway repairs. On-call contracts facilitate fast response times that keep City streets safe; and

WHEREAS, adoption of this Resolution will award construction contract No. 2022-69 to Sierra Asphalt, Inc. in an amount not to exceed $157,700 for on-call pavement maintenance services; and

WHEREAS, the contract is funded by special districts and Measure A maintenance funds and has no impact to the general fund; and

WHEREAS, the services will exceed the maximum amount the City Manager is authorized to approve.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 2022-69 with Sierra Asphalt, Inc. in an amount not to exceed $157,700 in a form approved by the City Attorney for on-call pavement maintenance services.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
Donald Terry, Mayor

_____
Stacy Leitner, CMC
City Clerk

On-Call Pavement Maintenance Services
Rancho Cordova City Hall
2729 Prospect Park Drive, Rancho Cordova, CA 95670
May 11, 2022 - 9:00 A.M.

Letter Designation	Contractor	Bid Grand Total	Cost Form	Bid Schedule	Contractor's License	DIR Form	Experience Qualification	Employee Qualifications	Designation of Subs	Operations Plan	Exceptions to Agreement	Bid Bond	Non-Collusion Affidavit	Signature Page
A	B&M Builders	$248,050.00	X	X	X	X	X	X	X	X	X	X	X	X
B	Sierra Asphalt, Inc.	$157,700.00	X	X	X	X	X	X	N/A	X	X	X	X	X
C	Express Sewer & Drain	$196,145.50	X	X	X	X	X	X	N/A	X	X	X	X	X
D	Always Paving, Inc.	$228,500.00	X	X	X	X	X	X	N/A	X	X	X	X	X
E														
F														
G														
H														
I														
J														
K														
L														
M														
N														

Attendees:
Stacy Leitner, CMC, City Clerk
Victor Ramos, Operations and Maintenance Technician

**CONSTRUCTION SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND SIERRA ASPHALT, INC.
FOR ON-CALL PAVEMENT MAINTENANCE SERVICES**

THIS AGREEMENT made and entered into between the City of Rancho Cordova ("City") and Sierra Asphalt, Inc. ("Contractor") as of July 1, 2022.

W I T N E S S E T H:

WHEREAS, the City Council for the City heretofore caused plans and specifications for On-Call Pavement Maintenance Services ("Project") to be prepared, and therefore did approve and adopt said plans and specifications; and

WHEREAS, the City Council for the City did cause to be published for the time and in the manner required by law, a notice inviting sealed bids for the performance of said work; and

WHEREAS, the notice was published on April 14, 2022, on the City of Rancho Cordova website and on CIPList.com ("Notice"); and

WHEREAS, the Contractor, in response to such Notice, submitted to the City Council for the City within the time specified in said Notice, and in the manner provided for therein, a sealed bid for the performance of the Project specified in said plans and specifications, which said bid and proposal, and other bids and proposals submitted in response to said Notice, the City Council opened and canvassed in the manner provided by law; and

WHEREAS, the Contractor was the lowest responsible bidder for the performance of said Project, and said City Council for the City as a result of the canvass of said bids, did determine and declare Contractor to be the lowest responsible bidder for said Project and award to a contract therefore.

NOW THEREFORE, in consideration of the promises herein, it is mutually agreed between the parties hereto as follows:

Section 1. **CONTRACT DOCUMENTS.** The following documents are by this reference incorporated in and made a part of this Agreement: The County of Sacramento, Standard Construction Specifications dated January 2016; the Special Provisions; the contract drawings, all addenda; the Notice to Contractors; the Proposal; all required bonds; and all supplemental Agreements covering alterations, amendments, or extensions to the contract. The documents which describe the work to be performed are sometimes collectively referred to herein as the "Plans and Specifications".

Section 2. **SCOPE OF WORK.** The Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No. 2022-69 as provided for and set forth in said Plans and Specifications, which are hereby incorporated and made a part of this Agreement. All of the work done under this Agreement shall be under the supervision of and be performed to the satisfaction of the Public Works Director of the City of Rancho Cordova who shall have the right to reject any and all materials and supplies furnished by the Contractor which do not comply with the Plans and Specifications, together with the right to require the Contractor to replace any and all

work furnished by the Contractor which shall not either in workmanship or material be in strict accordance with the Plans and Specifications.

Section 3. **COMPLETION.** Agreement shall be effective from the time at which the contract is fully executed through June 30 2025, as described in **Section 2.4** of the attached.

Section 4. **PAYMENT.** Attached hereto as Exhibit A and by reference incorpated, is the bid and proposal of Contractor. Said bid and proposal will contain, as required by the terms of said specifications, the full and complete schedule of the different items with the lump sums or unit prices as so specified. The City agrees in consideration of the work to be performed for the Project herein and subject to the terms and conditions thereof, to pay Contractor all sums of money which may become due to Contractor in accordance with the terms of the aforesaid bid and proposal, and this Agreement. Said sum shall be paid in accordance with Section 8 of the Standard Specifications. Actual payment will be based upon the quantities as measured in the field. No payment made under this Agreement shall be construed to be an acceptance of defective work or improper materials. The total contract amount is set at a not to exceed amount of $157,700 for the term of this Agreement.

Section 5. **PREVAILING WAGES.** To the extent required by law, Contractor and all of the Contractor's subcontractors shall comply with California Health and Safety Code Section 33422.1, and shall comply with California Labor Code Section 1770 et seq. and all regulations adopted pursuant thereto (referred to herein as, "**Prevailing Wage Laws**"), and be responsible for carrying out the requirements of such provisions. Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II, of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the Project contemplated under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of said Project by Contractor, or by any subcontractor doing or contracting to do any part of said Project. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, the office of the Clerk of the City. Contractor shall post, at each job site, a copy of such prevailing rate of per diem wages as determined by the Director for the California Department of Industrial Relations. The Contractor shall, and hereby agrees to, unconditionally indemnify, reimburse, defend, protect and hold harmless the City and its elective and appointive boards, commissions, officers, agents, attorneys, consultants and employees, and all of their respective successors and assigns, from and against any and all claims, demands, suits and actions at law or in equity, and losses, liabilities, expenses, penalties, fines, orders, judgments, injunctive or other relief, and costs and damages of every kind, nature and description (including but not limited to attorneys' fees and court costs; with counsel reasonably acceptable to the City), and administrative, enforcement or judicial proceedings, whether known or unknown, and which directly or indirectly, in whole or in part, are caused by, arise from, or relate to, or are alleged to be caused by, arise from, or relate to, the payment or requirement of payment of prevailing wages or the requirement of competitive bidding in the construction of the Project, the failure to comply with any state or federal labor laws, regulations or standards in connection with this Agreement, including but not limited to California Labor Code Section 1770 et seq. and the Prevailing Wage Laws, or any act or omission of the City or the Contractor related to this Agreement with respect to the payment or requirement of payment of prevailing wages or the requirement of competitive bidding, whether or not any insurance policies shall have been determined to be applicable to any such claims, demands, suits, actions, losses, liabilities, expenses, penalties, fines, orders, judgments, injunctive or other relief, costs, damages, or administrative, enforcement or judicial proceedings. It is

further agreed that the City does not, and shall not, waive any rights against the Contractor which they may have by reason of this indemnity and hold harmless agreement because of the acceptance by the City, or the deposit with the City by the Contractor, of any of the insurance policies described in this Agreement.

Section 6. **INSURANCE.** The Contractor shall carry and maintain for the duration of the term of this Agreement, such public liability, property damage and contractual liability, auto, worker's compensation, and builders' risk insurance as described in Appendix B of the attached.

Section 7. **WORKERS' COMPENSATION CERTIFICATION.** By execution of this Agreement, the Contractor certifies as follows:

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

Section 8. **PERFORMANCE AND PAYMENT BONDS.** The Contractor shall, before beginning said work for the Project, file two (2) bonds with the City, each made payable to the City. These bonds shall be issued by a surety company authorized to do business in the State of California and shall be maintained during the entire life of the Agreement at the expense of the Contractor. One bond shall be in the amount of one hundred percent (100%) of the Agreement and shall guarantee the faithful performance of the Agreement. The second bond shall be the payment bond required by California Civil Code Section 3247 et seq., and shall be in the amount of one hundred percent (100%) of the Agreement. Any alterations made in the specifications which are a part of this Agreement or in any provision of this Agreement shall not operate to release any surety from liability on any bond required hereunder and the consent to make such alterations is hereby given, and any surety on said bonds hereby waives the provisions of California Civil Code Sections 2819 and 2845.

Section 9. **INDEMNIFICATION.**

9.1 **Contractor's Performance.** To the fullest extent permitted by law, Contractor shall indemnify, defend and hold harmless City, its governing Board, officers, directors, agents, employees and volunteers from and against any and all claims, demands, actions, losses, liabilities, damages, and all costs incidental thereto, including cost of defense, settlement, arbitration, and reasonable attorneys' fees arising out of, pertaining to, or resulting from the acts or omissions of anyone else directly or indirectly acting on behalf of the Contractor, or for which the Contractor is legally liable under law, regardless of whether caused in part by a party indemnified hereunder.

9.2 **PERS Indemnification.** In the event that Contractor or any employee, agent, or subcontractor of Contractor providing Services under this Agreement is determined by a court of competent jurisdiction of the California Public Employees Retirement System ("PERS") to be eligible for enrollment in PERS as an employee of City, Contractor shall indemnify, defend, and hold harmless City for the payment of any and all employee and/or employer contributions for PERS benefits on behalf of Contractor or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City, and any attorneys' fees and costs incurred by the City to enforce this Section.

9.3 **No Limitation of Liability for Indemnification.** The indemnities set forth in this Section shall not be limited by the insurance requirements set forth in the Contract.

Section 10. **Nondiscrimination and Equal Opportunity.** Contractor shall not discriminate on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee or applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Contractor under this Agreement. Contractor shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including, but not limited to the satisfaction of any positive obligations required of Contractor thereby. Contractor shall include the provisions of this section in any subcontract approved by the City.

Section 11. **MISCELLANEOUS PROVISIONS.**

11.1 This Agreement shall bind and inure to the heirs, devisees, assignees, and successors in interest of Contractor and to the successors in interest of Contractor in the same manner as if such parties had been expressly named herein. All times stated herein or in the contract documents are of the essence hereof. As used in this instrument the singular includes the plural, and the masculine includes the feminine and the neuter. This Agreement may create a possessory interest subject to property taxation, and Contractor may be subject to the payment of property taxes levied on such interest.

11.2 **Contract Administration.**

This Agreement shall be administered by the Operations & Maintence Division Manager ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

11.3 **Notices.** Any written notice to consultant shall be sent to:

Tim Carver
Sierra Asphalt, Inc.
3755 Omec Circle # 2
Rancho Cordova, CA 95742

Any written notice to City shall be sent to:

Victor Ramos
City of Rancho Cordova
Operations & Maintenance Division
3303 Luyung Drive
Rancho Cordova, CA 95742

11.4 **IRS Form W-9.** Contractor shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City's Finance Director shall have authority to waive this requirement.

IN WITNESS WHEREOF, the City Council and Contractor have caused this Agreement to be executed as of the day and year first above written.

CITY OF RANCHO CORDOVA:

Cyrus Abhar, City Manager

Date

Attest:

Stacy Leitner, CMC, City Clerk

Date

Approved as to Form:

Adam U. Lindgren, City Attorney

Date

CONTRACTOR:

Tim Carver, Vice President

Date

SECTION 2
SCOPE OF SERVICES

2.1 WORK GUIDANCE

All work to be done by any Bidder selected to perform the work outlined in this RFB shall be guided by the:

- County of Sacramento, Municipal Services, Standard Construction Specifications https://saccountyspecs.saccounty.gov/Pages/default.aspx

- Standard Specifications, State of California, California State Transportation Agency, Department of Transportation http://ppmoe.dot.ca.gov/hq/esc/oe/construction_contract_standards/std_specs/2018_StdSpecs/2018_StdSpecs.pdf

and this RFB, herein referred to as Special Provisions.

A complete, preliminary copy of the City's contract for On-Call Pavement Maintenance Services is attached to this RFB as Appendix A. The contract shall bind selected bidder to perform work in accordance with this RFB.

2.2 DESCRIPTION OF WORK STANDARDS

All Bidders accept and confirm by submission of a signed bid in response to this RFB, that work to be performed by the selected Contractor is comprised of general street maintenance including pavement base repair, grind and replace pavement, AC overlays, leveling courses, crack seals, pothole and spot patching, and temporary installation of trench plates within areas owned by the City, as further designated in this RFB.

City requires the selected Bidder to meet the following minimum standards:

Workmanship: All materials and workmanship shall be of a quality that is equal or superior to any similar work considered by pavement maintenance contractors to be best practice. All work completed by selected Contractor shall be subject to inspection prior to payment being authorized. All work shall be conducted in a manner that least interferes with operation and public usage of the streets and sidewalks.

Safety: All services, supplies and equipment must comply with the California Safety Division of Industrial Safety Orders and O.S.H.A. The Contractor shall plan and conduct the work in a manner that will safeguard all persons from injury and shall take all precautions required by applicable regulations of the State Department of Industrial Regulations. **The Contractor's employees shall wear O.S.H.A. approved safety vests at all times during contract work, noncompliance may result in work stoppage by the Contract Manager.**

Hazards and Vandalism: Any hazards or acts of vandalism shall be reported immediately to the Contract Manager and then followed up in writing. Hazards shall be remedied by the Contractor after approval is obtained from the Contract Manager. Hazards which create life-threatening situations or potential for bodily harm shall be remedied immediately by the Contractor.

Equipment: Selected Contractor must furnish all tools, and equipment needed to provide a high level of workmanship, to ensure continuous and safe operation, and complete work in accordance with the current standard specifications. The City may require demonstration of equipment during selection process of this RFB, as outlined in **Section 5, Bidder Experience and Operations Plan**.

2.3 COMMENCEMENT OF WORK

Bidders acknowledge that submittal of bids does not constitute any acceptance of work by the City. Additionally, the receipt of award of contract to any Bidder shall not constitute any authority to enter upon sites for work. Work shall commence only upon formal execution of a contract and work orders from the City.

The City seeks to make selection of a Contractor and execute a contract for On-Call Pavement Maintenance Services by July 1, 2022. Bidders acknowledge that they are prepared to execute a contract and begin prosecuting work within this time. Any Bidder unable to meet this timeframe shall not be considered for award.

2.4 TERM OF AGREEMENT

Any Contract resulting from a submitted Bid shall be a three (3) year contract starting July 1, 2022. If mutually agreeable to both parties, any resultant Contract may be extended for an additional one (1) year term. However, in no case shall the contract be extended more than two (2) additional years.

Failure of the Contractor to diligently prosecute the work as defined herein will be considered as grounds for the termination of the contract.

Failure to provide an adequate working force shall be considered as grounds for the termination of the contract.

This Agreement may be terminated by the City upon sixty (60) calendar days prior written notice addressed to the last known address of the Contractor. In the event of such termination, the Contractor shall be paid for all work, which has been completed up to the effective date of such termination.

2.5 SUBCONTRACTORS

Bidders requiring the provision of additional services from subcontractors acknowledge that all proposed subcontractors shall adhere to the same standards of work as described in this RFB. Bidders further acknowledge that the selected Contractor shall be required to perform, with the Contractor's own organization and employees, not less than fifty percent (50%) of the value of all work conducted under executed contract.

Any Bidder submitting bids for work that includes the use of subcontractors shall additionally submit a filled out **Section 5.5, Designation of Subcontractors.**

2.6 ADDITIONAL CONTRACT PROVISION

Further Special Provisions guiding the execution of a contract for On-Call Pavement Maintenance Services are fully described in **Appendix C, Additional Contract Provisions**. The additional provisions as described in Appendix C include items such as Prevailing Wage, Payroll Records, Traffic Management, Regulations of Work, Payment, and other additional special provisions. Bidders' attention is directed to review of these Additional Contract Provisions as they will be made part of the contract to be executed by the selected Contractor.

SECTION 3
BID SUBMITTAL CHECKLIST

Each submitted bid shall include a completed (and signed where required) copy of each of the following checklist items. Any submitted bid that fails to include any of the following may be deemed inadequate by the City and may be grounds for dismissal of submittal at the City's sole discretion.

In addition to each item below, please include this sheet.

_✓_ Cost Certification Form (Section 4.1)

_✓_ Bid Sheets (Section 4.2)

_✓_ Contractor's License Certification Form (Section 5.1)

_✓_ Department of Industrial Relations Contractor Registration Form (Section 5.2)

_✓_ Contractor Experience and Qualifications (Section 5.3)

_✓_ Employee/Staff Experience & Qualifications (Section 5.4)

_✓_ Designation of Subcontractors (Section 5.5)

_✓_ Operations Plan (Section 5.6)

_✓_ Exceptions to Agreement (Section 6.1)

_✓_ Guarantee Requirements (Section 6.2)

_✓_ Non-Collusion Affidavit (Section 6.3)

_✓_ Signature Certification Page (Section 6.4)

SECTION 4

BID SCHEDULE

4.1 COST CERTIFICATION FORM *(Required submittal form)*
The undersigned Authorized Signature certifies as follows:

All work for which this bid is submitted is for On-Call Pavement Maintenance Services in accordance with all special provisions (including the payment of not less than the minimum wage rates set forth therein) and contract annexed hereto, and also in accordance with all Federal, State & local regulations as detailed in this Request for Bids.

The undersigned, as Bidder, declares that the only persons or parties interested in this bid as principals are those named herein; that this bid is made without collusion with any other person, firm, or corporation; that the Bidder has carefully examined the location of the proposed work, the attached proposed form of contract, and documents herein referenced; and that the Bidder agrees if this bid is accepted, that he/she will contract with the City, in the form of the copy of the contract attached hereto, to provide all necessary machinery, tools, apparatus and other necessary means, and to do all the work and furnish all the materials specified in the contract, in the manner and time therein prescribed, and according to the requirements of the Public Works Director as therein set forth, and that the Bidder will take in full payment therefore the following amount to wit:

BID GRAND TOTAL $ $157,700.00

(List total Bid Grand Total from Bid Sheets – bottom line)

Company Name: Sierra Asphalt, Inc.

Primary Contact: Tim Carver Title: Vice President

Business Address: 3755 Omec Circle # 2

City, State, Zip: Rancho Cordova, CA 95742

Telephone No.: 916-635-9898 x 203 Fax No: 916-635-3509

Email Address: trc@sierraasphalt.com

Website Address: www.sierraasphalt.com

Authorized Signature:

4.2 BID SHEETS

Qualified bids submitted in response to this RFB will be evaluated based upon Bid Grand Total Amount, which is sum of the following three (3) categories:

1. Hourly labor rates (Section 4.2.1)

2. Hourly vehicle and equipment rates (Section 4.2.2)

3. Material Cost (Section 4.2.3)

Please note that the bid sheets include projected labor and equipment hours, as well as projected expense for materials, based upon historical billings for similar services. These projections are solely for the purpose of establishing low bid and provide no guaranty of future work or compensation to the Contractor under an on-call agreement awarded through this bid process. The selected contractor will invoice the City on a time and materials basis for On-Call Pavement Maintenance Services performed at the direction of the Contract Manager in accordance with the billing rates provided in Tables 4.2.1, 4.2.2 and 4.2.3.

Mobilization shall be included in the prices paid for the various Contract items of work, and no separate payment will be made.

4.2.1 HOURLY LABOR RATES

The City will reimburse the Contractor for labor hours in the following four job categories. The number of hours shown in Columns A and C in Table 4.2.1 represent projected hours by job classification based upon historical level of effort and billings for similar services. Actual billings may vary.

Superintendent: Responsible for supervision of all field and laboratory repair work. Acts as primary liaison with City staff, provides technical data and assistance, and assists Contract Manager with pavement maintenance. Superintendent guides and assists Laborers and Operators in the performance of their duties with regards to all services performed under this Contract.

Laborer: Primary duties include assistance with maintenance tasks and other non-technical duties as assigned by the Superintendent.

Equipment Operator: Primary duties include operating heavy machinery as needed to complete the maintenance tasks and other duties as assigned by the Superintendent.

Truck Driver: Primary duties include operating machinery as needed to complete the maintenance tasks and other duties as assigned by the Superintendent.

Please provide hourly billing rates in Table 4.2.1 in Column B (Regular Business Hours, Monday thru Friday, 8:00 A.M. to 5:00 P.M.) and Column D (Non-Business Hours, nights and weekends), and Total Labor Cost in Column E.

Table 4.2.1
Hourly Labor Rates

		(A) Projected regular business hours per year	(B) Hourly Rate regular business hours: Mon-Fri 8 A.M. to 5 P.M.	(C) Projected non-business hours per year	(D) Hourly Rate non-business hours: nights and weekends	(E) Total labor cost (A*B)+(C*D)
(1)	Superintendent	50	$ 60.00	20	$ 60.00	$4,200.00
(2)	Laborer	300	$ 130.00	80	$ 150.00	$51,000.00
(3)	Equipment Operator	150	$145.00	20	$ 175.00	$25,250.00
(4)	Truck Driver	120	$ 75.00	20	$ 85.00	$10,700.00
(5)					**Total Labor Cost**	$91,150.00

4.2.2 HOURLY VEHICLE AND EQUIPMENT RATES

Please provide hourly billing rates for vehicles and equipment in Column B, and total hourly vehicle cost in Column C.

Table 4.2.2
Hourly Vehicle and Equipment Rates

	Vehicle/Equipment	(A) Projected vehicle and equipment usage	(B) Hourly Rate	(C) Total vehicle and equipment cost (A*B)
(1)	Paving Machine	100	$ 75.00	$7,500.00
(2)	Steel Drum Roller	100	$ 35.00	$3,500.00
(3)	Skip Loader	80	$ 25.00	$2,000.00
(4)	Cold Planing Machine	80	$ 140.00	$11,200.00
(5)	Skid Steer	80	$ 60.00	$4,800.00
(6)	Pick Up Truck	200	$ 60.00	$12,000.00
(7)	10 Yard Dump Truck	60	$ 75.00	$4,500.00
(8)	Emulsion Sprayer	100	$ 10.00	$1,000.00
(9)	Arrow Board	150	$ 10.00	$1,500.00
(10)	Trench Plate	5	$ 10.00	$50.00
(11)			**Total Vehicle and Equipment Cost**	$48,050.00

Changes to RFB Documents released April 14, 2022, are as follows:

4.2.3 MATERIAL COST

Table 4.2.3
Material Cost

Description	(A) Projected materials	(B) Unit Price (See note 1)	(C) Total materials expense (A*B)
(1) Asphalt Concrete (AC)	100 Tons	$ 85.00	$8,500.00
(2) Aggregate Base (AB)	50 Tons	$ 20.00	$1,000.00
(3) Crack Seal	~~2,000 Gallons~~ 12,000 Lineal Feet	$ 0.75	$9,000.00
(4)		**Total Materials Expense**	$18,500.00

Note 1: If unit prices for materials fluctuate during the term of the agreement, Contractor may submit documentation to City to demonstrate the price fluctuation. City, at it's sole discretion, shall review the documentation and either approve, deny, or negotiate the adjusted unit price(s) with Contractor in good faith.

All the above-referenced documents are herein attached to this Addendum #2 and are now made a part of the RFB documents released on April 14, 2022.

4.2.3 MATERIAL COST

Please provide the unit price for materials in Column B and the total materials expense in Column C.

Table 4.2.3
Material Cost

see addendum 2 sheet attached

Description	(A) Projected materials	(B) Unit Price	(C) Total materials expense (A*B)
(1) Asphalt Concrete (AC)	100 Tons	$_____	
(2) Aggregate Base (AB)	50 Tons	$_____	
(3) Crack Seal	2,000 Gallons	$_____	
(4)		**Total Materials Expense**	

4.2.4 BID SUMMARY

Please provide the bid summary in Table 4.2.4.

Table 4.2.4
Bid Summary

(A) Cost Item	(B) Total Bid
Total Labor Cost *Cell (5)(E) from Table 4.2.1*	$91,150.00
Total Vehicle and Equipment Cost *Cell (11)(C) from Table 4.2.2*	$48,050.00
Total Materials Expense *Cell (4)(C) from Table 4.2.3*	$18,500.00
Bid Grand Total	$157,700.00

Mobilization shall be included in the prices paid for the various contract items of work, and no separate payment will be made.

Section 5

CONTRACTOR'S LICENSE, EXPERIENCE AND QUALIFICATIONS, AND OPERATIONS PLAN

5.1 CONTRACTOR'S LICENSE CERTIFICATION

Any person or entity submitting a bid on this Project to engage in the business or act in the capacity of a contractor shall be licensed as a contractor in accordance with the provisions of Division 3, Chapter 9 of the California Business and Professions Code. A bid submitted to the City by a contractor who is not licensed as set forth above shall be considered non- responsive and shall be rejected by the City.

Before awarding the contract for this Project, the City must verify that the Contractor was properly licensed when the Contractor submitted his/her bid on this Project. In order for the City to verify the license status of a contractor, the Contractor, at the time he/she submits his/her bid for the Project, shall provide in writing to the City his/her Contractor's license number, name on the license, classification, and expiration date of the license.

No bids submitted to the City shall be invalidated by the failure of the bidder to be licensed in accordance with the laws of this state. However, at the time the contract is awarded, the Contractor shall be properly licensed in accordance with the laws of this state. The first payment for work or material under any contract shall not be made unless and until the Registrar of Contractors verifies to the City that the records of the Contractors' State License Board indicate that the Contractor was properly licensed at the time the contract was awarded. Any bidder or Contractor not so licensed shall be subject to all legal penalties imposed by law, including, but not limited to, any appropriate disciplinary action by the Contractors' State License Board. Failure of the bidder to obtain proper and adequate licensing for an award of a contract shall constitute a failure to execute the contract and shall result in the forfeiture of the security of the bidder.

CERTIFICATION

In accordance with the California Business and Professions Code, I do hereby, under Penalty of Perjury, certify that the following contractor's license information is true and correct.

Contractor's License No. 457414 **Expiration Date:** 05-31-2024

Contractor's Classification:

Sierra Asphalt, Inc.
Contractor's Name (Printed)


Bidder's Signature
(Same signature as on Bid)

April 25, 2022
Date

Tim Carver
Bidder's Name (Printed)

Vice President
Bidder's Title

5.2 DEPARTMENT OF INDUSTRIAL RELATIONS CONTRACTORS REGISTRATION FORM

Any person or entity submitting a proposal on this Project to engage in the business or act in the capacity of a contractor shall register as a contractor in accordance with the provisions of the Department of Industrial Relations (DIR). A bid submitted to the City by a contractor who is not registered as set forth above shall be considered non-responsive and shall be rejected by the City.

Before awarding the contract for this Project, the City must verify that the Contractor was properly registered when the Contractor submitted his/her bid on this Project. In order for the City to verify the registration status of a contractor, the Contractor, at the time he/she submits his/her bid for the Project, shall provide in writing to the City his/her Contractor's registration number, name on the registration, and expiration date of the registration.

No bid submitted to the City shall be invalidated by the failure of the Bidder to be registered in accordance with the laws of this state. However, at the time the contract is awarded, the Contractor shall be properly licensed in accordance with the laws of this state. Any Bidder or Contractor not so registered shall be subject to all legal penalties imposed by law, including, but not limited to, any appropriate disciplinary action by the DIR. Failure of the Bidder to obtain proper and adequate registration for an award of a contract shall constitute a failure to execute the contract and shall result in the forfeiture of the security of the Bidder.

CERTIFICATION

In accordance with the DIR, we do hereby, under Penalty of Perjury, certify that the following contractor's registration information is true and correct.

Contractor's Registration No. 1000001305

Expiration Date: 06-30-2022

Sierra Asphalt, Inc.
Contractor's Name (Printed)


Bidder's Signature
(Same signature as on Bid)

April 25, 2022
Date

Tim Carver
Bidder's Name (Printed)

Vice President
Bidder's Title

5.3 CONTRACTOR EXPERIENCE AND QUALIFICATIONS

Please provide a listing of similar contracts related to the On-Call Pavement Maintenance Services that are currently active or have been satisfactorily completed in the last five (5) years. Please provide a contact name for each of the contracts listed.

Contract Year(s)	Type of Work Performed	Contract Amount	Client/Agency Name	Contact Name /Title Phone Number
2021	Crack Fill	$ 82,169.00	City of Rancho Cordova	Victor Ramos / Operations & Maintenance Div. 916-851-8948
2021	Crack Fill	$ 71,769.11	"	"
2021	Pavement Repair	$ 55,876.20	"	"
2021	Crack Fill	$ 37,000.00	"	"
2020	Remove & Replace 900 SF	$ 18,228.00	"	"

5.4 EMPLOYEE/STAFF EXPERIENCE AND QUALIFICATIONS

Please provide the names and experience/qualifications of any employees responsible for undertaking the tasks in this Contract.

Employee/Staff Name	Title & Position	Years w/ Firm	Years Experience in Trade	Specialized Certifications
Tim Carver	VP/SEC/Owner	17	17	ADA
Tom Carver	PRES/Owner	17	51	Civil Engineer
Barry Kaher	Superintendent	4	30	
David Villalpando	Estimator	1.5	24	Civil Engineer
Roberto Razo	Foreman	15	31	

Use additional sheets of paper as necessary for additional references or employees.

5.5 DESIGNATION OF SUBCONTRACTORS *(Required submittal form)*

In compliance with the provisions of Section 4100-4114 of the Public Contracts Code of the State of California, and any amendments thereof, each Bidder shall set forth below the name and location of the place of business of each subcontractor who will perform work or labor or render service to the Contractor in or about the Services to be performed under these specifications in excess of one-half of one percent (0.5%) of the prime Contractor's total bid or ten thousand dollars ($10,000.00), whichever is greater. The prime Contractor shall list the portion of the work which will be done by such Subcontractor.

If the Contractor fails to specify a subcontractor for any portion of the work to be performed under the Contract, the Contractor shall be deemed to have agreed to perform such portion itself, and the Contractor shall not be permitted to subcontract that portion of the work except under the conditions allowed by applicable law. Subcontractors shall provide all required licensing documentation.

SUBCONTRACTOR (Name & Location)	% OF WORK	ESTIMATED ANNUAL DOLLAR AMOUNT	WORK TO BE PERFORMED BY SUBCONTRACTOR
None			

5.6 OPERATIONS PLAN *(Required submittal forms)*

Equipment Inventory: Please provide a list of all equipment that will be utilized in the performance of this contract. Provide a separate sheet if necessary.

Quantity	Name, Type and Capacity	Model Year and Condition	Location
2	Kenworth T880 Dump Trucks	2021	Rancho Cordova
4	Ford F-550 Crew Trucks	2015 - 2019	Rancho Cordova
1	Carlson Paver	2018	Rancho Cordova
4	Hamm Rollers	2014 - 2020	Rancho Cordova
4	Case Skid Steers	2013 - 2018	Rancho Cordova

Customer Service Call Center: Please list the address of the Customer Service center where calls will be received for this Contract:

3755 Omec Circle # 2
Street address

Rancho Cordova, CA 95742
City, State, Zip Code

Will customer service representatives be available during normal business hours to answer calls? (Y) / N (*circle one*)

Customer service call center number 916-635-9898

Emergency Response Plan: Please describe the emergency response plan for this contract. The plan shall include who will be contacted, what number they will be contacted at, and where they will be responding from.

Tim Carver - El Dorado Hills - 916-869-9857

Tom Carver - Rancho Murieta - 916-869-0749

Barry Kaher - Placerville - 916-860-3444

List the 24–hour emergency number 916-869-9857

SECTION 6

EXCEPTIONS, GUARANTEES AND CERTIFICATIONS

6.1 EXCEPTIONS TO AGREEMENT *(Required submittal forms)*

Bidders are to prepare all Bid Schedule forms (Section 4) based on the program specifications set forth in the RFB documents without considering any exceptions that may be set forth on this form. In the event the Bidder takes exception to the RFB specifications they may set forth those exceptions in the following manner:

- The exceptions are to be presented on a separate paper titled, "Form Exceptions to Agreement".
- Each exception must be presented separately by stating: the specific exception, the page and line numbers of the exception, the suggested changes to the program related to the exception, the suggested changes in the Agreement language related to the exception, the manner in which the proposed change would benefit the City, the customers or both, and the specific dollar change in each of the various service rates, as proposed by the Bidder in this RFB, that would take place if the exception was accepted by the City.
- The exceptions must be followed with the following language without exception.
- **"Except as set forth above, Bidder is in complete agreement with the proposed terms, conditions and business arrangements described in the RFB including the attached Agreement. The Bidder assumes the risk of all conditions foreseen or unforeseen and agrees to provide the services set forth in the Agreement under whatever circumstances may develop other than as herein provided."**
- The form must be signed by an individual authorized to commit the Bidder's firm to the Agreement in the manner set forth below.

Date: April 25, 2022 Tim Carver

Name: Tim Carver

Title: Vice President

Signature:

Please note that if exceptions are taken, all required information as set forth above must be submitted. Exceptions taken without providing the required information will not be considered.

6.2 GUARANTEE REQUIREMENTS *(Required with submittal)*

The City will require all bids to be accompanied by a Bid Guarantee in the form of cash, a certified check, a cashier's check, or a Bidder's Bond. The Bid Guarantee shall be executed by an admitted surety insurer in favor of the City of Rancho Cordova, the amount of which shall not be less than ten percent (10%) of the Bid Grand Total as indicated in **Section 4, Bid Schedule**.

Performance and Payment Bonds will be required for the execution of a contract with the selected Contractor.

6.4 SIGNATURE CERTIFICATION PAGE *(Required with submittal)*

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

By my signature on this bid I certify, under the Penalty of Perjury, that the foregoing Non-Collusion Affidavit and Contractor's License Certification along with all other statements in this bid are true and correct.

Date: April 25, 2022

Sierra Asphalt, Inc.
Legal Company or Corporation Name

Corporation
Business Type (Corporation, Partnership, etc.)

Tom Carver	Tim Carver
Print Name	Print Name
Tom Carver	
Signature	Signature
President	Vice President
Title	Title
Laura Carver	
Print Name	Print Name
Laura Carver	
Signature	Signature
Treasurer	
Title	Title
Print Name	Print Name
Signature	Signature
Title	Title

6.3 NON-COLLUSION AFFIDAVIT *(Required with submittal)*

STATE OF CALIFORNIA)
)
COUNTY OF SACRAMENTO)

Laura Carver *(name)* being first duly sworn, deposes and says that he or she is Treasurer *(title)* of Sierra Asphalt, Inc. *(company name)* the party making the foregoing bid that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or that anyone shall refrain from proposing; that the Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix 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, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that 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, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Sierra Asphalt, Inc.
Company Name (Printed)

4/25/22
Date

Laura Carver
Authorized Signature

Laura Carver
Name (Printed)

Treasurer
Title

Subscribed and sworn to before me

this ____ day of _____, 2021.

See attached document
Signature of Notary Public

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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

State of California
County of Sacramento

On 04/25/2022 (Date) before me, Abishai Prasad Notary Public (Here Insert Name and Title of the Officer)

personally appeared Laura Carver (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.

ABISHAI PRASAD
Notary Public - California
Sacramento County
Commission # 2284161
My Comm. Expires Apr 2, 2023

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Non-Collusion Affidavit
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

©2019 National Notary Association

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Sierra Asphalt, Inc.
3755 Omec Circle, #2
Rancho Cordova, CA 95742

SURETY:
(Name, legal status and principal place of business)
Merchants Bonding Company (Mutual)
6700 Westown Parkway
West Des Moines, IA 50266-7754

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.
Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
City of Rancho Cordova
3303 Luyung Drive
Rancho Cordova, CA 95742

BOND AMOUNT: Ten Percent of the Total Amount Bid ($ 10% of Bid Amount)

PROJECT:
(Name, location or address, and Project number, if any)
On-Call Pavement Maintenance Services

Project Number, if any: n/a

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 19th day of April, 2022

Sierra Asphalt, Inc.
(Principal) *(Seal)*
VP

(Witness)

(Title)

Merchants Bonding Company (Mutual)
(Surety) *(Seal)*

(Witness)

(Title) Mary Collins, Attorney-In-Fact

By arrangement with the American Institute of Architects, the National Association of Surety Bond Producers (NASBP) (www.nasbp.org) makes this form document available to its members, affiliates, and associates in Microsoft Word format for use in the regular course of surety business. NASBP vouches that the original text of this document conforms exactly to the text in AIA Document A310-2010, Bid Bond. Subsequent modifications may be made to the original text of this document by users, so careful review of its wording and consultation with an attorney are encouraged before its completion, execution or acceptance.

ACKNOWLEDGMENT

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

State of California
County of Sacramento)

On April 19, 2022 before me, Kathleen Le, Notary Public
(insert name and title of the officer)

personally appeared Mary Collins,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kathleen Le (Seal)

KATHLEEN LE
COMM. # 2380925
NOTARY PUBLIC CALIFORNIA
COUNTY OF SACRAMENTO
Comm. Expires OCT 31, 2025

ARS3 ARS3

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa (herein collectively called the "Companies") do hereby make, constitute and appoint, individually, Bill Rapp; Brad Espinosa; Breanna Boatright; Claudine Gordon; Deanna Quintero; Elizabeth Collodi; Jason March; Jennifer Lakmann; John Hopkins; K Corey Ward; Kathleen Le; Kristie Phillips; Marissa Robinson; Mary Collins; Matthew Foster; Michael K Feeney; Mindy Whitehouse; Pamela Sey; Paula Senna; Phillip Watkins; Renee Ramsey; Samantha Watkins; Sara Walliser; Steven Williams; Tony Clark

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of MerchantsNational Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 22nd day of March , 2022 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.

By Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.
On this 22nd day of March 2022 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

POLLY MASON
Commission Number 750576
My Commission Expires
January 07, 2023

Polly Mason
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 19th day of April , 2022 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

William Warner Jr.
Secretary

POA 0018 (1/20)

APPENDIX B
INSURANCE REQUIREMENTS

Without limiting Contractor's indemnification, Contractor shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the agreement by the Contractor, his agents, representatives or employees. City shall retain the right at any time to review the coverage, form, and amount of the insurance required hereby. If in the opinion of the City's Risk Manager the insurance provisions in these requirements do not provide adequate protection for City and for members of the public, City may require Contractor to obtain insurance sufficient in coverage, form and amount to provide adequate protection. City's requirements shall be reasonable but shall be imposed to assure protection from and against the kind and extent of risks that exist at the time a change in insurance is required.

VERIFICATION OF COVERAGE

Contractor shall furnish the City with certificates evidencing coverage required below. **Copies of required endorsements must be attached to provided certificates.** The City's Risk Manager may approve self-insurance programs in lieu of required policies of insurance if, in the opinion of the Risk manager, the interests of the City and the general public are adequately protected. All certificates or evidences of self-insurance are to be received and approved by the City before performance commences. The City reserves the right to require that the Contractor provide complete, certified copies of any policy of insurance offered in compliance with these specifications. As an alternative to insurance certificates, the Contractor's insurer may voluntarily provide complete, certified copies of all required insurance policies, including endorsements, effecting the coverage required by these specifications.

MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

1. GENERAL LIABILITY: Insurance Services Office's Commercial General Liability occurrence coverage form CG 0001. Including, but not limited to Premises/Operations, Products/Completed Operations, and Personal & Advertising Injury, without exclusions or limitations unless approved by City Risk Manager.

2. AUTOMOBILE LIABILITY: Insurance Services Office's Commercial Automobile Liability coverage form CA 0001, auto coverage symbol "1" (any auto). If there are no owned or leased vehicles, symbols 8 and 9 for non-owned and hired autos shall apply.

3. WORKER'S COMPENSATION: Statutory requirements of the State of California and Employer's Liability Insurance.

4. PROFESSIONAL LIABILITY *or* Errors and Omissions Liability insurance appropriate to the Contractor's profession.

5. UMBRELLA or Excess Liability policies are acceptable where the need for higher liability limits is noted in the Minimum Limits of Insurance and shall provide liability coverages that at least follow form over the underlying insurance requirements where necessary for Commercial General Liability, Automobile Liability, Employer's Liability, and any other liability coverage designated under the Minimum Scope of Insurance.

MINIMUM LIMITS OF INSURANCE

Contractor shall maintain limits no less than:

1. General Liability shall be on an Occurrence basis (as opposed to Claims Made basis). Minimum limits and structure shall be:

General Aggregate:	$2,000,000
Products Comp/Op Aggregate:	$2,000,000
Personal & Adv. Injury:	$1,000,000
Each Occurrence:	$1,000,000
Fire Damage:	$ 100,000

   Building Trades Contractors and Contractors engaged in other projects of construction shall have their general liability Aggregate Limit of Insurance endorsed to apply separately to each job site or project, as provided for by Insurance Services Office form CG-2503 Amendment-Aggregate Limits of Insurance (Per Project).

2. Automobile Liability: $1,000,000 Combined Single Limit per accident for bodily injury and property damage.

3. Worker's Compensation: Statutory.

4. Employer's Liability: $1,000,000 per accident for bodily injury or disease.

5. Professional Liability or Errors and Omissions Liability: $1,000,000 per occurrence.

DEDUCTIBLES AND SELF-INSURED RETENTION

Any deductibles or self-insured retention must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retention as respect the City, its officers, officials, employees and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

CLAIMS MADE ON PROFESSIONAL LIABILITY INSURANCE

If professional liability coverage is written on a Claims Made form:

1. The "Retro Date" must be shown, and must be on or before the date of the Agreement or the beginning of the Agreement performance by Contractor.

2. Insurance must be maintained and evidence of insurance must be provided for at least one (1) year after completion of the Agreement.

3. If coverage is cancelled or non-renewed, and not replaced with another claims made policy form with a "Retro Date" prior to the contract effective date, the Contractor must purchase "extended reporting" coverage for a minimum of one (1) year after completion of the Agreement.

OTHER INSURANCE PROVISIONS

The insurance policies required in this Agreement are to contain, or be endorsed to contain, as applicable, the following provisions:

1. ADDITIONAL INSURED STATUS: The City, its officers, directors, officials, employees, and volunteers are to be endorsed as additional insured as respects: liability arising out of activities performed by or on behalf of the Contractor; products and completed operations of the Contractor; premises owned, occupied, or used by the Contractor; or automobiles owned, leased hired or borrowed by the Contractor. The coverage shall contain no endorsed limitations on the scope of protection afforded to the City, its officers, directors, officials, employees, or volunteers. Applicable to General Liability, use ISO form CG 2010 11-85 only, and Auto Liability Policies.

2. PRIMARY INSURANCE: For any claims related to this agreement, the Contractor's insurance coverage shall be endorsed to be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, directors, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it. Applicable to General Liability and Auto Liability policies.

3. FAILURE TO COMPLY: Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the City, its officers, directors, officials, employees, agents or volunteers. Applies to policies in which the City is named as an additional insured.

4. SEVERABILITY OF INTEREST: The Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability. Applicable to General Liability and Auto Liability policies.

5. MAINTENANCE OF INSURANCE COVERAGE: The Contractor shall maintain all insurance coverages in place at all times and provide the City with evidence of each policy's renewal ten (10) days in advance of its anniversary date. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, reduced in coverage, or reduced in limits, except after thirty (30) days' written notice for cancellation or sixty (60) days' written notice for non-renewal has been given to the City. For non-

payment of premium 10 days' prior written notice of cancellation, certified mail, return receipt requested is required. Applicable to all policies.

6. WORKER'S COMPENSATION WAIVER OF SUBROGATION: The worker's compensation policy required hereunder shall be endorsed to state that the worker's compensation carrier waives its right of subrogation against the City, its officers, directors, officials, employees, agents or volunteers, which might arise by reason of payment under such policy in connection with performance under this Agreement by the Contractor.

7. PROPERTY WAIVER OF SUBROGATION: Course of construction policies shall contain the following provisions:
   1. The City shall be named as loss payee.
   2. The insurer shall waive all rights of subrogation against the City.

8. CIVIL CODE PROVISION: Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnity the additional insured would be invalid under Subdivision (b) of Section 2782 of the Civil Code.

9. ACCEPTABILITY OF INSURERS: Insurance is to be placed with insurers with a current A.M. Best's rating of no less than **A-VII**. The City Risk Manager may waive or alter this requirement, or accept self-insurance in lieu of any required policy of insurance if, in the opinion of the Risk Manager, the interests of the City and the general public are adequately protected.

10. SUBCONTRACTORS: CONTRACTOR shall require all subcontractors to maintain adequate insurance. Subcontractors shall name the CONTRACTOR as additional insured on their General Liability policies. CONTRACTOR shall maintain copies of certificates of insurance and additional insured endorsements as provided by its subcontractors. All subcontractors shall be subject to all terms and conditions stated herein.

APPENDIX C
ADDITIONAL SPECIAL PROVISIONS

C.1) PAYROLL RECORDS

Attention is directed to Section 1776 of the Labor Code of the State of California. Regulations complementing said Section 1776 are located in Section 16000 and Sections 16400 through 16403 of Title 8, California Administrative Code. The Contractor is required to comply with the provisions of Section 1776 of said Labor Code. The Contractor shall also be responsible for compliance by their subcontractors.

C.2) PREVAILING WAGE

See Section 5 in Appendix A.

C.3) PRESERVATION OF PROPERTY

Attention is directed to Section 13-1.01, "Preservation of Property" of the Standard Construction Specifications and these Special Provisions.

The Contractor shall take every precaution to protect all public and private property during the performance of this contract. Any damages caused by the Contractor's personnel or equipment will promptly be repaired to the condition existing before the damage. If, in the opinion of the Contract Manager, repair is not possible, the damaged facilities will be replaced in kind and size. All costs for such repairs or replacements shall be the sole responsibility of the Contractor. Damages to City facilities due to the Contractor's lack of performance in accordance with these specifications are the Contractor's responsibility.

C.4) TRAFFIC MAINTENANCE

The Contractor's attention is directed to Section 7-1.04, "Public Safety," and Section 12, “Temporary Traffic Control,” of the State Standard Specifications, the Uniform Manual of Traffic Control Devices (the latest edition of the California Supplement), and these Special Provisions.

Typically, a minimum of one (1) traffic lane (not less than 3.66 m (12 feet wide), per direction, shall be allowed for closure during construction activity, or as defined within the approved traffic control plan. All other traffic lanes shall be open for public vehicular traffic at all times during non-construction activity. No work that interferes with public traffic shall be performed between 3:30 p.m. and 8:30 a.m. except work required under Section 7-1.03, "Public Convenience," and Section 7-1.04, "Public Safety" or by special approval of the Contract Manager.

Prior to performing any work, under this contract the Contractor shall prepare and submit a Traffic Control Plan (TCP) to the Contract Manager for review. Note: To avoid delays, the Contractor is encouraged to submit in advance, several standard TCP’s covering the most common maintenance situations anticipated, prior to the start of the contract period. ALL night work (if any) requires a MANDATORY Traffic Control Plan (TCP), for each occurrence.

If traffic controls are required for any operation under this contract to ensure the safety of workers and the public, a TCP must be submitted to the Contract Manager four (4) working days in advance of performing said operation. Contractor must receive written approval from the Contract Manager,

or their designee, prior to implementing any traffic controls and notify Police, and Fire at least twenty-four (24) hours in advance of implementing the traffic controls. Review and approval of a TCP by the Contract Manager, or their designee, is based upon general conformance with Federal, State and local regulations and standards and does not relieve Contractor of responsibility for the safety of its workers and the public.

If any component in the Contractor's traffic control system is displaced, damaged, or ceases to operate correctly, from any cause, during the life of the work, the Contractor shall immediately repair said component to its original condition or replace said component and shall restore the component to its original location, **noncompliance may result in work stoppage by the Contract Manager.**

The Contract Manager, or their designee, shall review and approve all TCPs on the basis of general conformance with applicable regulations and standards. Such review and approval of a TCP does not relieve Contractor of responsibility for public and worker safety.

Full compensation for conforming to the requirements of this Section shall be considered as included in the prices paid for the various Contract items of work, and no separate payment will be made, therefore.

C.5) REGULATIONS AND CONDUCT OF WORK

The Contractor shall plan and conduct the work to comply with local, State, and Federal government agencies' applicable rules, regulations, codes, and ordinances to adequately safeguard persons and property from injury. The Contractor shall direct the performance of the work in compliance with reasonable safety regulations and work practices, and with applicable federal, state, and local laws, rules and regulations including but not limited to "Occupational Safety and Health Standards" promulgated by the U.S. Secretary of Labor, and Safety Orders of the California Division of Industrial Safety.

C.6) PERSONNEL

All work shall be performed by qualified and trained personnel with a minimum of two (2) years of experience in pavement maintenance. Experience must include use of typical tools and operation of commonly used equipment. All workers shall be neat and orderly in appearance.

C.7) SUPERVISION

The Contractor shall provide a competent superintendent during all times that work is being performed with the authority to represent and act for the Contractor in any matter pertaining to this contract. The Contractor shall furnish the names of all such superintendents to the Contract Manager prior to the commencement of this contract and further advise of any changes.

C.8) DISMISSAL OF UNSATISFACTORY EMPLOYEES

The Contractor shall only furnish workers who are competent and skilled for work under this contract. If, in the opinion of the Contract Manager, an employee of the Contractor is incompetent or disorderly, refuses to perform in accordance with the contract specifications, threatens or uses abusive language while on City property, does not meet safety requirements or is otherwise

unsatisfactory, that employee shall be removed from all work under this contract. Contractor shall remove an unsatisfactory employee from contract sites immediately following notification.

C.9) PAYMENT

Attention is directed to Section 8, "Measurement and Payment", of the Standard Construction Specifications. The following shall be substituted with regard to invoicing procedure.

At the end of each month the Contractor shall submit invoice(s) to the City for routine and emergency maintenance work approved by the City.

The Contractor's routine maintenance invoice shall include;

Invoice Number
Invoice Date
City's Contract Number
Period Service Provided (Date from – Date to)
A breakdown of each work order completed with a description of the work performed, the quantity of the work performed, unit cost, and total cost for the work performed.

Billing shall be submitted to the following address:

City of Rancho Cordova
Public Works Department
3303 Luyung Drive
Rancho Cordova, CA 95742
ATTN: Victor Ramos

C.10) WITHHOLDING OF PAYMENT

For work deemed by the Contract Manager, or their designee, as not meeting the requirements of the specifications, the City shall withhold payments or percentages thereof for work not completed, or until work is completed as per contract specifications. The City shall withhold payments or percentages thereof for work that is not completed on schedule.

C.11) FAILURE TO PERFORM

If the Contractor, or his representative, fails to perform in accordance with the terms and conditions of this contract, the Contract Manager, or their designee, will specify the reasons and locations as applicable by written correspondence. Failure by the Contractor to correct any deficiencies within one (1) calendar week of notification may result in withholding of payment. Failure by the Contractor to correct any deficiencies within two (2) calendar weeks or more may result in formal written warning (30-day notice) to the contractor specifying that such deficiencies must be corrected. Failure by the contractor to correct such deficiencies within the 30-day specified time period may result in termination of this contract.

In the event of termination, the City shall be liable only for payment of those services performed and accepted by the City prior to the date of termination. Any damages to property caused by the contractor's inability to meet specification shall be recovered by withholding payments. The

Contractor and his surety shall be liable and assessed for any and all costs for the re-procurement of the contract services and damages to City facilities.

C.12) INSPECTION

The Contractor might receive an inspection report from the Contract Manager. This form will indicate any deficiencies in the work performance of the Contractor. The Contract Manager, may inform the Contractor by telephone of urgent deficiencies for immediate attention or repairs. Inspection by City staff will occur the following day the Contractor has serviced the areas.

Lack of Inspections by the City staff does not relieve the Contractor of his obligations to provide services as required by these specifications. Lack of receipt of inspection reports does not relieve the Contractor of his obligations to provide services as required by these specifications.

C.13) COMPLIANCE WITH STANDARD TERMS & CONDITIONS

The Contractor agrees to be bound by the standard contract conditions, a sample of which is attached to this RFB (Appendix A), and all other terms and conditions in this RFB.

C.14) INSURANCE

The Contractor, upon being notified of being awarded the contract, shall have their Certificate of Insurance delivered to City of Rancho Cordova Public Works Department, 3303 Luyung Drive, Rancho Cordova, CA 95742, Attn: Victor Ramos. The Contractor's insurance shall comply with all insurance requirements, as shown in Appendix B. No goods or services shall be rendered by the contractor until a valid Certificate of Insurance is on file with the City.

C.15) INDEMNITY

The Contractor indemnifies the City as stated in Section 9 of Appendix A.

C.16) CODES AND LEGAL REQUIREMENTS

(a) All reference to codes, specifications, and standards in the contract documents shall mean, and are intended to be, the latest editions, amendments, and/or revisions of such reference documents in effect, as of the date of this contract.

(b) Authorities shall apply the minimum work requirements available to any work done for this project. Nothing described in these contract documents shall be construed to permit work not conforming to the most stringent of applicable codes and regulations.

(c) When contract documents call for materials or construction of better quality or larger size than required by applicable codes, laws, rules or regulations, the contract documents shall take precedence.

C.17) TERMINATION

Any contract resulting from this RFB may be canceled by either party upon sixty (60) calendar days advance notice in writing.

C.18) SOUND CONTROL REQUIREMENTS

Sound control shall conform to the provisions in Section 12-1.09B, "Noise" of the Standard Construction Specifications.

The noise level from the Contractor's operations, between the hours of 8:00 p.m. and 7:00 a.m., shall not exceed 86 dbA at a distance of 15 m (50 feet). Said noise level requirement shall apply to all equipment on the work or related to the work, including but not limited to trucks, transit mixers or transient equipment that may or may not be owned by the Contractor. The use of loud sound signals shall be avoided in favor of light warnings except those required by safety laws for the protection of personnel.

Full compensation for conforming to the requirements of this section shall be considered as included in the Contract prices paid for the various Contract items of work involved and no additional compensation will be allowed, therefore.

C.19) COOPERATION

Attention is directed to Section 5-5, "Cooperation with Other Entities," of the Standard Construction Specifications.

The Contractor shall notify United Service Alert (USA) prior to commencing any excavation: **Underground Service Alert (USA) – 811.**

C.20) PUBLIC CONVENIENCE

Public convenience shall conform to the provisions in Section 7-1.03, "Public Convenience," of the State Standard Specifications. The Contractor shall limit his operations to weekdays between the hours of 7:00 a.m. to 6:00 p.m. unless otherwise approved by the Contract Administrator.

No work will commence before 8:30 a.m. on the City main arterial and collector street without prior written approval by the Contract Manager.

Temporary closure of driveways may be allowed subject to the advance written approval of the affected property owners and the Contract Manager. Prior to closure of a driveway, the Contractor shall coordinate and notify the property owner at least twice of such closure. The Contractor shall deliver closure notices to residents and operators of commercial properties seventy-two (72) hours prior to each closure, (twenty-four (24) hour notice for emergency repairs).

It is the Contractor's responsibility to provide and accommodate all residents, operators of commercial properties, and property owners' specific needs for driveway and pedestrian access at all times.

Full compensation for conforming to the provisions of this Section shall be considered as included in the prices paid for the various contract items of work and no additional compensation will be allowed, therefore.

C.21) OBSTRUCTIONS

Attention is directed to the presence of overhead and underground utilities in the construction sites. The Contractor shall exercise due caution in performing his work so as not to damage the utilities. The work specified shall be so conducted by the Contractor as to permit the utility companies to maintain their services without interruption. Utilities which are to remain in place shall be worked around and protected from damage or interruption of service. The Contractor shall coordinate his work with the utility companies where utilities are to be relocated or set to grade.

The toll-free number for Underground Service Alert **(U.S.A.) is 811**. The Contractor shall take adequate measures to ensure that their operations do not harm any existing underground facilities not specifically mentioned or shown on the plans.

Construction area signs shall be furnished, installed, maintained, and removed when no longer required by the Contractor in accordance with the provisions in Section 12, “Safety, Public Convenience, and Traffic Control”, of the Standard Construction Specifications.

Full compensation for conforming to the provisions of this Section shall be considered as included in the prices paid for the various contract items of work and no additional compensation will be allowed, therefore.

C.22) WATER POLLUTION CONTROL

Water pollution control work shall conform to the requirements in Section 13, "Water Pollution Control," of the State Standard Specifications, and these Specifications.

As part of the water pollution control work, a Water Pollution Control Program, hereafter referred to as the "WPCP," is required for this contract. The WPCP shall be prepared in accordance with the State’s Storm Water Quality Handbooks, SWPPP and WPCP Preparation Manual, current addition.

Implementation, inspection, maintenance, and modification of the WPCP shall be in accordance with the States’s Storm Water Quality Handbooks, Construction Site Best Management Practice Field Manual and Trouble Shooting Guide, current addition.

Copies of the above State handbooks may be obtained from the Department of Transportation, Material Operations Branch, Publication Distribution Unit, 1900 Royal Oaks Drive, Sacramento, California 95815, Telephone: (916) 445-3520.

The Contractor shall become fully informed of and comply with the applicable provisions of the Handbook and Federal, State and local regulations that govern the Contractor's operations and storm water discharges from both the project site and areas of disturbance outside the project limits during construction.

Unless arrangements for disturbance of areas outside the project limits are made by the City and made part of the contract, it is expressly agreed that the City assumes no responsibility to the Contractor or property owner whatsoever with respect to any arrangements made between the Contractor and property owner to allow disturbance of areas outside the project limits.

The Contractor shall be responsible for the costs and for any liability imposed by law as a result of the Contractor's failure to comply with the requirements set forth in this section "Water Pollution Control" including, but not limited to, compliance with the applicable provisions of the Handbook and Federal, State, and local regulations. For the purposes of this paragraph, costs and liabilities include but are not limited to fines, penalties and damages whether assessed against the City or the Contractor, including those levied under the Federal Clean Water Act and the State Porter Cologne Water Quality Act.

Full compensation for conforming to the requirements of this section shall be considered as included in the prices paid for the various contract items of work involved and no additional compensation will be allowed, therefore.

C.23) QUANTITIES

The quantities shown in the Bid Sheets are given to provide Bidders with an indication of potential work and the order of magnitude and scope of work. The actual amount of work done under this contract may differ from the quantities shown. The City does not expressly or by implication agree that the actual amount of work will correspond therewith but reserves the right to increase or decrease the amount of any class or portion of the work or to omit portions of the work as directed by the Contract Manager.

C.24) MOBILIZATION

Mobilization shall be in accordance with Section 8-1.03, “Payment for Mobilization”, of the Standard Construction Specifications. Full compensation for conforming to the requirements of this Section shall be considered as included in the prices paid for the various contract items of work and no separate payment will be made, therefore.

C.25) WORK ORDERS

Requests for maintenance are made via a Work Order (WO). WOs are originated by City staff during normal City business hours in response to observed or reported maintenance deficiencies. While initial contact with the Contractor may be directly by phone, this will always be followed up with a written WO. Delivery of the written WO’s shall be via e-mail and will be made directly to Contractor or designated Supervisor. Requests for service after working hours, on weekends, and on holidays will be forwarded from the City’s Emergency On-Call representative to the contractor by phone. A written WO will be generated on the next regular business day and sent via email.

C.26) EMERGENCY WORK

Definition: Emergency Work includes unforeseen/unscheduled maintenance related tasks that must be performed on short notice due to potential impacts on public safety and convenience. This item is considered to be a safety concern. When notified by the City to respond to an emergency situation, the Contractor shall be at the site in **two (2) hour or less from the time of notification.** The Contractor shall maintain a local telephone number where he can be reached twenty-four (24) hours per day, seven days a week, including Holidays.

Tasks: Generally, Emergency Work procedures shall include, but is not limited to, the following steps:

- Receipt and confirmation of the requested task;
- Initial response to maintenance site and evaluation of problem & site conditions;
- Implementation of appropriate traffic controls;
- Perform the requested task;
- Field check for proper operation and restore site to a safe condition;

Response: Emergency response may be initiated by the City or the Contractor (if emergency condition observed in the field and upon notification provided to the City). The Contractor shall provide emergency response 24 hours per day, seven days per week, including holidays. The response time sequence is as follows:

- The Contractor must have a supervisor available at all times.
- The Contractor shall make the site safe immediately or as soon as possible.
- The Contractor shall immediately advise the City of any emergency situation by phone and follow up with a written report (email) by end of next business day.
- Corrective action shall be taken immediately.

Contractor shall have the capability to provide all necessary materials, equipment, and labor in time frames referenced above.

C.27) DUST CONTROL

The Contractor's attention is directed to Section 17, "Dust Control," of the Standard Construction Specifications. The Contractor shall be responsible for dust control. The Contractor shall diligently control dust resulting from his operations and from public traffic passing through the work area by the application of water and/or dust palliative. Dust palliative shall conform to Section 17-2, "Dust Palliative," of the Standard Construction Specifications.

The Contractor shall provide dust control at all times including Saturdays, Sundays, and holidays. Whenever the Contractor shall appear negligent in controlling dust, the Contract Manager may direct attention to the existence of a dust hazard and instruct the Contractor to immediately alleviate the dust hazard.

Full compensation for conforming to the requirements of this section shall be considered as included in the prices paid for the various contract items of work involved and no additional compensation will be allowed, therefore.

C.28) CLASS 2 AGGREGATE BASE (AB)

Aggregate base shall be Class 2 and shall conform to Section 22-2, "Aggregate Base", of the Standard Construction Specifications, Section 26, "Aggregate Bases", of the Standard Specifications.

Aggregate base shall be produced from commercial quality aggregate consisting of broken stone, crushed gravel, clean, rough-surfaced gravel and sand, or a combination thereof. The grading of the material shall be three-fourth inch (3/4") maximum. Spreading and compacting shall be performed by methods that will produce a uniform base when firmly and properly compacted free from pockets of coarse or fine material.

The Contractor shall insure the subbase is compacted to the requirements set forth in Section 25, "Aggregate Subbases", of the Standard Specifications before placing aggregate base.

The aggregate base and aggregate subbase shall be placed in layers not to exceed 5" thick and shall have a relative compaction of 95% Class 2 aggregate. Aggregate base that is used to provide temporary access to work areas, driveways, and all other work that is necessary shall be paid for by the Contractor.

Full compensation for conforming to the requirements of this section shall be considered as included in the prices paid for the various contract items of work involved and no additional compensation will be allowed, therefore.

C.29) ASPHALT CONCRETE (AC), TYPE A

The work in this section shall include all labor, materials, and equipment required to complete all asphalt paving work, including, but not necessarily limited to, asphalt pavements and bases, asphalt overlays, and asphalt as specified herein or otherwise necessary so that other materials or work may be installed and/or performed and that the whole work is completed in accordance with the contract documents.

Tack coat of Type SS-1 asphaltic emulsion shall conform to Section 39, "Asphalt Concrete", and 94, "Asphaltic Emulsions", of the Standard Specifications and shall be included in the unit bid price for asphalt concrete. All asphalt concrete on this project shall be as follows and as specified in Section 39 "Asphalt Concrete", of the Standard Specifications and these Specifications.

All asphalt shall be viscosity grade AR-8000 and shall conform to the requirements of Section 92, "Asphalt Binders", of the Standard Specifications. Supplying, mixing, proportioning and storing Asphalt Concrete, Type A shall conform to the requirements as specified in Section 39, "Asphalt Concrete" of the Standard Specifications.

Mix Design Tolerances – Certificate of compliance shall be required from the supplier of the asphalt concrete and delivered to the Contract Manager, or their designee, not less than ten (10) working days prior to any scheduled asphalt concrete work.

TEST	INDIVIDUAL TEST RESULTS	TEST METHOD NO. CALIFORNIA
Loss in L.A. Rattler (after 500 rev.)	45% Max.	211
Kc and Kf	1.8 Max.	303
Sand Equivalent	45 Min.	217
Stabilometer Value ¾" 3/8"	 35 Min. 30 Min.	 304 304
Moisture Vapor Susceptibility	25 Min.	307
Swell	0.030" Max.	305
Lab Compacted Density		304
Maximum Specific Gravity		ASTM D-2041
Air Voids Content (%)	3 Min. – 4.5 Max.	

Preparation for AC Type A shall conform to these Specifications. The tack coat shall be applied at the approximate rate of 0.05 to 0.15 gallon per square yard. The exact rate will be determined by the Contract Manager. The area to which a tack coat has been applied shall be closed to public traffic. Care shall be taken to avoid tracking binder material onto existing pavement surfaces beyond the limits of construction.

Hauling of asphalt concrete to the job site shall be in accordance with Section 23-5, "Hauling Equipment", of the Standard Construction Specifications and these Specifications. Placement of asphalt concrete shall be in accordance with Section 23-8, "AC Placement Method", of the Standard Construction Specifications and these Specifications. Should the methods and equipment furnished by the Contractor fail to produce a layer of asphalt concrete conforming to the requirements, including straightedge tolerance, of Section 39, "Asphalt Concrete", of the Standard Specifications, the paving operations shall be discontinued and the Contractor shall modify his equipment or furnish substitute equipment. Placing of the asphaltic concrete adjacent to the lips of gutters shall be such that a rise above said lips of 1/4 inch shall remain after compaction.

Acceptance testing shall be in accordance with Section 23-9, "AC Placement Acceptance Testing" of the Standard Construction Specification. The Contractor shall remove and replace asphalt concrete that is tested for in-place relative compaction of less than 93%. Finished asphalt concrete pavement which does not conform to the specified compaction requirements will be paid for using the following pay factors:

IN PLACE RELATIVE COMPACTION	PAY FACTORS
93% or greater	100%
92.9% – 92%	95%
91.9% - 90%	90%
89.9% or less	Remove and replace as directed by the Contract Manager, or their designee.

The completed surface shall be thoroughly compacted, smooth, and true to grade and cross section, free from ruts, humps, depressions or irregularities. When a straight edge 10 feet long is laid on the finished surface and parallel with the center line of the highway, the surface shall not vary more than 0.01 feet from the lower edge of the straight edge. When tested transversely to traffic, the surface shall incline continuously in the direction of the drainage so that no depressions, which will not drain, remain in the surface after rolling. Any ridges, indentations or other objectionable marks left in the surface of the asphalt concrete by equipment shall be eliminated by rolling or other means. The use of any equipment that leaves ridges, indentations or other objectionable marks in the asphalt concrete shall be discontinued and other acceptable equipment shall be furnished by the contractor. A drop-off of more than 0.15-feet will not be allowed at any time between adjacent lanes open to public traffic. Kraft paper, or other approved bond breaker, may be placed under the conform tapers to facilitate the removal of the taper when paving operations resume. Half-width surfacing operations shall be conducted in such manner that, at the end of each day's work, the distance between the ends of adjacent surfaced lanes shall not be greater than can be completed in the following day of normal surfacing operations. Shoulders adjacent to a lane being paved shall be surfaced prior to opening the lane to traffic. Finishing roadway shall conform to Section 22, "Finishing Roadway" of the Standard Specifications. The entire roadway and right-of-way shall be left in a neat and presentable condition to the satisfaction of the Contract Manager, or their designee.

Quantities of material wasted or disposed of in a manner not called for under the contract, or rejected loads of material, including material rejected after it has been placed by reason of the failure of the Contractor to conform to the provisions of the contract, or materials placed outside the lines indicated from the transporting vehicle, or material remaining on hand after completion of the work, will not be paid for and such quantities will be deducted from the final total quantities.

No compensation will be allowed for hauling rejected material. Asphalt Concrete, Type A is specified as included in other items of work listed in the RFB and no additional compensation shall be allowed, therefore.

C.30) BASE REPAIR

Base Repair provides for the full removal and replacement of minor areas of failed pavement. The estimated quantities involved in this section are for bidding purposes only. The quantity may be extended, reduced or deleted at the discretion of the Contract Manager, with no change in unit price.

Tack coat of asphalt emulsion shall conform to Sections 37, "Bituminous Seals", 39, "Asphalt Concrete", and 94, "Asphaltic Emulsions" of the Standard Specifications. Aggregate Base –Class II and Asphalt Concrete, ¾" Type A shall comply with these Special Provisions.

Base Repair shall consist of saw cutting, excavation and removal of existing failed roadway pavement and basement material and proper disposal of all unsuitable materials. The structural section for Base Repair shall be the following unless directed otherwise by the Contract Manager.

- Residential Base Repair shall be 3" AC over 6" AB
- Collector Base Repair shall be 4" AC over 14" AB
- Arterial Base Repair shall be 5.5" AC over 20.5" AB

The areas of Base Repair shall have a minimum width of six (6) feet, a minimum length of ten (10) feet, although most areas may be significantly larger in both dimensions. The area of removal of failed pavement and basement materials shall be as determined by the Contract Manager in the field. Any pavement removal required near the lip of gutter, the existing edge of pavement, or another area of pavement removal shall be extended such that no existing pavement shall remain with a width of less than twenty-four (24) inches.

A tack coat of asphalt emulsion shall be applied to all concrete and asphalt concrete edges in preparation for installing deep lift asphalt concrete. Each layer of asphalt concrete shall not exceed 0.40 foot in compacted thickness. No layer shall be placed over a layer which exceeds 0.25 foot in compacted thickness until the temperature at mid-depth, of the layer which exceeds 0.25 foot in compacted thickness, is no more than 160^{o}F. The maximum thickness of the surface layer of deep lift asphalt concrete, that layer directly below leveling course or overlay, shall be 0.25 foot. Areas of Base Repair shall be brought up to the existing surface grade.

Payment for Base Repair shall be made per square foot of area repaired, as measured in the field. Payment shall be at the contract unit price bid per square foot and shall include all traffic control, saw cutting, excavation, removal and disposal of un-suitable material, furnishing and placement of Class II Aggregate Base, tack coat and ¾" Type A Asphalt Concrete and labor and materials involved and no additional payment allowed, therefore.

C.31) GRIND AND REPLACE AC REPAIR

Grind and replace AC Repair provides for the full removal and replacement of minor areas of failed asphalt concrete to a depth of 2", 3", 4" or 6" as determined by the Contract Manager. The estimated quantities involved in this section are for bidding purposes only. The quantity may be extended, reduced or deleted at the discretion of the Contract Manager, with no change in unit price.

Tack coat of asphalt emulsion shall conform to Sections 37, "Bituminous Seals", 39, "Asphalt Concrete", and 94, "Asphaltic Emulsions" of the Standard Specifications. Aggregate Base –Class II and Asphalt Concrete, ¾" Type A shall comply with these Special Provisions.

Grind and Replace AC Repair shall consist of saw cutting, excavation and removal of existing failed roadway pavement and basement material and proper disposal of all unsuitable materials. The areas of Grind and Replace AC Repair shall have a minimum width of six (6) feet, a minimum length of ten (10) feet, although most areas may be significantly larger in both dimensions. The area of removal of failed pavement and basement materials shall be as determined by the Contract Manager in the field. Any pavement removal required near the lip of gutter, the existing edge of pavement, or another area of pavement removal shall be extended such that no existing pavement shall remain with a width of less than twenty-four (24) inches. Replacement shall be made by means of deep lift asphalt concrete of the specified depth.

A tack coat of asphalt emulsion shall be applied to all concrete and asphalt concrete edges in preparation for installing deep lift asphalt concrete. Each layer of asphalt concrete shall not exceed 0.40 foot in compacted thickness. No layer shall be placed over a layer which exceeds 0.25 foot in compacted thickness until the temperature at mid-depth, of the layer which exceeds 0.25 foot in compacted thickness, is no more than 160^{o}F. The maximum thickness of the surface layer of deep lift asphalt concrete, that layer directly below leveling course or overlay, shall be 0.25 foot. Areas of Grind and Replace AC Repair shall be brought up to the existing surface grade.

Payment for Grind and Replace AC Repair shall be made per square foot of area repaired, as measured in the field. Payment shall be at the contract unit price bid per square foot and shall include all traffic control, saw cutting, excavation, removal and disposal of un-suitable material, furnishing and placement of tack coat and ¾" Type A Asphalt Concrete and labor and materials involved and no additional payment allowed, therefore.

C.32) AC OVERLAY (2")

AC shall conform to the provisions of Section 23, "Aphalt Concrete" of the Standard Construction Specifications. The work in this section shall include all labor, materials, tools, equipment and incidentals, as specified herein or otherwise necessary to complete the whole work in accordance to these Specifications. The estimated quantity for AC is for bidding purposes only. The quantity may be extended, reduced or deleted at the discretion of the Contract Manager, with no change in unit price.

AC shall conform to the requirements for Acceptance Testing and Test Sections as specified in Section 23-9, "AC Placment Acceptance Testing" of the Standard Construction Specifications. Asphalt Concrete shall comply with these Special Provisions.

The Contractor shall be responsible for removing all vegetation from the edge of pavement, sweeping and washing the pavement, if required, in advance of the overlay operation. It is recommended that a power water wash be used in deceleration zones for the complete removal of dust that may cause overlay slippage.

All manholes, utility vaults, valve boxes and survey monument covers encountered in the area to be overlaid with asphalt concrete shall be carefully referenced out prior to the overlay by the Contractor. All exposed survey monuments shall be referenced out prior to the overlay, covered by an appropriate method approved by the Contract Manager, and uncovered after the overlay without disturbing or damaging the survey monument.

The planing of asphalt concrete pavement shall be performed by cold planing. The cold planing machine shall have a cutter head at least five (5) feet wide and shall be operated so as not to produce fumes or smoke. The road surfacing to remain in place shall not be damaged in any way. The planed road surface shall not be damaged or spalled.

Pavement planning shall be to within one (1) foot on all sides of manhole rims, drain inlets, vaults, valve boxes, and any other roadway appurtenances located in the planing area, unless the objects fall within three (3) feet of the lip of gutter. Following planning operations, no drop-off will be allowed at any time adjacent to driveways or around the edges of manhole rims, drain inlets, vaults, valve boxes, and any other roadway appurtenances. Where transverse joints are planned in the pavement at conform lines, no drop-off shall remain between the existing pavement and the planed area when the pavement is opened to public traffic.

If permanent asphalt concrete has not been placed to the level of existing pavement before the pavement is to be opened to public traffic, a temporary asphalt concrete taper shall be constructed. Asphalt concrete for temporary tapers shall be placed to the level of the existing pavement and tapered in five (5) feet to the level of the planed area. Asphalt concrete for tapers shall be commercial quality and may be spread and compacted by any method that will produce a smooth riding surface. Asphalt concrete tapers shall be completely removed, including removing all loose material from the underlying surface, before placing the permanent surfacing. Full compensation for furnishing asphalt concrete for temporary tapers and for constructing, maintaining, removing, and disposing of the tapers shall be considered as included in the contract price paid per square foot for pavement planing (wedge grinding) and no additional compensation will be allowed therefore.

All planed material, not used to replace unsuitable material removed from this project, shall be transported and properly disposed of offsite. Transport and off-loading of material shall be considered incidental and included in the unit price paid for this item.

Planed pavement shall not remain exposed to traffic for more than five (5) calendar days before paving. It shall be the responsibility of the Contractor to schedule planing and paving operations to meet this requirement.

The contract unit price paid per square foot for AC Overlay (2") shall include full compensation for furnishing all labor, materials, tool, equipment, and incidentals, and for doing all work involved in placing AC complete in place, including all traffic control, pre-level preparation, wedge grinding and furnishing and spreading sand cover if directed by the Contract Manager, furnishing and placement of ½" Type A AC and labor and materials involved as specified in the Standard Specifications and these Special Provisions, and as directed by the Contract Manager and no additional compensations shall be allowed, therefore.

Quantities of material wasted or disposed of in a manner not called for under the contract, or rejected loads of material, including material rejected after it has been placed by reason of the failure of the Contractor to conform to the provisions of the contract, or materials placed outside the lines indicated from the transporting vehicle, or material remaining on hand after completion of the work, will not be paid for and such quantities will be deducted from the final total quantities. No compensation will be allowed for hauling rejected material.

C.33) LEVELING COURSE

This work includes placing of AC overlay balance, filling low areas and covering heavy alligator cracking over designated areas. The estimated quantities involved in this section are for bidding purposes only. The quantity may be extended, reduced or deleted at the discretion of the Contract Manager, with no change in unit price.

Tack coat of asphalt emulsion shall conform to Sections 37, "Bituminous Seals", 39, "Asphalt Concrete", and 94, "Asphaltic Emulsions" of the Standard Specifications. Aggregate Base –Class II and Asphalt Concrete, ¾" Type A shall comply with these Special Provisions.

Overlay balance, mechanical, shall mean filling low areas or covering alligator cracks with AC to match existing pavement contours. A maximum of one (1) inch depth leveling course will be laid with tapering to conform to existing roadways. Depth and amount of area to receive leveling course may change as directed by the Contract Manager.

Pavement delineation removal shall be coordinated with temporary delineation so that lane lines are provided at all times on traveled ways open to public traffic. Temporary reflective pavement markers shall be placed at intervals of not more than 25 feet. Temporary reflective raised pavement markers shall be the same color as the existing lane line or centerline.

Leveling Course will be measured by the ton of AC actually placed. Weight certificates shall be furnished by the Contractor to the Contract Manager at the job site upon delivery of the material. The contract unit price per ton for Leveling Course shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals and for doing all the work involved in applying the tack coat and constructing leveling course complete in place as specified in these specification.

Quantities of material wasted or disposed of in a manner not called for under the contract, or rejected loads of material, including material rejected after it has been placed by reason of the failure of the Contractor to conform to the provisions of the contract, or materials placed outside the lines indicated from the transporting vehicle, or material remaining on hand after completion of the work, will not be paid for and such quantities will be deducted from the final total quantities. No compensation will be allowed for hauling rejected material.

C.34) CRACK SEALING

Crack Sealing provides for the application of an asphalt-based or other approved crack seal product to the cracks in AC pavements to minimize water infiltration through the road surface. The estimated quantities involved in this section are for bidding purposes only. The quantity may be extended, reduced or deleted at the discretion of the Contract Manager, with no change in unit price.

The contractor shall submit, to the Contract Manager, product performance specifications for the crack filling material proposed to be used. No application shall be performed until the material has been approved by the Contract Manager.

The Contractor shall implement the appropriate traffic control. Crack preparation, material application and curing shall be in accordance with the manufacturer's recommendations and to the satisfaction of the Contract Manager.

Payment for Crack Sealing shall be made per lineal foot of application, as measured in the field. Payment shall be at the contract unit price bid per lineal foot and shall include traffic control, surface preparation, application curing time and all labor and materials involved and no additional payment allowed, therefore.

C.35) POTHOLE PATCHING

Pothole Patching provides for the application of an asphalt-based patching compound to fill potholes and provide a smooth running surface. The estimated quantities involved in this section are for bidding purposes only. The quantity may be extended, reduced or deleted at the discretion of the Contract Manager, with no change in unit price.

The contractor shall submit, to the Contract Manager, product performance specifications for the pothole patching materials proposed to be used. No application shall be performed until the material has been approved by the Contract Manager.

The Contractor shall implement the appropriate traffic control. Pothole preparation, material application and curing shall be in accordance with the manufacturer's recommendations and to the satisfaction of the Contract Manager.

Payment for Pothole Patching shall be made per square foot of application, as measured in the field. Payment shall be at the contract unit price bid per square foot and shall include traffic control, surface preparation, application curing time and all labor and materials involved and no additional payment allowed, therefore.

MEMORANDUM

ITEM 16.5.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Quoc Nham, Senior Civil Engineer

SUBJECT: **A RESOLUTION APPROVING THE FINAL MAP OF THE RANCH VILLAGE 3, SUBDIVISION NO. FM-2021-002-06, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT CONTRACT NO. 2022-49 WITH K. HOVNANIAN AT JAEGER RANCH, LLC.**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Subdivision Improvement Agreement Contract No. 2022-49, Attachment 2, guaranteeing the construction of public roads and utilities with K. Hovnanian at Jaeger Ranch, LLC. and the recording of the final subdivision map for The Ranch Village 3, creating 65 residentially zoned lots located north of Chrysanthy Blvd and east of Rancho Cordova Parkway.

BACKGROUND

The map has been examined and checked for compliance with Title 22 of the City of Rancho Cordova Municipal Code and the California Subdivision Map Act. The City Council approved the Small Lot Tentative Map on January 6, 2020. A Development Agreement by the City and K. Hovnanian at Jaeger Ranch, LLC. was entered into on February 21, 2020 and recorded on May 1, 2021 in the Official Records of Sacramento County at Book 20200501, Page 0617. A copy of the final map, Attachment 3, and copy of the vicinity map, Attachment 4, are included with this letter.

Roads are offered for dedication with this subdivision. K. Hovnanian at Jaeger Ranch, LLC. has provided a performance and labor and material bond guaranteeing the construction of the public improvements. Wood Rodgers, Inc. has waived the requirement for a bond to guarantee payment for setting the survey monuments with the subdivision. The soil report requirement has been satisfied by Wallace-Kuhl and Associates dated December 12, 2019.

There are no delinquent taxes against the property and the Tax Collector has so certified. The 2021/2022 estimated taxes have been secured with the Sacramento County Tax Collector.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact to the City.

ATTACHMENT(S)

1. Resolution
2. Final Map
3. Vicinity Map
4. Subdivision Improvement Agreement

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE FINAL MAP OF THE RANCH VILLAGE 3, SUBDIVISION NO. FM-2021-002-06, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT CONTRACT NO. 2022-49 WITH K. HOVNANIAN AT JAEGER RANCH, LLC.

WHEREAS, the City Council approved the Small Lot Tentative Map on January 6, 2020 per Resolution No. 5-2020; and

WHEREAS, the map is in substantial compliance with the approved tentative map; and

WHEREAS, the conditions of approval have been complied with; and

WHEREAS, the map complies with Title 22 of the City of Rancho Cordova Municipal Code and the California Subdivision Map Act; and

WHEREAS, the approval of final maps is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Regulation Section 15268(b)(3) as a ministerial approval; and

WHEREAS, the City desires to enter into a subdivision improvement agreement with the developer to ensure necessary public improvements are completed and secured with a bond.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does approve the Final Map of The Ranch Village 3 Subdivision No. FM-2021-002-06 and does authorize the City Manager to execute Subdivision Improvement Agreement Contract No. 2022-49 with K. Hovnanian at Jaeger Ranch, LLC., in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
Donald Terry, Mayor

_____
Stacy Leitner, CMC
City Clerk

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS FINAL MAP OF THE RANCH VILLAGE 3.

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

THE UNDERSIGNED HEREBY OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE PUBLIC ROADS DESIGNATED HEREON AS ALAMOSA DRIVE, BIG MEADOW WAY, COAL CREEK WAY, CRESTED BUTTE WAY AND WHEAT RIDGE DRIVE, AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

1. EASEMENT FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND 10.00 FEET IN WIDTH AND 12.50' IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC STREETS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE).
2. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC STREETS SHOWN HEREON.

K. HOVNANIAN AT JAEGER RANCH, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME: Kevin Kimball

TITLE: Regional President

SURVEYOR'S STATEMENT

THIS FINAL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE THE REQUEST OF K. HOVNANIAN AT JAEGER RANCH, LLC, IN SEPTEMBER 2021. I HEREBY STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JULY 31, 2024 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____

DENNIS L. BARBER
P.L.S. 8067

6/28/22
DATE

PROFESSIONAL LAND SURVEYOR
DENNIS L. BARBER
No. 8067
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF THE RANCH VILLAGE 3, AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF RANCHO CORDOVA, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____
CITY ENGINEER, ALBERT STRICKER, R.C.E. 64057

DATED: _____

REGISTERED PROFESSIONAL ENGINEER
ALBERT STRICKER
No. 64057
CIVIL
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF THE RANCH VILLAGE 3 IS TECHNICALLY CORRECT.

_____
LAND SURVEYOR, CYRUS E. ABHAR, P.L.S. 7723

DATED: _____

LICENSED LAND SURVEYOR
CYRUS E. ABHAR
No. 7723
STATE OF CALIFORNIA

BENEFICIARY'S STATEMENT

WILMINGTON TRUST, NATIONAL ASSOCIATION AS BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 12, 2020, AS DOCUMENT NO. 202003120392, SACRAMENTO COUNTY RECORDS.

BY: _____ BY: _____

NAME: Kevin Kimball NAME: Tim Collison

TITLE: Regional President TITLE: Regional President

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED, SUBJECT TO COMPLETION OF IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL EASEMENTS AND RIGHTS OF WAY SHOWN HEREON, AND DO HEREBY CERTIFY THE ABANDONMENTS LISTED HEREON.

BY: _____ DATED: _____
CITY CLERK, CITY OF RANCHO CORDOVA

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF Placer) SS

ON 28th DAY OF June, 2022 BEFORE ME, Stephanie Gonzalez, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Kevin Kimball 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: Stephanie Gonzalez

PRINTED NAME: Stephanie Gonzalez

MY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF: Placer

MY COMMISSION EXPIRES: October 18th, 2025

MY COMMISSION No.: 2378898

NOTARY'S ACKNOWLEDGMENT

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

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PRINTED NAME: Stephanie Gonzalez

MY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF: Placer

MY COMMISSION EXPIRES: October 18th, 2025

MY COMMISSION No.: 2378898

RECORDER'S STATEMENT

FILED THIS_____DAY OF _____, 2022, AT _____ ___.M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF WOOD RODGERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DONNA ALLRED COUNTY RECORDER
COUNTY OF SACRAMENTO

DOCUMENT NO.: _____

BY: _____ FEE: $ _____
DEPUTY RECORDER

FINAL MAP OF THE RANCH VILLAGE 3

SUBDIVISION NO. FM-2021-002-06

BEING ALL OF LOT 7 OF THAT CERTAIN
LARGE LOT FINAL MAP OF THE RANCH
FILED FOR RECORD IN BOOK 429 OF MAPS, AT PAGE 8, SCR
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA

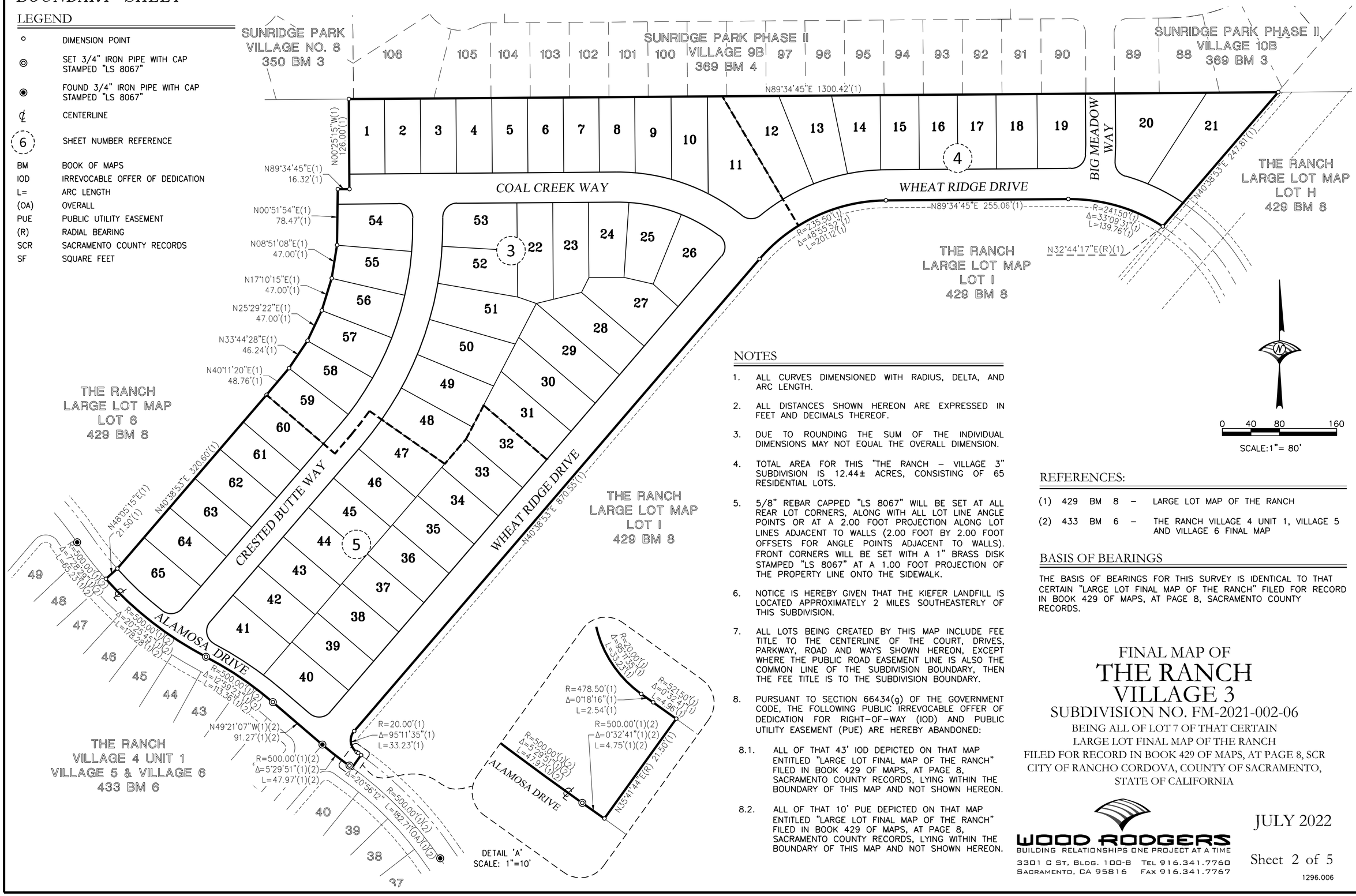
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

JULY 2022

BOUNDARY SHEET

LEGEND

○	DIMENSION POINT
◎	SET 3/4" IRON PIPE WITH CAP STAMPED "LS 8067"
◉	FOUND 3/4" IRON PIPE WITH CAP STAMPED "LS 8067"
℄	CENTERLINE
(6)	SHEET NUMBER REFERENCE
BM	BOOK OF MAPS
IOD	IRREVOCABLE OFFER OF DEDICATION
L=	ARC LENGTH
(OA)	OVERALL
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
SCR	SACRAMENTO COUNTY RECORDS
SF	SQUARE FEET



NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "THE RANCH – VILLAGE 3" SUBDIVISION IS 12.44± ACRES, CONSISTING OF 65 RESIDENTIAL LOTS.
5. 5/8" REBAR CAPPED "LS 8067" WILL BE SET AT ALL REAR LOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OR AT A 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WALLS (2.00 FOOT BY 2.00 FOOT OFFSETS FOR ANGLE POINTS ADJACENT TO WALLS). FRONT CORNERS WILL BE SET WITH A 1" BRASS DISK STAMPED "LS 8067" AT A 1.00 FOOT PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK.
6. NOTICE IS HEREBY GIVEN THAT THE KIEFER LANDFILL IS LOCATED APPROXIMATELY 2 MILES SOUTHEASTERLY OF THIS SUBDIVISION.
7. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE COURT, DRIVES, PARKWAY, ROAD AND WAYS SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY, THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.
8. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING PUBLIC IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY (IOD) AND PUBLIC UTILITY EASEMENT (PUE) ARE HEREBY ABANDONED:

8.1. ALL OF THAT 43' IOD DEPICTED ON THAT MAP ENTITLED "LARGE LOT FINAL MAP OF THE RANCH" FILED IN BOOK 429 OF MAPS, AT PAGE 8, SACRAMENTO COUNTY RECORDS, LYING WITHIN THE BOUNDARY OF THIS MAP AND NOT SHOWN HEREON.

8.2. ALL OF THAT 10' PUE DEPICTED ON THAT MAP ENTITLED "LARGE LOT FINAL MAP OF THE RANCH" FILED IN BOOK 429 OF MAPS, AT PAGE 8, SACRAMENTO COUNTY RECORDS, LYING WITHIN THE BOUNDARY OF THIS MAP AND NOT SHOWN HEREON.

REFERENCES:

(1) 429 BM 8 – LARGE LOT MAP OF THE RANCH

(2) 433 BM 6 – THE RANCH VILLAGE 4 UNIT 1, VILLAGE 5 AND VILLAGE 6 FINAL MAP

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT CERTAIN "LARGE LOT FINAL MAP OF THE RANCH" FILED FOR RECORD IN BOOK 429 OF MAPS, AT PAGE 8, SACRAMENTO COUNTY RECORDS.

FINAL MAP OF

THE RANCH VILLAGE 3

SUBDIVISION NO. FM-2021-002-06

BEING ALL OF LOT 7 OF THAT CERTAIN LARGE LOT FINAL MAP OF THE RANCH FILED FOR RECORD IN BOOK 429 OF MAPS, AT PAGE 8, SCR CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

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SACRAMENTO, CA 95816 FAX 916.341.7767

JULY 2022

Sheet 2 of 5

1296.006

CURVE TABLE – THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'
C3	20.00'	93°57'53"	32.80'
C4	257.00'	1°58'05"	8.83'
C5	20.00'	78°13'05"	27.30'
C6	278.50'	39°12'07"	190.55'

LINE TABLE – THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N0°25'15"W	8.58'
L2	N0°25'15"W	8.58'
L3	N47°13'54"W	17.11'



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

THE RANCH VILLAGE 3

SUBDIVISION NO. FM-2021-002-06

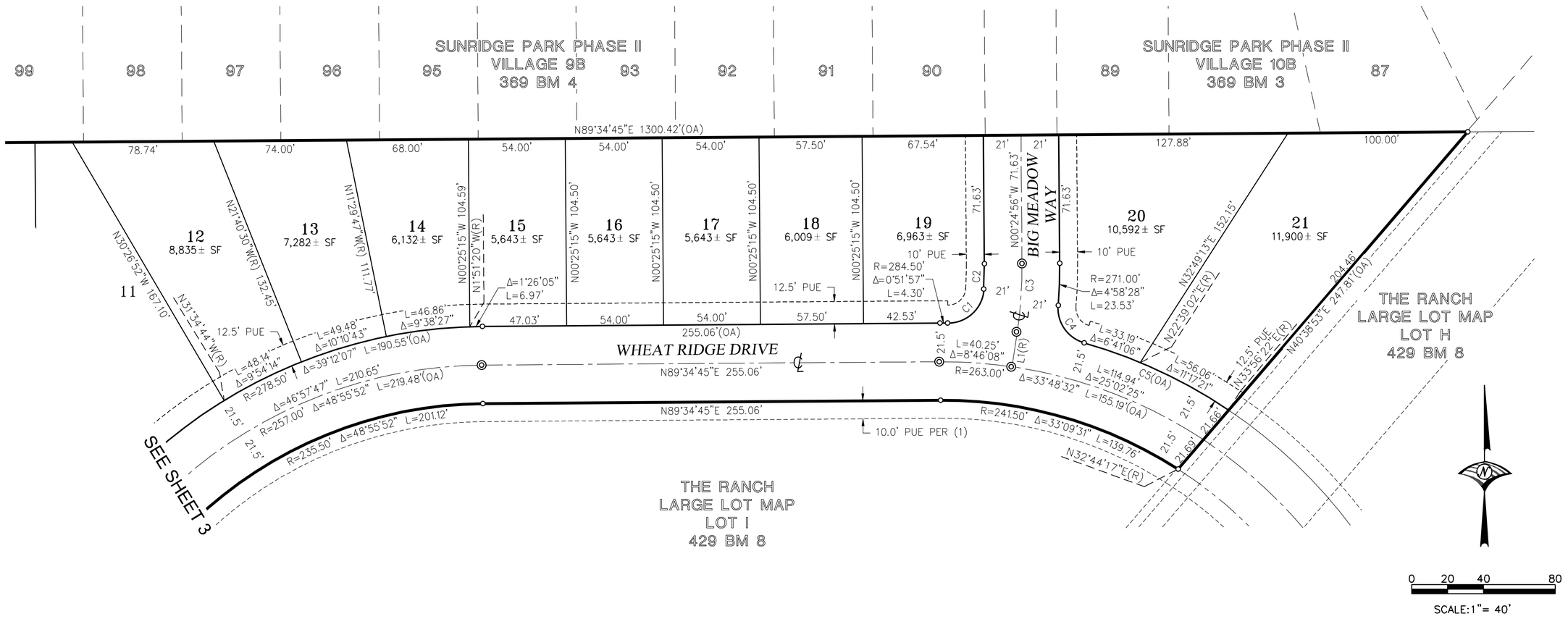
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JULY 2022

Sheet 3 of 5

1296.006



CURVE TABLE – THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	20.00'	87°19'11"	30.48'
C2	229.00'	3°32'27"	14.15'
C3	250.00'	8°45'49"	38.24'
C4	20.00'	78°35'37"	27.43'
C5	284.50'	17°58'27"	89.25'

LINE TABLE – THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N8°20'53"E(R)	19.58'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

THE RANCH VILLAGE 3

SUBDIVISION NO. FM-2021-002-06

BEING ALL OF LOT 7 OF THAT CERTAIN
LARGE LOT FINAL MAP OF THE RANCH
FILED FOR RECORD IN BOOK 429 OF MAPS, AT PAGE 8, SCR
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO,
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JULY 2022

Sheet 4 of 5

1296.006

CURVE TABLE – THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	20.00'	87°07'08"	30.41'
C2	210.00'	7°41'45"	28.21'
C3	20.00'	102°46'28"	35.88'
C4	20.00'	90°00'00"	31.42'

LINE TABLE – THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N32°57'09"E	8.58'



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

THE RANCH VILLAGE 3

SUBDIVISION NO. FM-2021-002-06

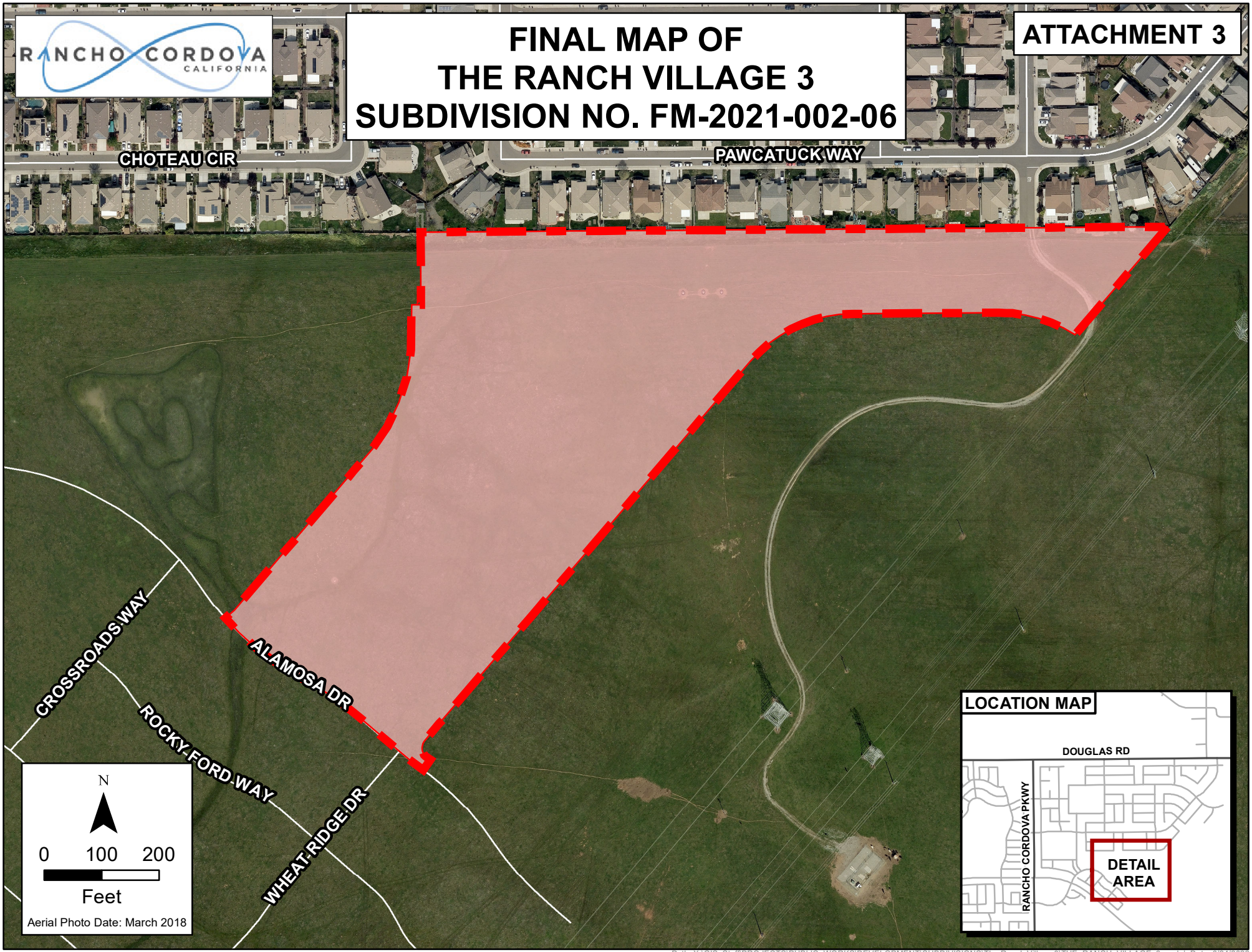
BEING ALL OF LOT 7 OF THAT CERTAIN LARGE LOT FINAL MAP OF THE RANCH FILED FOR RECORD IN BOOK 429 OF MAPS, AT PAGE 8, SCR CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

JULY 2022

Sheet 5 of 5

1296.006


RANCHO CORDOVA
CALIFORNIA
FINAL MAP OF
THE RANCH VILLAGE 3
SUBDIVISION NO. FM-2021-002-06
ATTACHMENT 3
CHOTEAU CIR
PAWCATUCK WAY
CROSSROADS WAY
ALAMOSA DR
ROCKY FORD WAY
WHEAT RIDGE DR
N
0 100 200
Feet
Aerial Photo Date: March 2018
LOCATION MAP
DOUGLAS RD
RANCHO CORDOVA PKWY
DETAIL AREA

SUBDIVISION IMPROVEMENT AGREEMENT

THE RANCH VILLAGE 3
SUBDIVISION NO. FM-2021-002-06

THIS SUBDIVISION IMPROVEMENT AGREEMENT (hereinafter, "Agreement") entered into this _____day of _____, 20__, by and between the City of Rancho Cordova, (hereinafter "City"), a California municipal corporation, and **K. Hovnanian at Jaeger Ranch, LLC**, a California limited liability company (hereinafter "Principal").

RECITALS

WHEREAS, Section 66462 of the Government Code provides that if the work of improvement required therein is not completed prior to the acceptance of a final subdivision map, the owner of the subdivision may enter into an agreement with the City to perform the work of improvement as required by said sections in consideration of the acceptance of said final subdivision map by the City; and

WHEREAS, Section 66499 of the Government Code requires that said agreement be secured by a surety bond or by an instrument of credit issued by a financial institution subject to regulation by the State or federal governments or by a cash deposit; and

WHEREAS, Section 66499.3 establishes the types and amount of security to guarantee the performance of any such improvement agreement; and

WHEREAS, City and Principal desire to enter into an improvement agreement as authorized by the Subdivision Map Act under the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual promises, conditions and covenants hereinafter set forth, City and Principal agree as follows:

1. Incorporation of Recitals. The foregoing recitals are hereby incorporated by reference.

2. Findings and Conditions of Subdivision Map. Principal recognizes that approval of its subdivision was subject to the findings and conditions attached to such approval and hereby acknowledges and agrees to be bound by such findings and conditions.

3. City Approval of Subdivision Map. City agrees to approve the final map of the subdivision presented to it by Principal and designated **The Ranch Village 3, Subdivision No. FM-2021-002-06** (the "**Subdivision**") and to accept on behalf of the public all lands, rights of way and easements therein offered in dedication, in accordance with the conditions hereinafter set forth.

4. **Completion of Improvements.** In consideration of such approval, Principal agrees to complete the work of improvement required for said Subdivision in accordance with the requirements of the Rancho Cordova Municipal Code and such standard specifications created by applicable City ordinances or resolutions which are in effect at the time of the installation of said improvements. The work required may lie within or outside the Subdivision and must be completed within **24** months of the date of this Agreement.

5. **Payment For Services.** Principal further agrees to promptly pay, when due, all costs for plan checking, inspection services and material testing performed by City pursuant to the requirements of Sections 12.03.210 et. seq. of the Rancho Cordova Municipal Code for the Subdivision.

6. **Acceptance of Improvements.** Upon satisfactory completion of all public improvements in accordance with standard specifications created by City ordinances or resolutions which are in effect at the time of the installation of said improvements, City agrees to accept for maintenance the work of improvement within the dedicated parcels shown on said final subdivision map, and any off site easements granted, subject to the provisions of paragraph 8 hereof. Acceptance will be postponed until such time the City determines a public purpose exists. Public Purpose is defined as existence of habitable structures within the Subdivision.

7. **Notice of Commencement of Work.** Principal shall notify the City Engineer in writing of the commencement of the work of improvements.

8. **Correction of Defects.** Principal agrees to remedy any defects in the improvements that are the subject of this Agreement arising from faulty or defective construction of said improvements occurring within twelve months after acceptance thereof by City.

9. **Indemnity.** Principal shall indemnify and hold harmless with counsel selected by the City, the City, its agents, officers, consultants, and employees from any and all loss, damage or liability arising out of or resulting from Principal's performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, servants and employees. Principal shall, at his own cost and expense, defend any and all actions, suits, or legal proceedings arising out of or resulting from the performance or nonperformance of this Agreement, that may be brought or instituted against the City, its officers and employees, on any such claim or demand, and pay or satisfy any judgment that may be rendered against the City in any such action, suit or legal proceedings, or result thereof, regardless whether caused in part by a party indemnified hereunder.

10. **Extension of Completion Date.** If the construction of the work or improvement should be delayed without fault of Principal, the time for completion thereof may be extended by City for such period of time as City may deem reasonable.

11. **Improvement Security.** (a) Principal shall obtain and furnish to City an improvement security consisting of a surety bond in favor of City, issued by a corporate surety authorized to do business in the State of California, and in form approved by City, securing the faithful performance by Principal of the work of improvement required, and also securing the payment of the costs and interest, if any, due under Sections 12.030.210 et seq. of the Rancho Cordova Municipal Code, as provided in Paragraph 5 herein and an additional bond issued by a corporate surety authorized to do business in the State of California, in the amount of not less than 50 percent of the total estimated cost of the improvement, securing payment to contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement.

(b) In lieu of said corporate surety bonds, Principal may furnish an improvement security consisting of a letter of credit, certificate of deposit, or similar instrument of credit, in form satisfactory to City, issued by a financial institution subject to regulation by the State or Federal government, pledging that the funds necessary to meet the performance required herein are on deposit, and guaranteed for payment on demand. Said letter of credit, certificate of deposit, or similar instrument of credit shall provide that the funds designated therein shall become trust funds for the purposes set forth in said instrument.

(c) The failure of Principal to commence the required work of improvements, or to complete the same within the time required after commencement thereof, shall entitle City to the full payment of the security, or so much thereof as may be necessary to complete the required work of improvement pursuant to this Agreement. The amount of the surety bond for faithful performance shall be in the sum of **$2,560,816.50**. The amount of the surety bond for the payment of the claims of the contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement shall be at least 50 percent of the above amount. The letter of credit,
certificate of deposit or similar instrument of credit, or cash deposit for faithful performance, shall be in the above amount plus an additional 50 percent for the purposes set forth herein.

12. **Improvement Security As Condition Precedent.** The furnishing of the improvement security by Principal as required by paragraph 11 hereof shall be a condition precedent to acceptance by City of the above described real property and the performance by the City of the covenants herein on its part to be performed.

13. **Inspection of Work In Progress.** (a) Principal may request the City Engineer to inspect the work as it progresses. If the work performed is found to be in accordance with the requirements of City, it may be accepted as it progresses and a partial refund of the cash deposit, or a release pro tanto of the faithful performance bond, letter of credit, certificate of deposit or similar instrument of credit shall be made in a sum in the same ratio to the total deposit as the work accepted bears to the total work to be done. No refund in excess of 85 percent of the total amount of the improvement security for faithful performance shall be made until all the work has been completed and accepted.

(b) The determination of the Administrator of Public Works of City as to the amount of work done, and the amount of refund or partial release pro tanto, shall be final and conclusive. When the work of improvement is accepted, 10 percent of the improvement security shall be retained to guarantee faithful performance of the provisions of paragraph 8 of this Agreement.

(c) Improvement security given to secure payment to contractor, his subcontractors and to persons renting equipment or furnishing labor or materials for the work of improvement may, six months after completion and acceptance of the work, be reduced to an amount not less than the total of all claims on which an action has been filed, and notice thereof given in writing to City, and if there are no actions filed, such improvement security may be released in full.

14. **Execution By Real Party In Interest.** Where title to the subdivision property is held by the record owner thereof under a holding Agreement, this Agreement and the bond given pursuant thereto must be executed by the real party or parties in interest.

15. **Waiver of Civil Code Section 2819.** Any extension of time hereunder shall not operate to release the surety on the bond filed pursuant to this Agreement. In this connection the surety waives the provisions of Section 2819 of the Civil Code of the State of California.

16. **City Construction of Improvements.** In the event that all or any portion of the works of improvement contemplated herein are proposed to be constructed by street improvement proceedings under the control of City, the undertaking of such proceedings shall in no way relieve Principal of any duties under this Agreement, except where all of the works of improvement that are required under this Agreement have in fact been constructed and accepted by City.

17. **Interest.** Interest shall accrue at the highest rate permitted by law on all sums from the date payment is due under the terms of this Agreement and the sum due is certain or reasonably capable of being made certain.

18. **Attorneys' Fees.** In the event that it is necessary for the City to enforce the obligations secured by the improvement security furnished pursuant to Paragraph 11 hereof, the City shall be entitled to recover its costs and reasonable expenses and fees, including reasonable attorneys' fees, as provided for in Government Code Section 66499.4.

19. **Amendments.** This Agreement may be modified or amended, or any of its provisions waived, only by a subsequent written agreement executed by the parties hereto.

20. **Entire Agreement.** This Agreement and any attachments hereto constitute the sole, final, complete, exclusive and integrated expression and statement of the terms and conditions of this Agreement among the parties hereto concerning the subject matter addressed herein, and supercedes all prior negotiations, representations or agreements, oral or written, that may be related to the subject matter of this Agreement.

21. **Construction and Interpretation.** It is agreed and acknowledged by the Principal that the provisions of this Agreement have been arrived at through negotiation, and that the Principal has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this Agreement.

22. **Successors and Assigns.** This Agreement shall bind and inure to the benefit of the respective successors and assigns of the parties hereto.

23. **Time.** Time is of the essence in the performance of each and every term of this Agreement.

SIGNATURE PAGE FOLLOWING

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first set forth above, which date shall be considered by the Parties to be the effective date of this Agreement.

CITY OF RANCHO CORDOVA,
California Municipal Corporation

_____
Cyrus Abhar, City Manager

Date: _____

K. Hovnanian at Jaeger Ranch, LLC,
a California Limited Liability Company

_____
Tim Collison, Controller

Date: 5/26/22

ATTEST:

_____
Stacy Leitner, CMC, City Clerk

MEMORANDUM

ITEM 16.6.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Quoc Nham, Senior Civil Engineer

SUBJECT: **A RESOLUTION APPROVING THE FINAL MAP OF THE RANCH VILLAGE 4 UNIT 2, SUBDIVISION NO. FM-2021-002-07, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT CONTRACT NO. 2022-105 WITH K. HOVNANIAN AT JAEGER RANCH, LLC.**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Subdivision Improvement Agreement Contract No. 2022-105, Attachment 2, guaranteeing the construction of public roads and utilities with K. Hovnanian at Jaeger Ranch, LLC. and the recording of the final subdivision map for The Ranch Village 4 Unit 2, creating 63 residentially zoned lots located north of Chrysanthy Blvd and east of Rancho Cordova Parkway.

BACKGROUND

The map has been examined and checked for compliance with Title 22 of the City of Rancho Cordova Municipal Code and the California Subdivision Map Act. The City Council approved the Small Lot Tentative Map on January 6, 2020. A Development Agreement by the City and K. Hovnanian at Jaeger Ranch, LLC. was entered into on February 21, 2020 and recorded on May 1, 2021 in the Official Records of Sacramento County at Book 20200501, Page 0617. A copy of the final map, Attachment 3, and copy of the vicinity map, Attachment 4, are included with this letter.

Roads are offered for dedication with this subdivision. K. Hovnanian at Jaeger Ranch, LLC. has provided a performance and labor and material bond guaranteeing the construction of the public improvements. Wood Rodgers, Inc. has waived the requirement for a bond to guarantee payment for setting the survey monuments with the subdivision. The soil report requirement has been satisfied by Wallace-Kuhl and Associates dated December 12, 2019.

There are no delinquent taxes against the property and the Tax Collector has so certified. The 2021/2022 estimated taxes have been secured with the Sacramento County Tax Collector.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. Resolution
2. Subdivision Improvement Agreement
3. Final Map
4. Vicinity Map

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE FINAL MAP OF THE RANCH VILLAGE 4 UNIT 2, SUBDIVISION NO. FM-2021-002-07, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT CONTRACT NO. 2022-105 WITH K. HOVNANIAN AT JAEGER RANCH, LLC.

WHEREAS, the City Council approved the Small Lot Tentative Map on January 6, 2020 per Resolution No. 5-2020; and

WHEREAS, the map is in substantial compliance with the approved tentative map; and

WHEREAS, the conditions of approval have been complied with; and

WHEREAS, the map complies with Title 22 of the City of Rancho Cordova municipal code and the California Subdivision Map Act; and

WHEREAS, the approval of final maps is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Regulation Section 15268(b)(3) as a ministerial approval; and

WHEREAS, the City desires to enter into a subdivision improvement agreement with the developer to ensure necessary public improvements are completed and secured with a bond.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does approve the Final Map of The Ranch Village 4 Unit 2 Subdivision No. FM-2021-002-07 and does authorize the City Manager to execute Subdivision Improvement Agreement Contract No. 2022-105 with K. Hovnanian at Jaeger Ranch, LLC., in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
Donald Terry, Mayor

_____
Stacy Leitner, CMC
City Clerk

SUBDIVISION IMPROVEMENT AGREEMENT

THE RANCH VILLAGE 4 UNIT 2
SUBDIVISION NO. FM-2021-002-07

THIS SUBDIVISION IMPROVEMENT AGREEMENT (hereinafter, "Agreement") entered into this _____day of _____, 20__, by and between the City of Rancho Cordova, (hereinafter "City"), a California municipal corporation, and **K. Hovnanian at Jaeger Ranch, LLC**, a California limited liability company (hereinafter "Principal").

RECITALS

WHEREAS, Section 66462 of the Government Code provides that if the work of improvement required therein is not completed prior to the acceptance of a final subdivision map, the owner of the subdivision may enter into an agreement with the City to perform the work of improvement as required by said sections in consideration of the acceptance of said final subdivision map by the City; and

WHEREAS, Section 66499 of the Government Code requires that said agreement be secured by a surety bond or by an instrument of credit issued by a financial institution subject to regulation by the State or federal governments or by a cash deposit; and

WHEREAS, Section 66499.3 establishes the types and amount of security to guarantee the performance of any such improvement agreement; and

WHEREAS, City and Principal desire to enter into an improvement agreement as authorized by the Subdivision Map Act under the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual promises, conditions and covenants hereinafter set forth, City and Principal agree as follows:

1. **Incorporation of Recitals**. The foregoing recitals are hereby incorporated by reference.

2. **Findings and Conditions of Subdivision Map**. Principal recognizes that approval of its subdivision was subject to the findings and conditions attached to such approval and hereby acknowledges and agrees to be bound by such findings and conditions.

3. **City Approval of Subdivision Map**. City agrees to approve the final map of the subdivision presented to it by Principal and designated **The Ranch Village 4 Unit 2, Subdivision No. FM-2021-002-07** (the "**Subdivision**") and to accept on behalf of the public all lands, rights of way and easements therein offered in dedication, in accordance with the conditions hereinafter set forth.

4. **Completion of Improvements.** In consideration of such approval, Principal agrees to complete the work of improvement required for said Subdivision in accordance with the requirements of the Rancho Cordova Municipal Code and such standard specifications created by applicable City ordinances or resolutions which are in effect at the time of the installation of said improvements. The work required may lie within or outside the Subdivision and must be completed within **24** months of the date of this Agreement.

5. **Payment For Services.** Principal further agrees to promptly pay, when due, all costs for plan checking, inspection services and material testing performed by City pursuant to the requirements of Sections 12.03.210 et. seq. of the Rancho Cordova Municipal Code for the Subdivision.

6. **Acceptance of Improvements.** Upon satisfactory completion of all public improvements in accordance with standard specifications created by City ordinances or resolutions which are in effect at the time of the installation of said improvements, City agrees to accept for maintenance the work of improvement within the dedicated parcels shown on said final subdivision map, and any off site easements granted, subject to the provisions of paragraph 8 hereof. Acceptance will be postponed until such time the City determines a public purpose exists. Public Purpose is defined as existence of habitable structures within the Subdivision.

7. **Notice of Commencement of Work.** Principal shall notify the City Engineer in writing of the commencement of the work of improvements.

8. **Correction of Defects.** Principal agrees to remedy any defects in the improvements that are the subject of this Agreement arising from faulty or defective construction of said improvements occurring within twelve months after acceptance thereof by City.

9. **Indemnity.** Principal shall indemnify and hold harmless with counsel selected by the City, the City, its agents, officers, consultants, and employees from any and all loss, damage or liability arising out of or resulting from Principal's performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, servants and employees. Principal shall, at his own cost and expense, defend any and all actions, suits, or legal proceedings arising out of or resulting from the performance or nonperformance of this Agreement, that may be brought or instituted against the City, its officers and employees, on any such claim or demand, and pay or satisfy any judgment that may be rendered against the City in any such action, suit or legal proceedings, or result thereof, regardless whether caused in part by a party indemnified

hereunder

10. **Extension of Completion Date.** If the construction of the work or improvement should be delayed without fault of Principal, the time for completion thereof may be extended by City for such period of time as City may deem reasonable.

11. **Improvement Security.** (a) Principal shall obtain and furnish to City an improvement security consisting of a surety bond in favor of City, issued by a corporate surety authorized to do business in the State of California, and in form approved by City, securing the faithful performance by Principal of the work of improvement required, and also securing the payment of the costs and interest, if any, due under Sections 12.030.210 et seq. of the Rancho Cordova Municipal Code, as provided in Paragraph 5 herein and an additional bond issued by a corporate surety authorized to do business in the State of California, in the amount of not less than 50 percent of the total estimated cost of the improvement, securing payment to contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement.

(b) In lieu of said corporate surety bonds, Principal may furnish an improvement security consisting of a letter of credit, certificate of deposit, or similar instrument of credit, in form satisfactory to City, issued by a financial institution subject to regulation by the State or Federal government, pledging that the funds necessary to meet the performance required herein are on deposit, and guaranteed for payment on demand. Said letter of credit, certificate of deposit, or similar instrument of credit shall provide that the funds designated therein shall become trust funds for the purposes set forth in said instrument.

(c) The failure of Principal to commence the required work of improvements, or to complete the same within the time required after commencement thereof, shall entitle City to the full payment of the security, or so much thereof as may be necessary to complete the required work of improvement pursuant to this Agreement. The amount of the surety bond for faithful performance shall be in the sum of **$2,143,680.00**. The amount of the surety bond for the payment of the claims of the contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement shall be at least 50 percent of the above amount. The letter of credit,
certificate of deposit or similar instrument of credit, or cash deposit for faithful performance, shall be in the above amount plus an additional 50 percent for the purposes set forth herein.

12. **Improvement Security As Condition Precedent.** The furnishing of the improvement security by Principal as required by paragraph 11 hereof shall be a condition precedent to acceptance by City of the above described real property and the performance by the City of the covenants herein on its part to be performed.

13. **Inspection of Work In Progress**. (a) Principal may request the City Engineer to inspect the work as it progresses. If the work performed is found to be in accordance with the requirements of City, it may be accepted as it progresses and a partial refund of the cash deposit, or a release pro tanto of the faithful performance bond, letter of credit, certificate of deposit or similar instrument of credit shall be made in a sum in the same ratio to the total deposit as the work accepted bears to the total work to be done. No refund in excess of 85 percent of the total amount of the improvement security for faithful performance shall be made until all the work has been completed and accepted.

(b) The determination of the Administrator of Public Works of City as to the amount of work done, and the amount of refund or partial release pro tanto, shall be final and conclusive. When the work of improvement is accepted, 10 percent of the improvement security shall be retained to guarantee faithful performance of the provisions of paragraph 8 of this Agreement.

(c) Improvement security given to secure payment to contractor, his subcontractors and to persons renting equipment or furnishing labor or materials for the work of improvement may, six months after completion and acceptance of the work, be reduced to an amount not less than the total of all claims on which an action has been filed, and notice thereof given in writing to City, and if there are no actions filed, such improvement security may be released in full.

14. **Execution By Real Party In Interest**. Where title to the subdivision property is held by the record owner thereof under a holding Agreement, this Agreement and the bond given pursuant thereto must be executed by the real party or parties in interest.

15. **Waiver of Civil Code Section 2819**. Any extension of time hereunder shall not operate to release the surety on the bond filed pursuant to this Agreement. In this connection the surety waives the provisions of Section 2819 of the Civil Code of the State of California.

16. **City Construction of Improvements**. In the event that all or any portion of the works of improvement contemplated herein are proposed to be constructed by street improvement proceedings under the control of City, the undertaking of such proceedings shall in no way relieve Principal of any duties under this Agreement, except where all of the works of improvement that are required under this Agreement have in fact been constructed and accepted by City.

17. **Interest**. Interest shall accrue at the highest rate permitted by law on all sums from the date payment is due under the terms of this Agreement and the sum due is certain or reasonably capable of being made certain.

18. **Attorneys' Fees.** In the event that it is necessary for the City to enforce the obligations secured by the improvement security furnished pursuant to Paragraph 11 hereof, the City shall be entitled to recover its costs and reasonable expenses and fees, including reasonable attorneys' fees, as provided for in Government Code Section 66499.4.

19. **Amendments.** This Agreement may be modified or amended, or any of its provisions waived, only by a subsequent written agreement executed by the parties hereto.

20. **Entire Agreement.** This Agreement and any attachments hereto constitute the sole, final, complete, exclusive and integrated expression and statement of the terms and conditions of this Agreement among the parties hereto concerning the subject matter addressed herein, and supercedes all prior negotiations, representations or agreements, oral or written, that may be related to the subject matter of this Agreement.

21. **Construction and Interpretation.** It is agreed and acknowledged by the Principal that the provisions of this Agreement have been arrived at through negotiation, and that the Principal has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this Agreement.

22. **Successors and Assigns.** This Agreement shall bind and inure to the benefit of the respective successors and assigns of the parties hereto.

23. **Time.** Time is of the essence in the performance of each and every term of this Agreement.

SIGNATURE PAGE FOLLOWING

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first set forth above, which date shall be considered by the Parties to be the effective date of this Agreement.

CITY OF RANCHO CORDOVA,
California Municipal Corporation

_____
Cyrus Abhar, City Manager

Date: _____

K. Hovnanian at Jaeger Ranch, LLC,
a California Limited Liability Company

_____

Date: 06/28/22

ATTEST:

_____
Stacy Leitner, CMC, City Clerk

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS FINAL MAP OF THE RANCH VILLAGE 4 UNIT 2.

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

THE UNDERSIGNED HEREBY OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE PUBLIC ROADS DESIGNATED HEREON AS ALAMOSA DRIVE, ARJUNA WAY, CROSSROADS WAY, COAL CREEK WAY AND WIGGINS COURT, AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

1. EASEMENT FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND 10.00 FEET IN WIDTH AND 12.50' IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC STREETS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE).
2. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC STREETS SHOWN HEREON.

K. HOVNANIAN AT JAEGER RANCH, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME: Kevin Kimball

TITLE: Regional President

NOTARY'S ACKNOWLEDGMENT

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

STATE OF California)
COUNTY OF Placer) SS

ON 28th DAY OF June, 2022 BEFORE ME, Stephanie Gonzalez, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Kevin Kimball WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: Stephanie Gonzalez

MY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF: Placer

MY COMMISSION EXPIRES: October 18th, 2025

MY COMMISSION No.: 2378898

SURVEYOR'S STATEMENT

THIS FINAL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE THE REQUEST OF AG EHC II (HOV) CA 1 L.P., IN SEPTEMBER 2021. I HEREBY STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JULY 31, 2024 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____

DENNIS L. BARBER
P.L.S. 8067

6/28/22
DATE

PROFESSIONAL LAND SURVEYOR — DENNIS L. BARBER — No. 8067 — STATE OF CALIFORNIA

BENEFICIARY'S STATEMENT

WILMINGTON TRUST, NATIONAL ASSOCIATION AS BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 12, 2020, AS DOCUMENT NO. 202003120392, SACRAMENTO COUNTY RECORDS.

BY: _____ BY: _____

NAME: Kevin Kimball NAME: Tim Collison

TITLE: Regional President TITLE: Regional Controller

NOTARY'S ACKNOWLEDGMENT

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

STATE OF California)
COUNTY OF Placer) SS

ON 28th DAY OF June, 2022 BEFORE ME, Stephanie Gonzalez, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Tim Collison WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: Stephanie Gonzalez

MY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF: Placer

MY COMMISSION EXPIRES: October 18th, 2025

MY COMMISSION No.: 2378898

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL EASEMENTS AND RIGHTS OF WAY SHOWN HEREON, AND DO HEREBY CERTIFY THE ABANDONMENTS LISTED HEREON.

BY: _____ DATED: _____
CITY CLERK, CITY OF RANCHO CORDOVA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF THE RANCH VILLAGE 4 UNIT 2, AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF RANCHO CORDOVA, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____
CITY ENGINEER, ALBERT STRICKER, R.C.E. 64057

DATED: _____

REGISTERED PROFESSIONAL ENGINEER — ALBERT STRICKER — No. 64057 — CIVIL — STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF THE RANCH VILLAGE 4 UNIT 2 IS TECHNICALLY CORRECT.

_____
LAND SURVEYOR, CYRUS E. ABHAR, P.L.S. 7723

DATED: _____

LICENSED LAND SURVEYOR — CYRUS E. ABHAR — No. 7723 — STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS_____DAY OF _____, 2022, AT _____ ___.M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF WOOD RODGERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DONNA ALLRED COUNTY RECORDER
COUNTY OF SACRAMENTO

DOCUMENT NO.: _____

BY: _____ FEE: $ _____
DEPUTY RECORDER

FINAL MAP OF
THE RANCH
VILLAGE 4 UNIT 2
SUBDIVISION NO. FM-2021-002-07

BEING ALL OF LOT 6 OF THAT CERTAIN LARGE LOT FINAL MAP OF THE RANCH FILED FOR RECORD IN BOOK 429 OF MAPS, AT PAGE 8, SCR
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

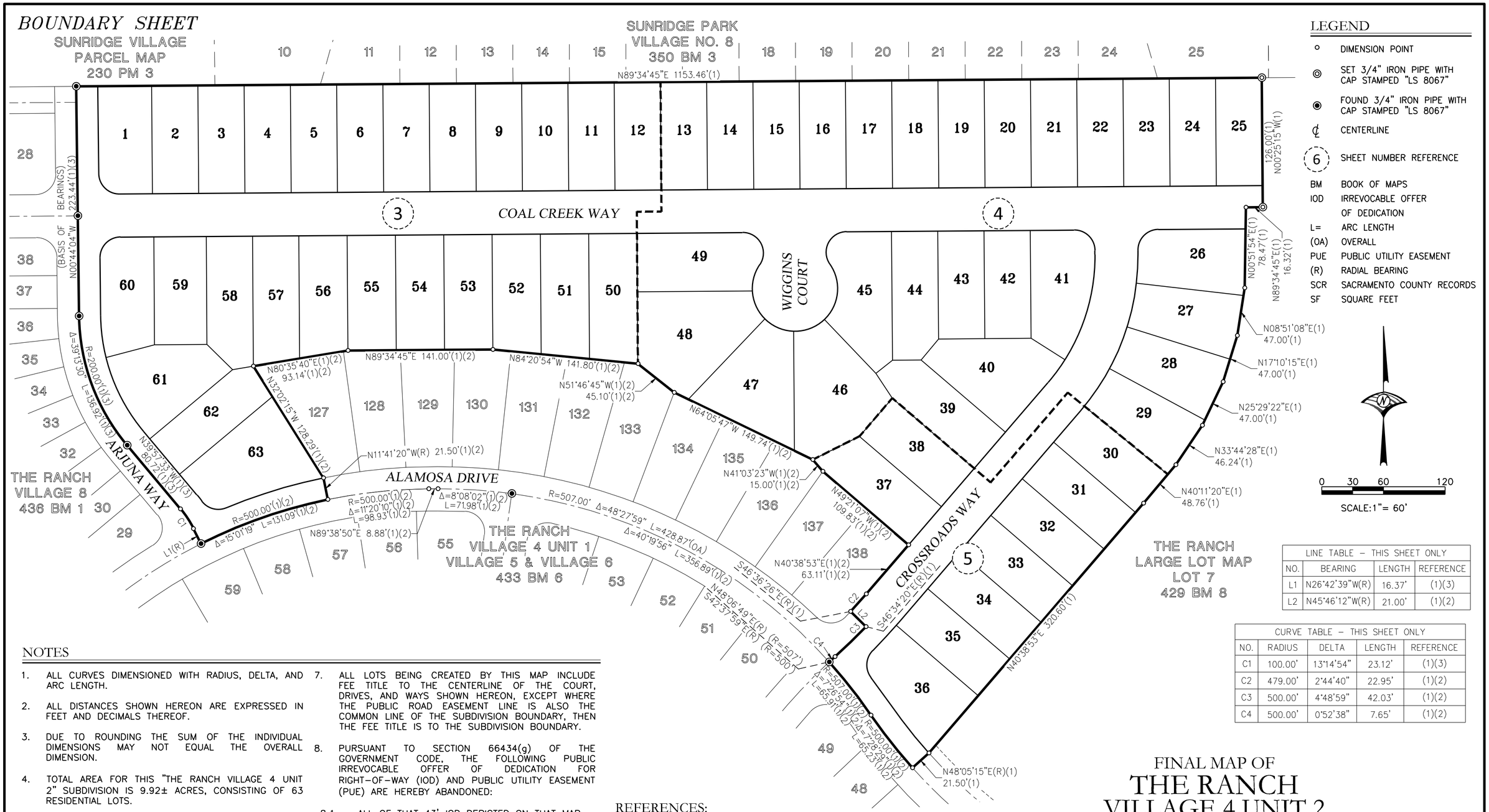
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

JULY 2022

Sheet 1 of 5

1296.006

BOUNDARY SHEET



LEGEND

○	DIMENSION POINT
◎	SET 3/4" IRON PIPE WITH CAP STAMPED "LS 8067"
◉	FOUND 3/4" IRON PIPE WITH CAP STAMPED "LS 8067"
℄	CENTERLINE
(6)	SHEET NUMBER REFERENCE
BM	BOOK OF MAPS
IOD	IRREVOCABLE OFFER OF DEDICATION
L=	ARC LENGTH
(OA)	OVERALL
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
SCR	SACRAMENTO COUNTY RECORDS
SF	SQUARE FEET

LINE TABLE – THIS SHEET ONLY			
NO.	BEARING	LENGTH	REFERENCE
L1	N26°42'39"W(R)	16.37'	(1)(3)
L2	N45°46'12"W(R)	21.00'	(1)(2)

CURVE TABLE – THIS SHEET ONLY				
NO.	RADIUS	DELTA	LENGTH	REFERENCE
C1	100.00'	13°14'54"	23.12'	(1)(3)
C2	479.00'	2°44'40"	22.95'	(1)(2)
C3	500.00'	4°48'59"	42.03'	(1)(2)
C4	500.00'	0°52'38"	7.65'	(1)(2)

NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "THE RANCH VILLAGE 4 UNIT 2" SUBDIVISION IS 9.92± ACRES, CONSISTING OF 63 RESIDENTIAL LOTS.
5. 5/8" REBAR CAPPED "LS 8067" WILL BE SET AT ALL REAR LOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OR AT A 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WALLS (2.00 FOOT BY 2.00 FOOT OFFSETS FOR ANGLE POINTS ADJACENT TO WALLS). FRONT CORNERS WILL BE SET WITH A 1" BRASS DISK STAMPED "LS 8067" AT A 1.00 FOOT PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK.
6. NOTICE IS HEREBY GIVEN THAT THE KIEFER LANDFILL IS LOCATED APPROXIMATELY 2 MILES SOUTHEASTERLY OF THIS SUBDIVISION.
7. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE COURT, DRIVES, AND WAYS SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY, THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.
8. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING PUBLIC IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY (IOD) AND PUBLIC UTILITY EASEMENT (PUE) ARE HEREBY ABANDONED:
   - 8.1. ALL OF THAT 43' IOD DEPICTED ON THAT MAP ENTITLED "LARGE LOT FINAL MAP OF THE RANCH" FILED IN BOOK 429 OF MAPS, AT PAGE 8, SACRAMENTO COUNTY RECORDS, LYING WITHIN THE BOUNDARY OF THIS MAP AND NOT SHOWN HEREON.
   - 8.2. ALL OF THAT 10' PUE DEPICTED ON THAT MAP ENTITLED "LARGE LOT FINAL MAP OF THE RANCH" FILED IN BOOK 429 OF MAPS, AT PAGE 8, SACRAMENTO COUNTY RECORDS, LYING WITHIN THE BOUNDARY OF THIS MAP AND NOT SHOWN HEREON.

REFERENCES:

(1) 429 BM 8 – LARGE LOT MAP OF THE RANCH

(2) 433 BM 6 – THE RANCH VILLAGE 4 UNIT 1, VILLAGE 5 AND VILLAGE 6 FINAL MAP

(3) 436 BM 1 – THE RANCH VILLAGE 8 FINAL MAP

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF ARJUANA ON THE "THE RANCH FINAL MAP VILLAGE 8" FILED FOR RECORD IN BOOK 436 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS. BEARING OF SAID WEST LINE BEING " N00°44'04"W ". DISTANCES ARE GROUND BASED.

FINAL MAP OF THE RANCH VILLAGE 4 UNIT 2

SUBDIVISION NO. FM-2021-002-07

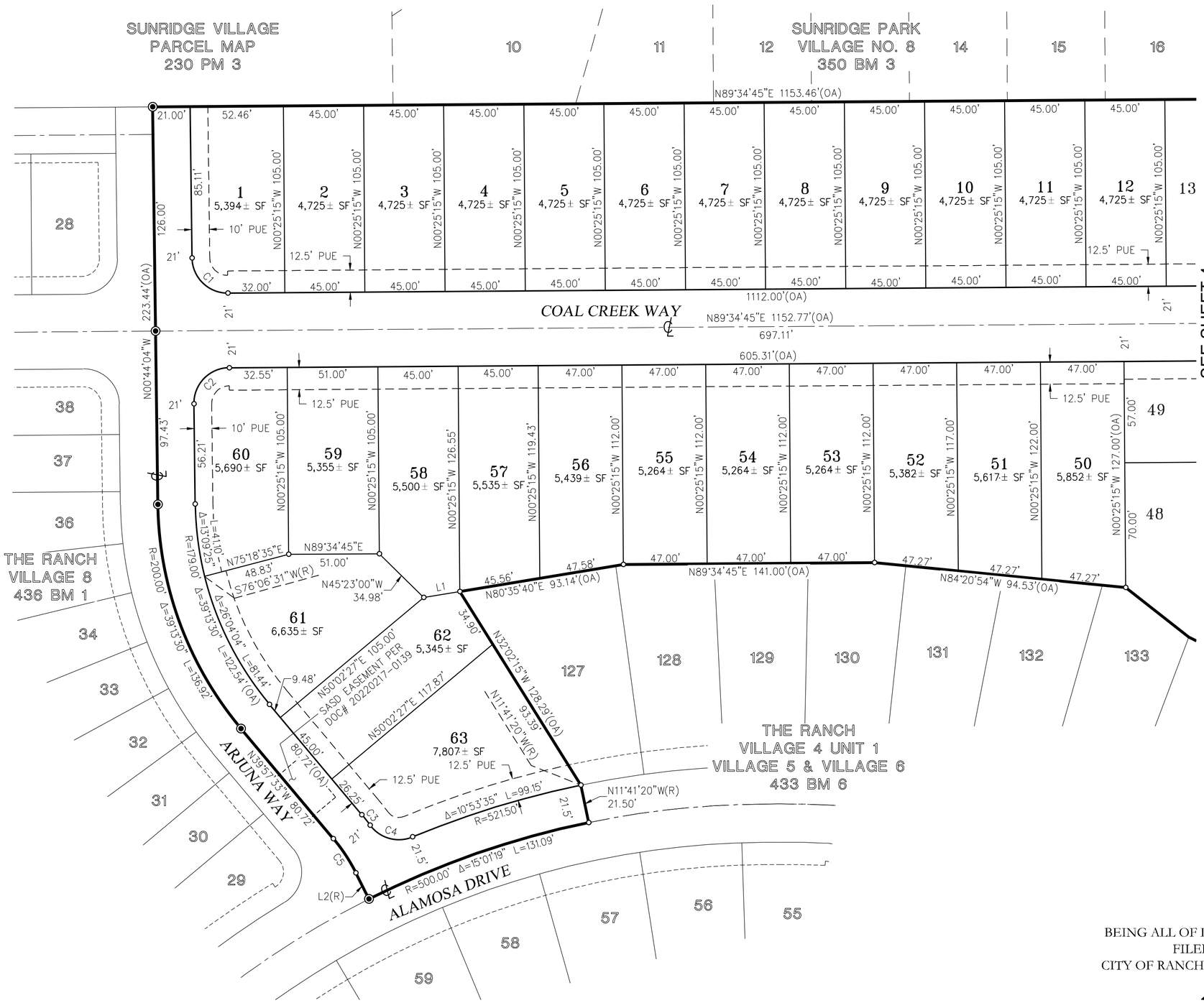
BEING ALL OF LOT 6 OF THAT CERTAIN LARGE LOT FINAL MAP OF THE RANCH FILED FOR RECORD IN BOOK 429 OF MAPS, AT PAGE 8, SCR CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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SACRAMENTO, CA 95816 FAX 916.341.7767

JULY 2022

Sheet 2 of 5

1296.006



CURVE TABLE – THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	20.00'	89°41'11"	31.31'
C2	20.00'	90°18'49"	31.53'
C3	121.00'	3°33'47"	7.52'
C4	20.00'	76°11'08"	26.59'
C5	100.00'	13°14'54"	23.12'

LINE TABLE – THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N80°35'40"E	20.53'
L2	N26°42'39"W(R)	16.37'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

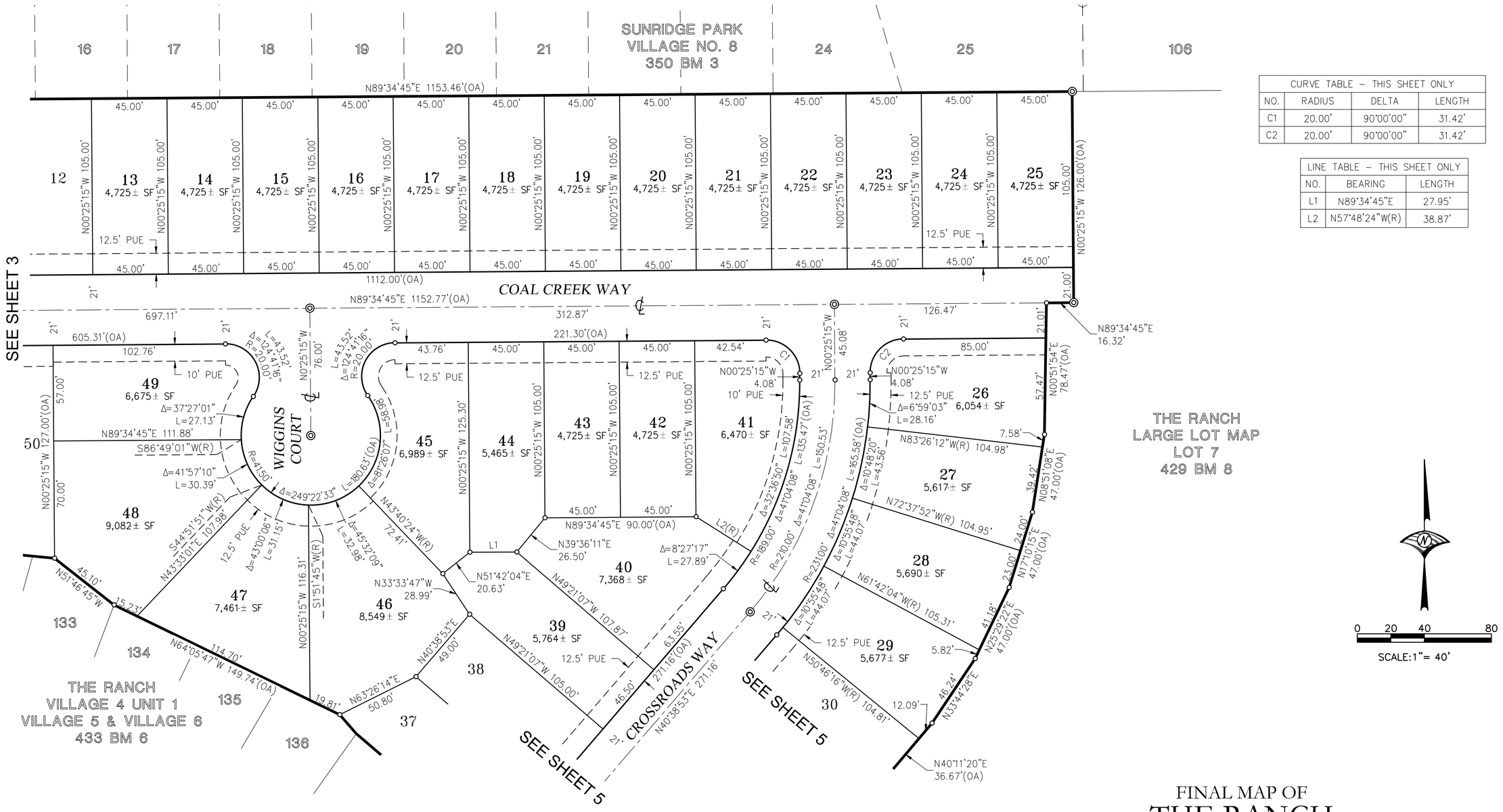
THE RANCH VILLAGE 4 UNIT 2

SUBDIVISION NO. FM-2021-002-07

BEING ALL OF LOT 6 OF THAT CERTAIN LARGE LOT FINAL MAP OF THE RANCH
FILED FOR RECORD IN BOOK 429 OF MAPS, AT PAGE 8, SCR
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JULY 2022



CURVE TABLE – THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'

LINE TABLE – THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N89°34'45"E	27.95'
L2	N57°48'24"W(R)	38.87'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

THE RANCH
VILLAGE 4 UNIT 2

SUBDIVISION NO. FM-2021-002-07

BEING ALL OF LOT 6 OF THAT CERTAIN LARGE LOT FINAL MAP OF THE RANCH
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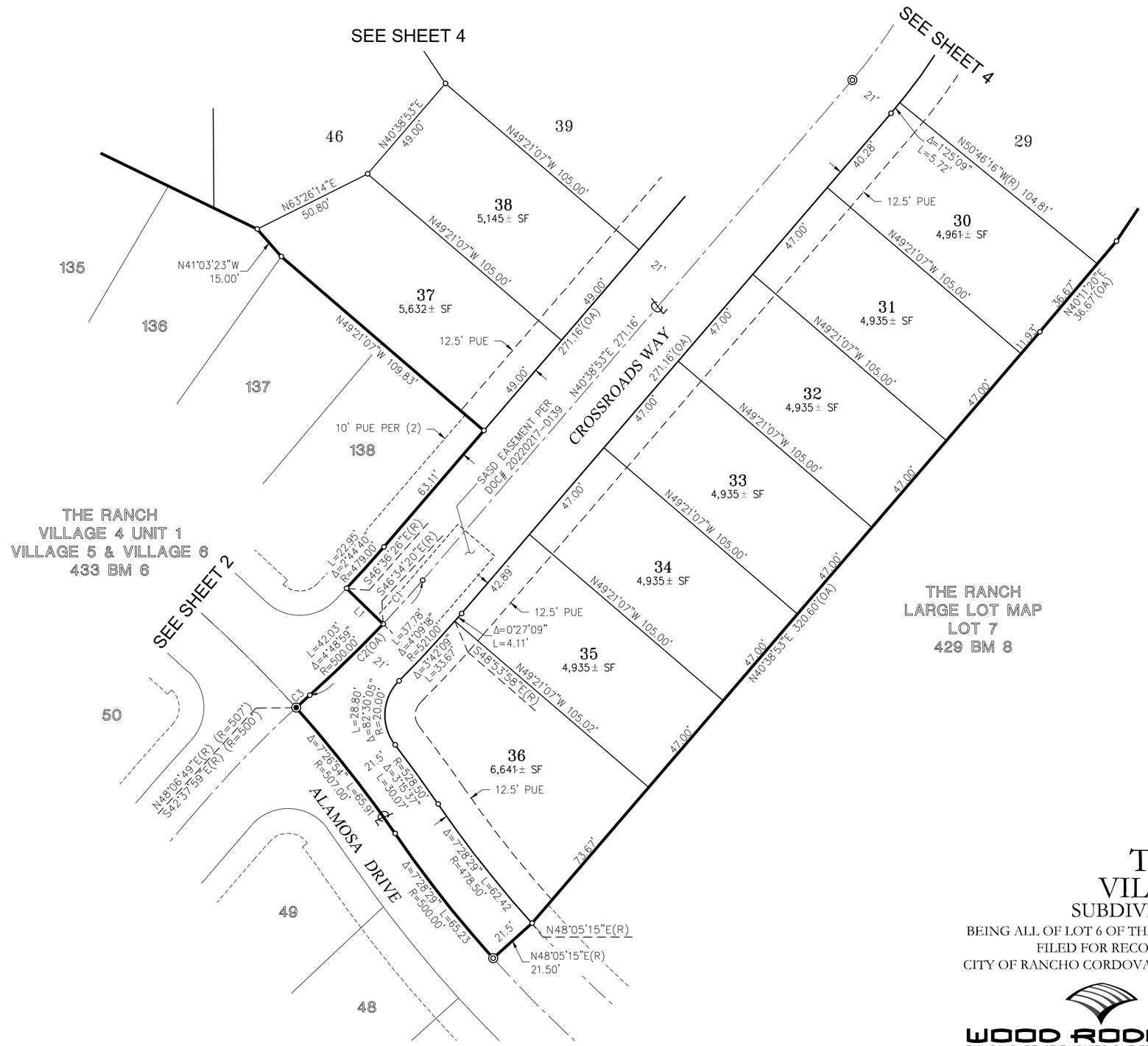
JULY 2022

Sheet 4 of 5

1296.006

CURVE TABLE – THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	500.00'	2°46'47"	24.26'
C2	500.00'	7°35'46"	66.29'
C3	500.00'	0°52'38"	7.65'

LINE TABLE – THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N45°46'12"W	21.00'



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

THE RANCH VILLAGE 4 UNIT 2

SUBDIVISION NO. FM-2021-002-07

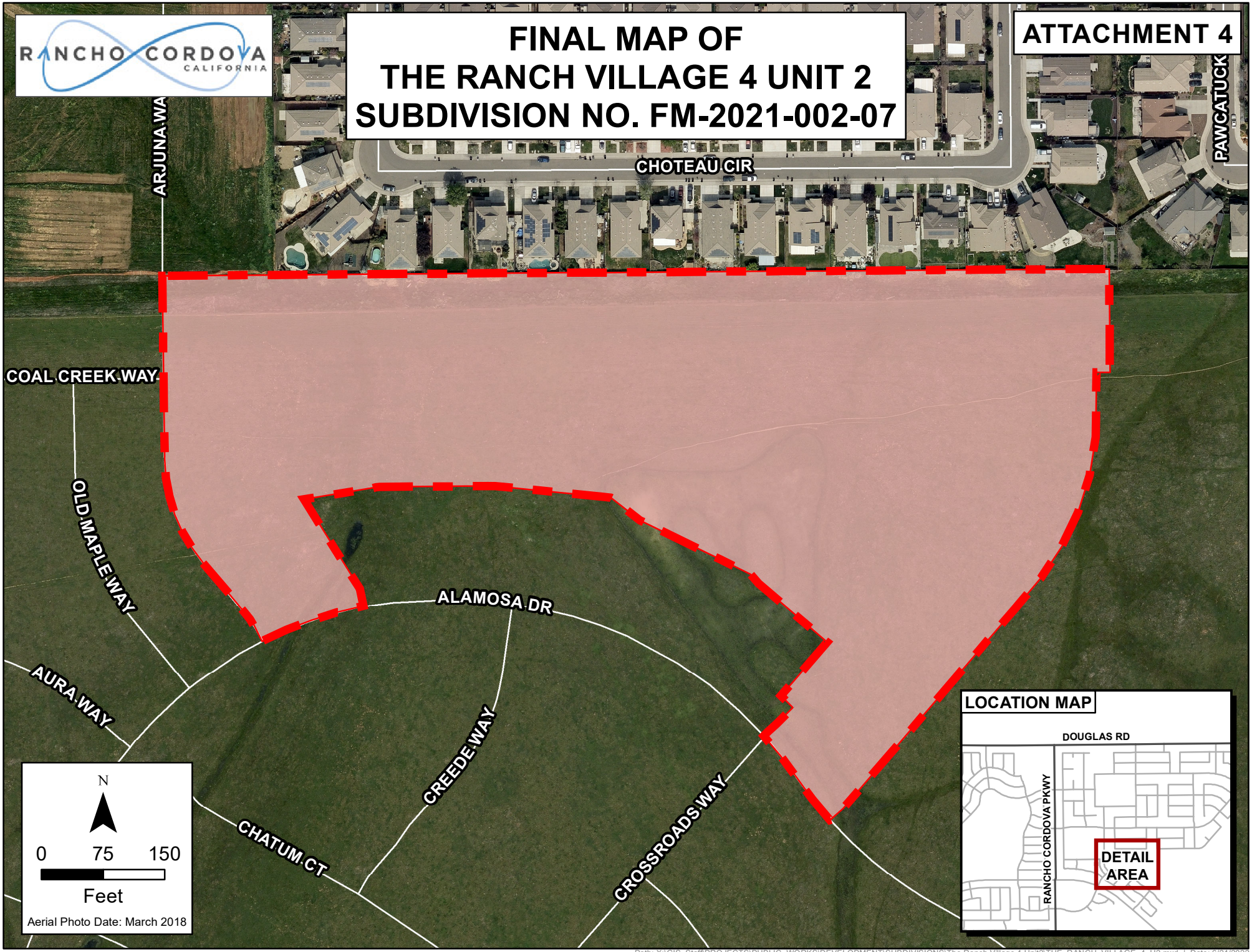
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JULY 2022

Sheet 5 of 5

1296.006



Path: X:\GIS_Staff\PROJECTS\PUBLIC_WORKS\DEVELOPMENT\SUBDIVISIONS\The Ranch Village 4 Unit2\THE_RANCH_VILLAGE_4_U2.mxd | Date: 6/24/2022

MEMORANDUM

ITEM 16.7.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Dalia Fadl, Principal Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE A DRAINAGE IMPACT FEE CREDIT AGREEMENT IN AN AMOUNT NOT TO EXCEED $5,522,761 WITH ALTA VISTA, LLC FOR THE RIO DEL ORO PHASE I PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the Public Works Director to execute a Drainage Impact Fee Credit Agreement in an amount not to exceed $5,522,761 with Alta Vista, LLC for the Rio Del Oro Phase I Project.

BACKGROUND

Alta Vista, LLC is requesting credits for the installation of regional drainage facilities as part of the Rio Del Oro Phase I project. Under the Storm Drainage Development Impact Fee Program, developers are allowed to receive credits in lieu of paying a portion of the storm drainage impact fees required by the City. The credit shall be based on the actual cost, not to exceed the programmed cost listed in the Storm Drainage Impact Fee Program credit schedule in effect on the date the fees are paid.

Credits are authorized whenever drainage facilities are constructed and meet the following criteria:

1. The facilities are part of the drainage system covered by Storm Drainage Impact Fee Program;
2. Were designed to serve a watershed area of thirty acres or greater;
3. Were required by the City in connection with development or new construction; and
4. Were constructed pursuant to improvement plans approved by the City.

Prior to credits being finalized and/or issuance of any of the approvals set forth in Rancho Cordova Municipal Code Section 16.95.050, the construction of any drainage facilities must be accepted by the City.

FISCAL IMPACT AND FUNDING SOURCE

Credits for this agreement will be issued against the required drainage impact fees for the project. There will be no impact to the City's general fund.

ATTACHMENT(S)

1. Resolution
2. Drainage Impact Fee Credit Agreement_RDO Phase I

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE A DRAINAGE IMPACT FEE CREDIT AGREEMENT IN AN AMOUNT UP TO $5,522,761 WITH ALTA VISTA, LLC FOR THE RIO DEL ORO PHASE I PROJECT

WHEREAS, the City has adopted the City of Rancho Cordova Strom Drainage Impact Fee Program (Rancho Cordova Municipal Program Chapter 16.95) as amended, ("Program"); and

WHEREAS, the Program establishes a schedule of fees and credits to be collected upon the construction of new buildings and improvements within the City ("Fees"); and

WHEREAS, Fees are to be used for construction of Trunk Drainage Facilities ("Major Facilities") as said facilities are defined in the Program; and

WHEREAS, the Program provides that whenever the City's Public Works Director requires the construction of Major Facilities in connection with the construction of new buildings and improvements within the City, the cost of the Major Facilities may become a credit and may be deducted from the fee required by the Program upon the satisfaction of certain conditions; and

WHEREAS, the Program sets forth a schedule and method for calculating and apportioning credits; and

WHEREAS, City and Alta Vista, LLC ("OWNER") desire to enter into an agreement to provide for the construction by Owner of the Major Facilities described in Exhibit 'A' of the credits agreement and for the deduction by City of credits from the drainage impact fees to be paid by Owner in connection with the development; and

WHEREAS, the City anticipates that entering into additional Drainage Impact Fee Credit Agreements may be desirable in the future.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the City Manager to Execute a Drainage Impact Fee Credit Agreement in an amount up to $5,522,761 with Alta Vista, LLC for the Rio Del Oro Phase I Project.

BE IT FURTHER RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the Public Works Director to Execute future Drainage Impact Fee Credit Agreements in the same form and template as the agreement authorized herein, and in a final form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Donald Terry, Mayor

Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA
DRAINAGE IMPACT FEE CREDIT AGREEMENT

Alta Vista LLC
Rio Del Oro Phase I
Single-Family & Multi-Family Residential

THIS AGREEMENT is made and entered into this 18 day of July , 2022, by and between the City of Rancho Cordova, a municipal corporation ("CITY") and **Alta Vista, LLC.** ("OWNER" or "CONTRACTOR") with reference to the following facts.

R E C I T A L S

A. City has adopted the City of Rancho Cordova Storm Drainage Impact Fee Program (Rancho Cordova Municipal PROGRAM Chapter 16.95) as amended, ("PROGRAM"); and

B. The PROGRAM establishes a schedule of fees and credits to be collected upon the construction of new buildings and improvements within the CITY ("FEES"); and

D. FEES are to be used for construction of Trunk Drainage Facilities ("MAJOR FACILITIES") as said facilities are defined in the PROGRAM; and

E. The PROGRAM provides that whenever the CITY's Public Works Director requires the construction of MAJOR FACILITIES in connection with the construction of new buildings and improvements within the CITY, the cost of the MAJOR FACILITIES may become a credit and may be deducted from the fee required by the PROGRAM upon the satisfaction of certain conditions; and

F. The PROGRAM sets forth a schedule and method for calculating and apportioning credits; and

G. OWNER has applied for a permit to construct new buildings and improvements within the CITY; and

H. The PROGRAM delegates plan approval to the CITY's Public Works Director and inspection to the CITY Public Works Director; and

I. The CITY's Public Works Director has required and approved the construction of MAJOR FACILITIES as shown on the improvement plans entitled **"Rio Del Oro Phase I,"** as further described in Exhibit 'B' attached hereto and made a part hereof ("PLANS"); and

J. CITY and OWNER desire to enter into an agreement to provide for the construction by OWNER of the MAJOR FACILITIES described in Exhibit 'A' and for the

deduction by CITY of credits from the drainage impact fees to be paid by OWNER in connection with the development; and

K. Construction of the MAJOR FACILITIES have not been financed by an assessment district, a district formed under the Mello Roos Communities Facility Act (Chapter 2.5 of Title 5, Division 2, Part 1 of the Government PROGRAM, commencing at section 53311) or any successor statutes, a special tax district, nor by any similar public infrastructure financing entity; and

L. The credits shall be applied and apportioned to Alta Vista LLC. at %100. Credits will be applied to Villages 67A, 67B, 67C, 67D, 67E, Parcel 66, Parcel 65, Parcel B-F, Parcel G, Lot A, and other future villages or parcels as approved by the City.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises contained herein, CITY and OWNER agree as follows:

Section 1. Site

The site shall be areas shown on the PLANS where MAJOR FACILITIES are being installed also shown on Exhibit 'B' ("PLANS").

Section 2. Construction of Project

OWNER shall complete construction of the MAJOR FACILITIES in accordance with the PLANS and in accordance with the County of Sacramento's Standard Construction Specification, the City of Rancho Cordova's Improvement Standards, and this Agreement. OWNER understands and acknowledges that the terms and conditions contained in any contract that OWNER has or may execute with any contractors or material suppliers regarding the construction of trunk drainage facilities have no force or effect upon this Agreement.

Section 3. Allowable Credits

CITY shall calculate and apportion credits as provided in the PROGRAM for the construction costs of the MAJOR FACILITIES described in Exhibit 'A'. The total credits shall not exceed **FIVE MILLION FIVE HUNDRED TWENTY-TWO THOUSAND SEVEN HUNDRED SIXTY-ONE AND 00/100 DOLLARS ($5,522,761.00)** except as provided in Section 4 below. The CITY Public Works Director may allocate credits to the OWNER prior to the satisfactory completion and acceptance of the MAJOR FACILITIES by CITY. If CITY does not accept the MAJOR FACILITIES, OWNER agrees to repay all credit allocated within 60 days of notice of non-acceptance, unless OWNER cures the reasons for non-acceptance.

Section 4. Change Orders

OWNER agrees to make any changes in the construction of the MAJOR FACILITIES as requested by the CITY Public Works Director. The CITY agrees to provide credits for any and all changes made to the plans and specifications, which are requested and approved in writing by the CITY Public Works Director. The CITY agrees to pay the OWNER for any and all changes subject to the limitations contained in the PROGRAM and this agreement; however, the OWNER shall obtain written approval for the cost of the change, prior to constructing the change. The CITY Public Works Director is authorized to increase the subject credits up to but not exceeding ten percent (10%) of the amount set forth in Section 3 for actual quantities of materials used which exceeds the quantities listed in Exhibit 'A'. Any increase shall be calculated using the unit price contained in the PROGRAM.

Section 5. Inspection

CITY shall at all times have access to the construction site during construction and OWNER shall furnish CITY with all reasonable information necessary for ascertaining full knowledge of the PROJECT with respect to the progress, workmanship and character of materials and equipment used and employed in the work.

Whenever the contractors retained by OWNER vary the normal period during which work or any portion of it is carried out on each day, OWNER shall give timely notice to CITY so that CITY's representative may, if he wishes, be present to observe the work in progress. If OWNER fails to give such timely notice, any work done in the absence of the CITY representative will be subject to rejection. OWNER shall give timely notice to the CITY in advance of backfilling or otherwise covering any part of the work so that the CITY's representative may, if he wishes, inspect the work before it is concealed.

The observation by the CITY of the work shall not relieve OWNER of any of its obligations to complete construction in accordance with the approved plans and specifications.

Section 6. Security

Prior to the commencement of construction, and during construction, OWNER shall provide and shall maintain such fences, barriers, directional signals, lights and flagmen as are necessary to give adequate warning to the public at all times of any dangerous conditions to be encountered as a result of the construction work, and as are necessary to prevent unauthorized persons from gaining access to the construction site. This credit agreement does not in any way relieve the contractor and owner of any liability.

Section 7. Shop Drawings

Shop drawings are drawings, diagrams, illustrations, schedules, performance charts, brochures, as-builts, and other data which are prepared by a contractor, subcontractor, manufacturer, supplier, or distributor and which illustrate some portion of the work.

CITY shall have the right to review and approve shop drawings and all submittals called for in the project specifications prior to the commencement of any portion of the work.

The review of the shop drawings and submittals by CITY shall not be construed as relieving OWNER of the full responsibility for completing construction of the storm drain system in accordance with the approved plans and specifications.

Section 8. Prevailing Wage

Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II, of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work contemplated under this Agreement shall be paid to all workers, laborers, and mechanics employed in the execution of said work by OWNER'S Contractor, or by any subcontractor doing or contracting to do any part of said work. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at the office of, the Clerk of the Governing Board.

OWNER shall require its contractor to post, at each jobsite, a copy of such prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.

Section 9. Reimbursement

Excess credits will be reimbursed in the event that party(ies) receiving credits, per Recital L above, are entitled to credits in excess of drainage fees owed to CITY. Any reimbursement of excess credits shall be made pursuant to a reimbursement agreement containing the terms and in substantially the same form as attached hereto as Exhibit 'D'.

Section 10. Acceptance and Conveyance

The MAJOR FACILITIES shall automatically become the property of CITY, including passage of title, risk of loss, rights, and liabilities of the MAJOR FACILITIES excepting only those warranty obligations set forth in Section 13, and those indemnification obligations set forth in Section 14, upon completion of their construction, the approval and acceptance thereof by CITY, and the allocation of credits by CITY. OWNER shall take any and all action necessary to convey adequate and appropriate easements or fee simple title as required and as conditioned by the City to the MAJOR FACILITIES to CITY. Should CITY not accept the MAJOR FACILITIES, CITY shall provide OWNER with a notice of non-acceptance which states the reasons for non-acceptance. OWNER shall have 30 days to cure or demonstrate due diligence in curing the stated reasons, to the satisfaction of the CITY Public Works Director.

Section 11. Liens

OWNER shall provide a written guarantee and assurance to the CITY that there are no liens, claims, or encumbrances on the MAJOR FACILITIES prior to final acceptance by the CITY, together with releases from all contractors and/or material suppliers, prior to acceptance of the MAJOR FACILITIES by the CITY. Notwithstanding any other provision or term of this Agreement, the CITY shall have no obligation to make payment for the MAJOR FACILITIES, and no interest shall commence to accrue, until OWNER has cleared any and all liens, claims and encumbrances from said facility, and provided the required guarantee and assurance in writing, to the satisfaction of CITY.

Section 12. Delivery of As-Built Plans and Specifications

Prior to acceptance of the MAJOR FACILITIES by CITY, OWNER shall deliver to CITY copies of all as-built plans, specifications, operating manuals, service manuals, warranties and other documents relating to the design, construction, and operation of the drainage facilities described in this agreement.

Section 13. Warranty

The OWNER hereby warrants the MAJOR FACILITIES as to materials and workmanship and should any failure of the WORK occur within a period of one (1) year after final acceptance thereof by CITY, OWNER shall promptly cause the needed repairs to be made without cost to CITY. Final acceptance shall be deemed to have occurred under this Agreement when the MAJOR FACILITIES have been accepted by the CITY and may be placed into service. CITY shall provide written notification to OWNER of final acceptance by the CITY.

The CITY is hereby authorized to make such repairs if OWNER fails to make, or undertake with due diligence, the aforesaid repairs within twenty (20) days after he is given written notice of such failure. In case of emergency where in the opinion of CITY Public Works Director, delay would cause serious hazard to the public, the necessary repairs may be made or lights, signs, and barricades erected by CITY without prior notice to OWNER. In all cases of failure of said work within the warranty period where CITY has taken action in accordance with this paragraph, OWNER shall reimburse CITY for all costs direct and indirect, incurred by CITY.

Section 14. Indemnification

OWNER shall indemnify, defend, and hold harmless CITY, its City Council, officers, directors, agents, employees and volunteers ("Indemnified Parties") from and against any and all claims, demands, actions, losses, liabilities, damages, injury, including death, and costs, including reasonable attorneys' fees, arising out of or resulting from the performance of this Agreement, except to the extent caused by the negligence or willful misconduct of a party indemnified hereunder.

The provisions of this paragraph shall survive expiration or termination of this Agreement.

Section 15. Third Party Liability

The CITY does not assume any liability, duty or obligation to OWNER's contractors, subcontractors, or agents by execution or performance of this AGREEMENT and no contractors, subcontractors, agents or any parties including subsequent purchasers, are third party beneficiaries of this AGREEMENT.

Section 16. Insurance

Without limiting OWNER'S indemnification, OWNER shall maintain in force at all times during the term of this Agreement all insurance as specified in Exhibit 'C' until all facilities listed on this Agreement are constructed and field accepted. It is the responsibility of OWNER to notify its insurance advisor or insurance carrier(s) regarding coverage, limits, forms and other insurance requirements specified in Exhibit 'C'.

Section 17. Notice

Any notice or other communication to be given to any party pursuant to this AGREEMENT shall be given by delivering same in writing to the parties at the addresses set forth below:

OWNER: **Elliott Homes, Inc.**
340 Palladio Parkway, Suite 521
Folsom CA 95630-8775

Attention: Price Walker
Vice President, Project Development

CITY: City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Attention: Dalia Fadl
Principal Engineer
Public Works Department

Such notice shall be deemed given when deposited into the United States mail, postage prepaid, and addressed to the parties at the addresses above. Nothing shall preclude the giving of personal notice.

Section 18. Term

The term of this AGREEMENT shall start on the day and year first above written and shall remain in effect until all the terms and conditions contained in this AGREEMENT have been satisfied.

Section 19. Modification or Amendment

Modifications or amendments to this AGREEMENT shall be in writing and executed by all parties.

Section 20. Assignment

This Agreement and all of the terms and conditions contained herein shall insure to the benefit of and bind the successors and assignees of the CITY and OWNER. Nothing contained herein restricts or prohibits the sale or other transfer of property.

Section 21. Insurance Certificate

An insurance certificate, pursuant to this agreement, shall be attached by the OWNER.

Section 22. Other Financing.

a. Credits. OWNER shall immediately notify CITY of any proposal to provide PROJECT funding by an assessment district, Mello Roos district, special tax district, or any similar public infrastructure financing entity. The CITY may, at its sole discretion, redetermine and reassign credits for the PROJECT based on the amount of funding thereby provided.

b. Reimbursement. If reimbursement is sought by a party to this Agreement from the CITY for any project that is constructed as a project of an assessment district, Mello Roos district, special tax district, or any similar public infrastructure financing entity, then any reimbursement from the CITY due therefrom shall be paid solely to the assessment district, Mello Roos district, special tax district, or any similar public infrastructure financing entity, or its successor, and not to the person constructing or causing the construction of the project. At no cost to the CITY, the person claiming entitlement to reimbursement shall have the entire burden of establishing to the CITY's complete satisfaction that the project is not constructed as a project of an assessment district, Mello Roos district, special tax district, or any similar public infrastructure financing entity. At no cost to the CITY, such CITY satisfaction may include, by way of illustration and not limitation, reimbursement conditioned upon indemnification, bond, mediation, judicial interpleader, and payment of CITY's actual attorney's fees.

Section 23. Entire Agreement

This instrument and Exhibits 'A', 'B', 'C' and 'D' constitute the entire AGREEMENT between the CITY and the OWNER concerning the subject matter hereof. In the event that any terms of this AGREEMENT conflict with the Sacramento County Standard Construction Specifications, this AGREEMENT shall govern.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT the day and year first above written.

CITY OF RANCHO CORDOVA, a municipal corporation, organized and existing under the laws of the State of California

CITY OF RANCHO CORDOVA

_____
Albert Stricker, PE
Public Works Director

Date: _____

OWNER

By: _____
Price Walker
Its: Vice President, Project Development

Date: 6/7/22

Attest:

_____
Stacy Leitner, CMC, City Clerk

Date: _____

Approved as to Form:

_____
Adam Lindgren, City Attorney

Date: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California)
County of Sacramento)

On June 8, 2022 *Date* before me, Susan R Stephens, Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Price Walker *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.

SUSAN R. STEPHENS
Notary Public - California
Sacramento County
Commission # 2383296
My Comm. Expires Nov 16, 2025

Signature Susan R Stephens
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: City of Rancho Cordova - Drainage Impact Fee - Rio Del Oro Ph 1 Document Date: Signed 06/07/22

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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RIO DEL ORO PHASE 1 MASS GRADE

PRELIMINARY ESTIMATE OF CITY OF RANCHO CORDOVA ZONE 11A CREDITS

DECEMBER 2021

Plan Set		Improvement	Unit	Quantity	Unit Credit ($)	Estimated Credit ($)
RDO Phase 1 Mass Grade	1	Basin Excavation	CY	182,300	$4.54	$827,642
	2	West Channel Excavation	CY	28,000	$4.54	$127,120
	3	South Channel Excavation	CY	22,500	$4.54	$102,150
	4	Basin Access Ramp Concrete	CY	300	$779.16	$233,748
	5	Rip Rap (Basin & Channel Improvements)	TONS	10,268	$66.29	$680,666
	6	Detention Basin Perimeter Access Road (3"AC/6"AB)	SF	31,102	$3.75	$116,633
	7	Post & Cable Fence	LF	2,099	$18.61	$39,062
	8	36" Storm Drain	LF	467	$127.92	$59,739
	9	42" Storm Drain	LF	505	$162.81	$82,219
	10	72" Storm Drain	LF	429	$285.00	$122,265
	11	12" Storm Drain	LF	83	$55.82	$4,633
	12	36" Headwall/Endwall (6 total)	CY	56	$1,314.00	$73,584
	13	42" Headwall/Endwall (3 total)	CY	43	$1,314.00	$56,502
	14	72" Headwall/Endwall (4 total)	CY	100	$1,314.00	$131,400
	15	Hydroseed - Basin	Acre	3.8	$3,011.97	$11,445
	16	Hydroseed - Channels	Acre	8.4	$3,011.97	$25,301
	17	Land Dedication - Basin	Acre	9.59	$200,000.00	$1,918,000
		Amenitize Basin (Future Installation) (Landscape top bench only)	Acre	2.15	$69,775.42	$150,017
					SUBTOTAL	$4,762,126
					8% Engineering	$380,970
					TOTAL	**$5,143,096**

1. The Zone 11A credits obtained from Resolution No. 107-2020 executed by City of Rancho Cordova, effective January 1, 2021.
2. The amount of the overall basin lot which is creditable for land dedication was determined from the gross acreage identified for Lot G on the approved Phase 1 Large Lot Final Map reduced by the future International Drive right of way and PUE dedications as well as the future 100' wide greenbelt along the west edge of Lot G.
3. The amount of the overall basin lot which is creditable for "Amenitize Basin" credits was determined by subtracting the basin footprint (at the top of slope) and paved area within Lot G from the overall creditable land dedication .
4. Basin hydroseeding is identified as all basin sideslopes which has not receive rip rap or concrete protection as well as the bottom of the water quality cell of the basin.
5. Rip Rap quantity is actual contractor pay quantity and can be verified by using the following equation: [footprint area (provided on exhibit) X depth (2.5') X unit weight of rip rap (168lb/cf)] / 2000lb/ton X void ratio (estimated 0.75 to 0.8).

RIO DEL ORO PHASE 1 VILLAGE 67A

PRELIMINARY ESTIMATE OF CITY OF RANCHO CORDOVA ZONE 11A CREDITS

DECEMBER 2021

Plan Set		Improvement	Unit	Quantity	Unit Credit ($)	Estimated Credit ($)
Rio Del Oro Phase 1 V67A	1	West Channel Trail / Maintenance Road (3"AC/6"AB)	SF	28224	$3.75	$105,840
	2	Post & Cable Fence	LF	2,767	$18.61	$51,494
	3	36" Storm Drain	LF	543	$127.92	$69,461
	4	42" Storm Drain	LF	186	$162.81	$30,283
	5	72" Storm Drain Manhole	EA	3	$8,721.93	$26,166
	6	84" Storm Drain Manhole	EA	1	$10,815.19	$10,815
	7	42" Headwall (1 total)	CY	16	$1,314.00	$21,024
	8	Rip Rap (42" SD Outfall)	TONS	550	$66.29	$36,460

SUBTOTAL	$351,542
8% Engineering	$28,123
TOTAL	**$379,665**

1. The Zone 11A credits obtained from Resolution No. 107-2020 executed by City of Rancho Cordova, effective January 1, 2021.
2. Rip Rap quantity is actual contractor pay quantity and can be verified by using the following equation: [footprint area (provided on exhibit) X depth (2.5') X unit weight of rip rap (168lb/cf)] / 2000lb/ton X void ratio (estimated 0.75 to 0.8).

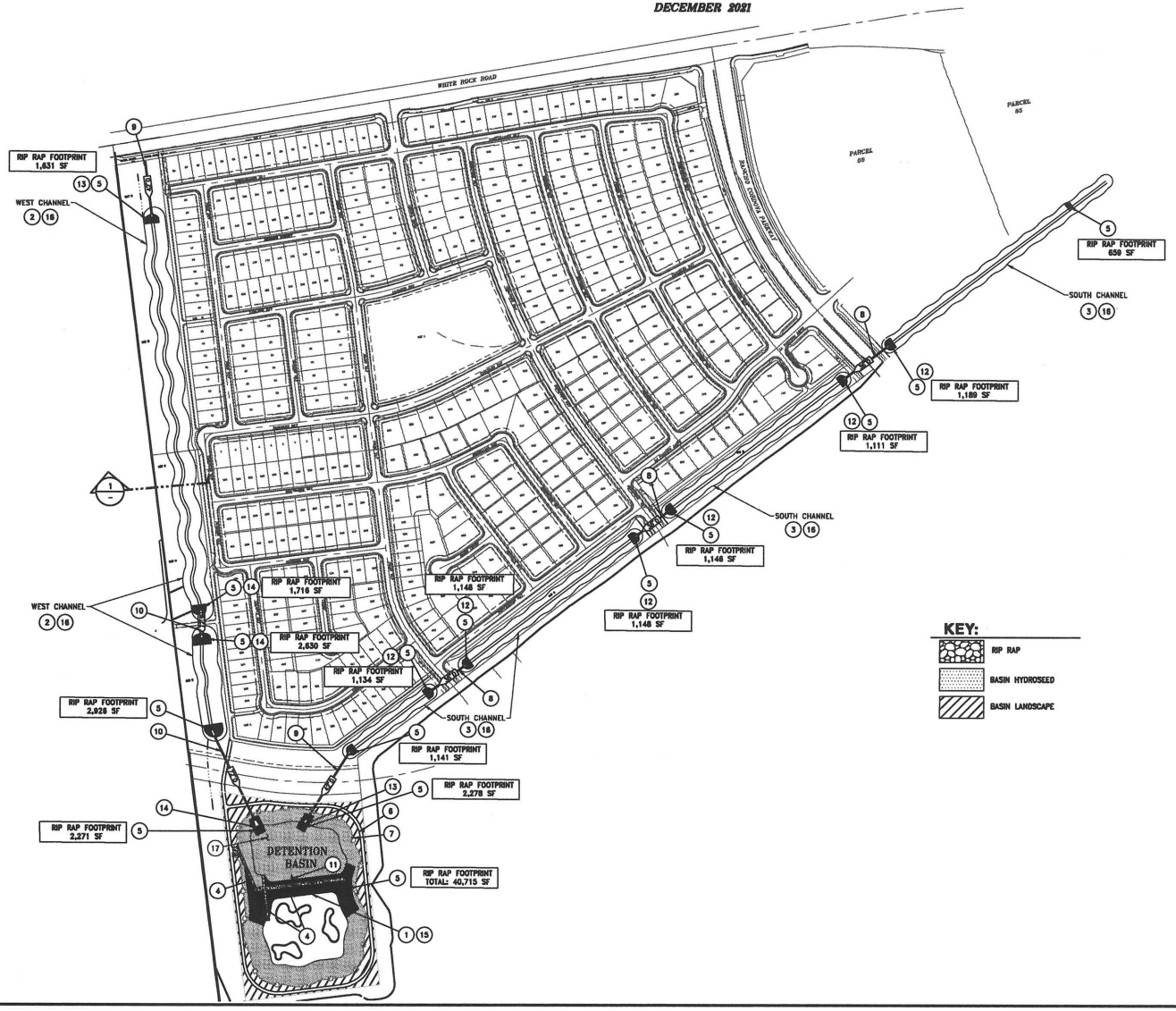
RANCHO CORDOVA ZONE 11A CREDITABLE FACILITIES FOR

RIO DEL ORO - PHASE 1 MASS GRADE

ELLIOTT HOMES

RANCHO CORDOVA CALIFORNIA

DECEMBER 2021



200' 100' 0 200'

SCALE: 1" = 200'

1. BASIN EXCAVATION
2. WEST CHANNEL EXCAVATION
3. SOUTH CHANNEL EXCAVATION
4. BASIN ACCESS CONCRETE RAMP
5. RIP RAP – CHANNELS & BASIN
6. DETENTION BASIN ACCESS ROAD
7. POST & CABLE FENCE
8. 36" STORM DRAIN
9. 42" STORM DRAIN
10. 72" STORM DRAIN
11. 12" STORM DRAIN
12. 36" HEADWALL/ENDWALL
13. 42" HEADWALL/ENDWALL
14. 72" HEADWALL/ENDWALL
15. HYDROSEED – BASIN
16. HYDROSEED – CHANNELS
17. LAND DEDICATION – BASIN

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
231 Vernon Street
Roseville, CA 95678
Tel. 916.341.7760
Fax 916.341.7767

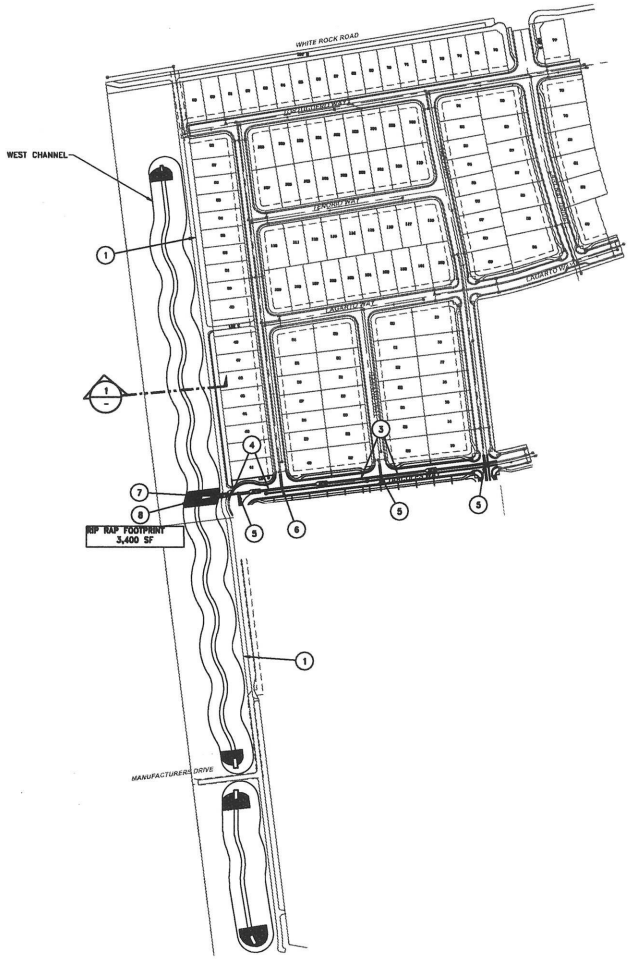
RANCHO CORDOVA ZONE 11A CREDITABLE FACILITIES FOR

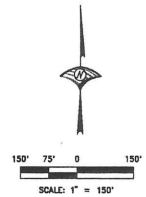
RIO DEL ORO - VILLAGE 67A

ELLIOTT HOMES

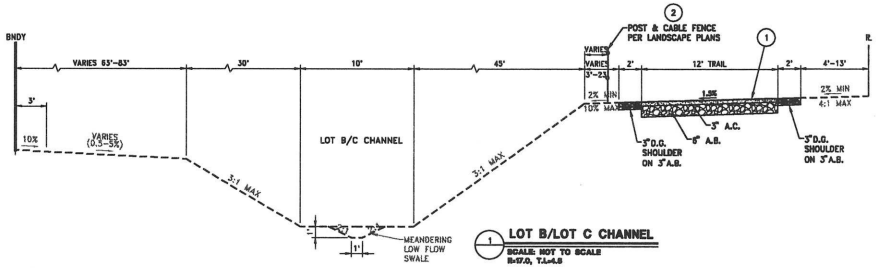
RANCHO CORDOVA CALIFORNIA

DECEMBER 2021





1. WEST CHANNEL TRAIL/MAINTENANCE ROAD
2. POST & CABLE FENCE
3. 36" STORM DRAIN
4. 42" STORM DRAIN
5. 72" STORM DRAIN MANHOLE
6. 84" STORM DRAIN MANHOLE
7. 42" HEADWALL
8. RIP RAP



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
231 Vernon Street
Roseville, CA 95678
Tel 916.341.7760
Fax 916.341.7767

J:\2021\021-067A\Design\Exhibits\Creditable Facilities\067A Exhibit 12-14-2021.dwg 12/14/2021 8:21 AM Tom Ballbert

INSTALLER NOTES:
1. INSTALLER TO FIELD TRIM REBARS AT DESIGN/SLOPED RETURNS
2. INSTALLER TO FIELD TRIM STIRRUPS AT CONTROL JOINTS
3. INSTALLER TO SAW-CUT/HEAD BARS PROVIDED AND VERIFY ALL CUTS IN ORDER TO AVOID STAGGERING CONFLICTION IF APPLICABLE

APPROVAL AUTHORITY:
1. A/E/C TO VERIFY ALL ITEMS THAT ARE CLOCKED 4/OR LARGER "VERT"
2. ALL REINFORCING BARS CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE SPECIFICALLY NOTED.

Cambin Steel Service, Inc.
Since 1954
4175 Chaparral Avenue, Rocklin CA 95765
Ph: 916.624.1300 Fax: 916.624.0999

REV #	REV DATE:	COMMENTS
1	09-25-2020	RESUBMITTED FOR APPROVAL
0	09-22-2020	FOR APPROVAL

PROJECT NAME & ADDRESS:
RIO DEL ORO PH 1
RANCHO CORDOVA, CA

JOB No.: 200184
DATE: 09-22-2020
TAG COLOR: WHITE
DETAILER: SMDS
CONTRACTOR: PA Nemetz
REFER TO DWGS: DATED: - AUG 2020

DRAWING TITLE:
HEAD WALL / WING WALL
REINFORCEMENT DETAILS

SHEET No.: R1

PH 1 MS

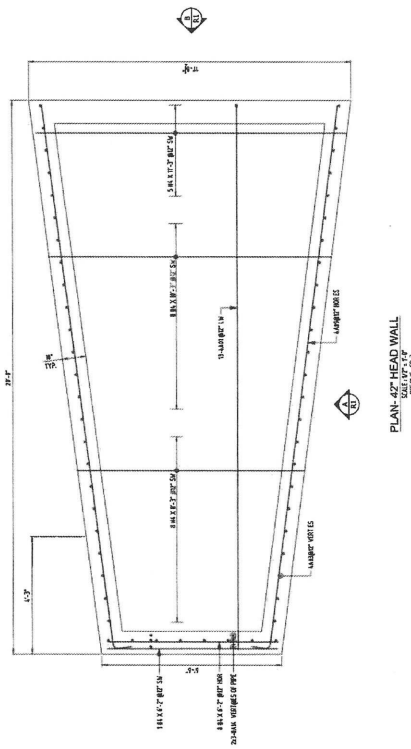
Bottom $\left(\frac{11.7+6.5}{2}\right) \times 20 \times 0.83 = 151 CF$

Sides $\left[(6.9 \times 4.23) + \frac{1}{2}(6.9+1)15.75\right] \times .83 \times 2 = 152 CF$

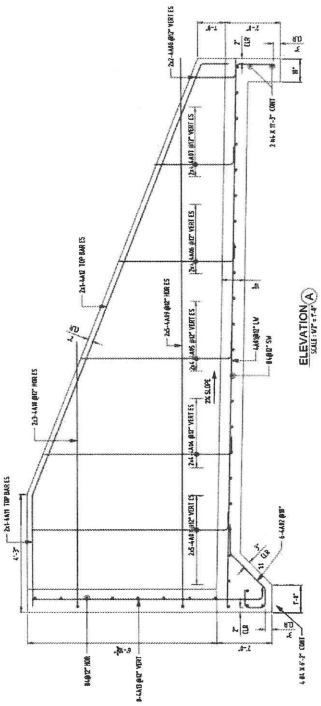
Headwall $\left((6.5 \times 6.9) - \pi(2^2)\right) .83 = 26.9$

Cutoffs $6.5 \times 1.2 \times 1.5 + .83(1.2)\,11.7 = 23.4$

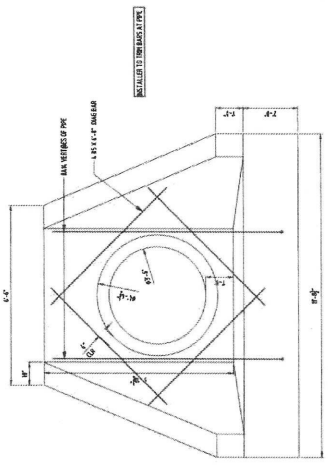
$\frac{151+152+16.8+23.4}{27} = 13.1 CY$



PLAN- 42" HEAD WALL
SCALE: 1/2" = 1'-0"
REFERENCE 4/R2



ELEVATION A
SCALE: 1/2" = 1'-0"



ELEVATION B
SCALE: 1/2" = 1'-0"

PH 1 MG

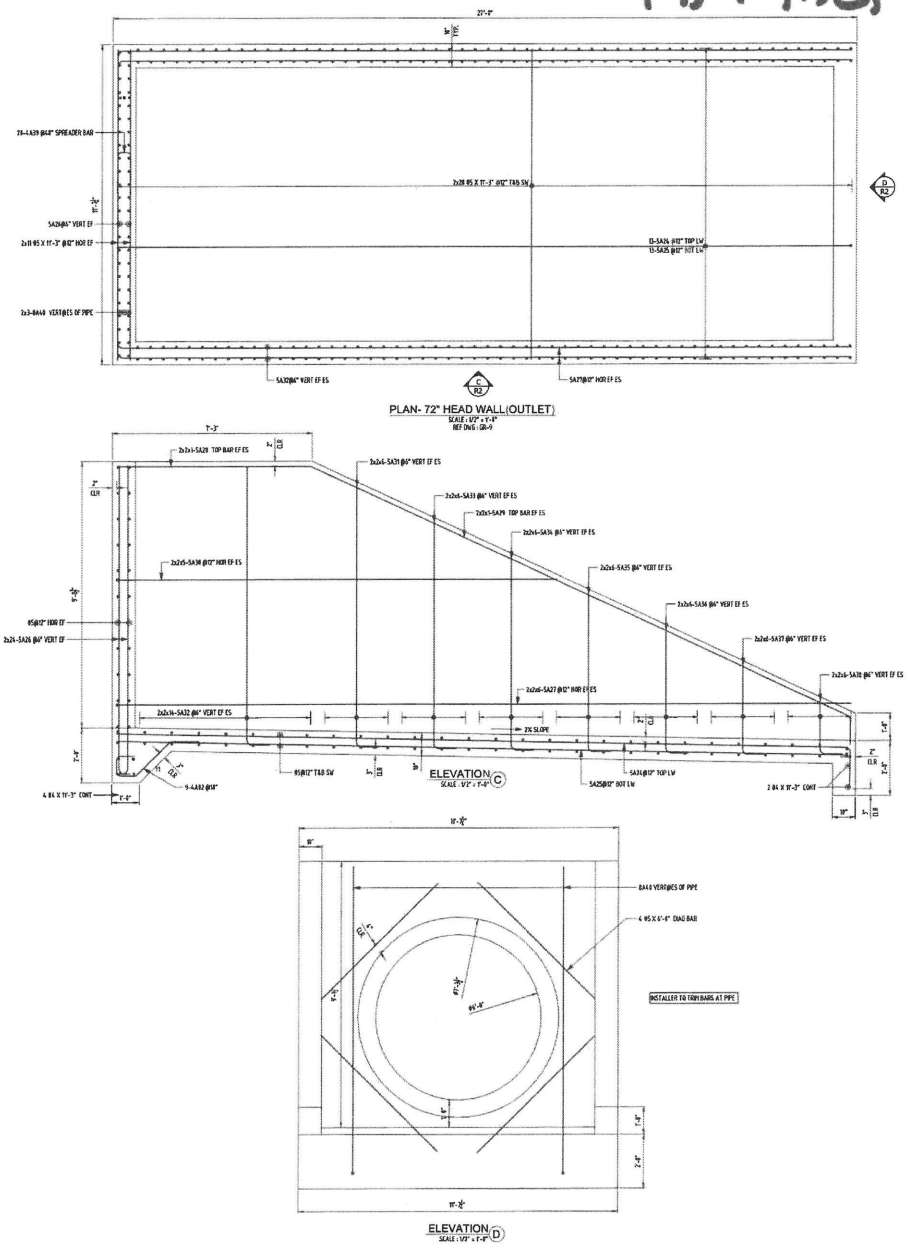
BOTTOM $(11.6 \times 27) 0.83 = 260\ CF$

SIDES $\left[(7.25 \times 9.7) + \left(\frac{9.7+1}{2}\right) 19.75\right] \times .83 \times 2 = 292\ CF$

HEADWALL $\left[(9.7 \times 11.6) - \pi(3.5^2)\right] \times 0.83 = 61.4$

$11.6 \times 1.2 \times 15 + 11.6 \times .83 \times 1.2 = 32.4\ CF$

$\frac{260 + 292 + 61.4 + 32.4}{27} = 23.9\ CY$



INSTALLER NOTES:
1. INSTALLER TO FIELD TRIM REBARS AT BEVELED/TAPERED OR CURVED PORTS
2. INSTALLER TO FIELD TRIM LONGITUDINAL REBARS AS LONGITUDINAL LIMITS
3. STUBS IN ORDER TO ACHIEVE STAGGERING CONDITION AS APPLICABLE

APPROVAL AUTHORITY:
1. A/E/C TO VERIFY ALL ITEMS THAT ARE CLOUDED &/OR MARKED "VERIFY"
2. ALL REINFORCING BARS EXPOSED TO ACIDIC &/OR CHLORIDE ENVIRONMENTS SHALL BE EPOXY COATED

Camblin Steel Service, Inc.
Since 1954
4175 Cincinnati Avenue, Rocklin CA 95765
Ph: 916.624.1300 Fax: 916.624.6999

REV #	REV DATE	COMMENTS
1	09-25-2020	RESUBMITTED FOR APPROVAL
0	09-22-2020	FOR APPROVAL

PROJECT NAME & ADDRESS:
RIO DEL ORO PH 1
RANCHO CORDOVA, CA

JOB No.:	200184
DATE:	09-22-2020
TAG COLOR:	WHITE
DETAILER:	SRDS
CONTRACTOR:	RA Nemetz
REFER TO DRWGS:	DATED : AUG 2020

DRAWING TITLE:
HEAD WALL / WING WALL
REINFORCEMENT DETAILS

SHEET No.: R2

PH 1 MB

13.1 CY

25.9 CY

PLAN- 42" HEAD WALL (INLET)

ELEVATION C

ELEVATION D

PLAN- 72" HEAD WALL (INLET)

ELEVATION A

ELEVATION B

PROJECT NAME & ADDRESS:	RIO DEL ORO PH 1 RANCHO CORDOVA, CA
JOB No.:	200184
DATE:	09-22-2020
TAG COLOR:	WHITE
DETAILER:	SRDS
CONTRACTOR:	PA Nomad
REFER TO DRWGS:	DATED : AUG 2020
DRAWING TITLE:	HEAD WALL / WING WALL REINFORCEMENT DETAILS
SHEET No.:	R3

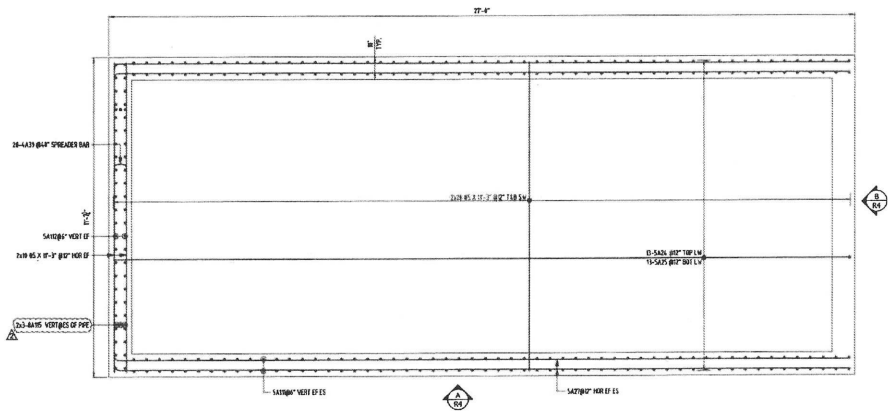
REV #	REV DATE	COMMENTS
3	10-06-2020	FOR FILE & FIELD USE
2	09-25-2020	RESUBMITTED FOR APPROVAL
1	09-22-2020	FOR APPROVAL

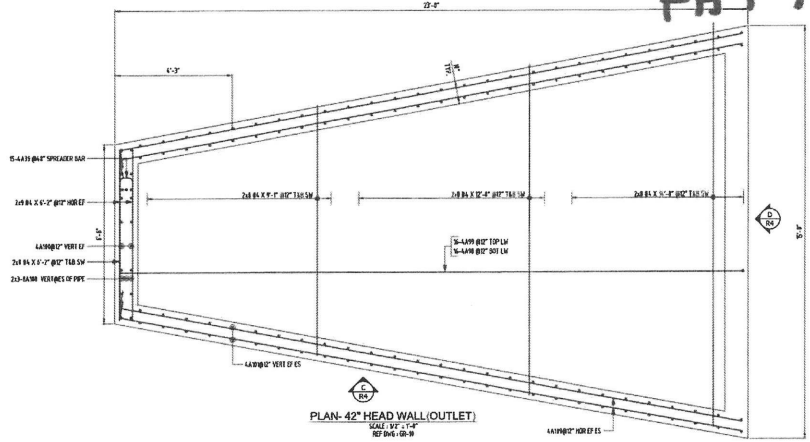
Camblin Steel Service, Inc.
4175 Chestnut Avenue, Modesto, CA 95358
Shop 1954
PH. 209.544.1100 FAX. 818.838.0999

APPROVAL AUTHORITY:
1. A/E/C TO VERIFY ALL ITEMS ARE CLOUDED A/OR MARKED "VERIFY"
2. ALL REINFORCING BARS CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE SPECIFICALLY NOTED.

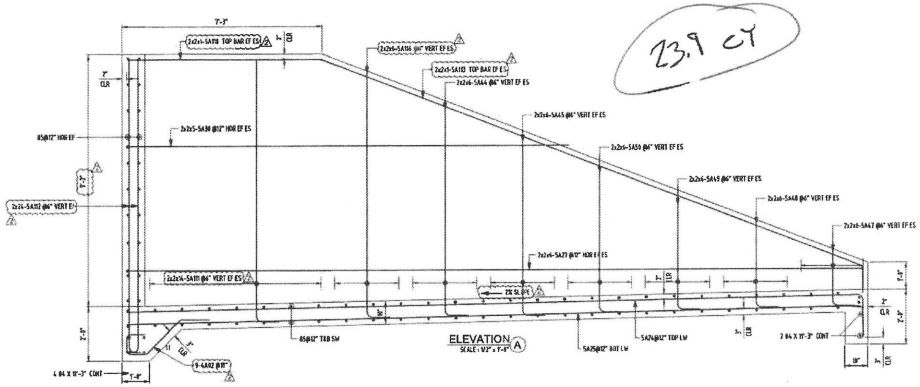
INSTALLER NOTES:
1. INSTALLER TO FIELD TRIM REBARS AT BLOCKOUT/SLEEVE OR EMBED PRIOR!
2. INSTALLER TO TRIM EMBEDDED BARS AT CONTROL JOINTS
3. INSTALLER TO SNAP-END BARS FROM OTHER END WHERE IT CROSSES IN ORDER TO ACHIEVE STAGGERED CONDITION IF APPLICABLE

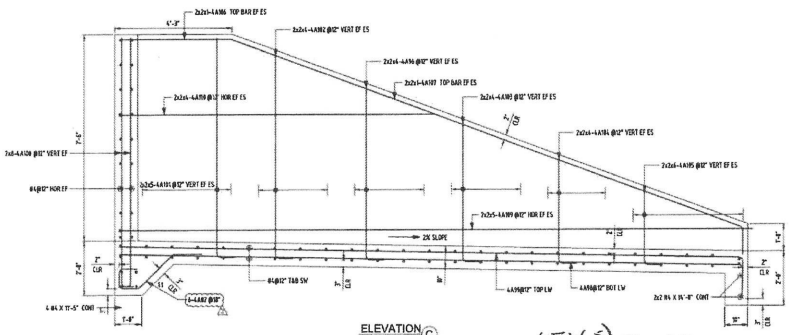
PH 1 MG





23.9 CY





BOTTOM $\frac{(15+6.5)}{2} 23 \times .83 = 205.2$

SIDES $[2(4.25 \times 7.5) + \frac{1}{2}(7.5+1)] \frac{(2)}{27} 7.83 =$

HEADWALL $[(6.5 \times 7.5) - \pi(2.75^2)] \frac{1}{27} .92$

CUTOFFS $6.5(1.2)(1.5) + 15$

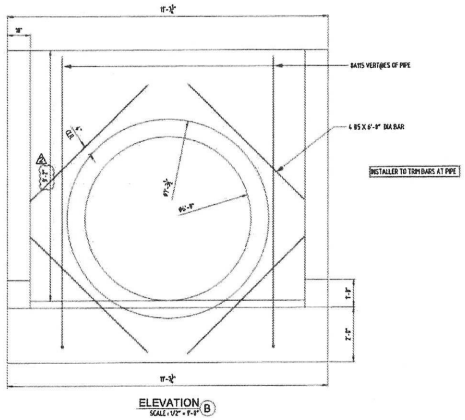
185.2

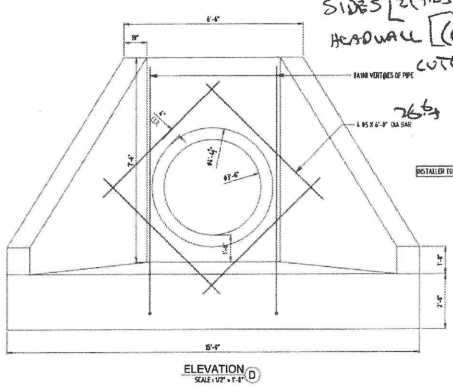
27.2

$(1.83)(1.2) =$

26.6 CY

$\frac{205.2 + 185.2 + 27.2}{27} = 16.5$ CY





INSTALLER NOTES:
1. INSTALLER TO FIELD TRIM REBARS AT BLOCKOUT/SLOPED WALL OR PROFILE
2. INSTALLER TO FIELD TRIM CONFLICTING REBARS AT CENTRAL DRIVES
3. ALL REINFORCING BARS CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE SPECIFICALLY NOTED.
EXCEPT AS NOTED TO ACHIEVE ESTABLISHING CONDITIONS OF APPROVED PLANS

APPROVAL AUTHORITY:
1. V.F.I.C. TO VERIFY ALL ITEMS THAT ARE CLOUDED AND/OR MARKED "VERIFY"
2. ALL REINFORCING BARS CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE SPECIFICALLY NOTED.

Camblin Steel Service, Inc.
Since 1954
4175 Cincinnati Avenue, Rocklin CA 95765
Ph: 916.663.1300 Fax: 916.408.8999

REV #	REV DATE	COMMENTS
2	10-05-2020	FOR FILE & FIELD USE
1	09-25-2020	RESUBMITTED FOR APPROVAL
0	09-22-2020	FOR APPROVAL

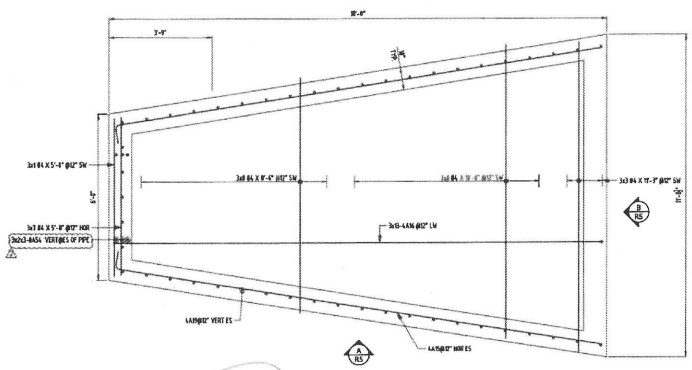
PROJECT NAME & ADDRESS:
RIO DEL ORO
RANCHO CORDOVA, CA

JOB No.:	200184
DATE:	09-22-2020
TAG COLOR:	WHITE
DETAILER:	SRDS
CONTRACTOR:	RA Nemetz
REFER TO DRWGS:	DATED : AUG 2020

DRAWING TITLE:
HEAD WALL / WING WALL
REINFORCEMENT DETAILS

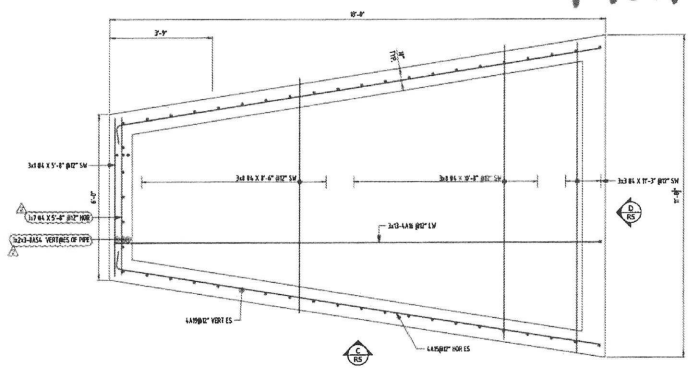
SHEET No.: R4

PH 1 MG



PLAN- 36" HEAD WALL (INLET)
SCALE : 1/2" = 1'-0"
REF DWG : GR-7, GR-16A GR-16
(REQ'D AT 3 LOCATIONS)

9.4 <4



PLAN- 36" HEAD WALL (OUTLET)
SCALE : 1/2" = 1'-0"
REF DWG : GR-7, GR-16A GR-16
(REQ'D AT 3 LOCATIONS)

9.4 <4

BOTTOM $\left(6+\frac{11.7}{2}\right)\cdot 18\cdot .83 = 132.2$

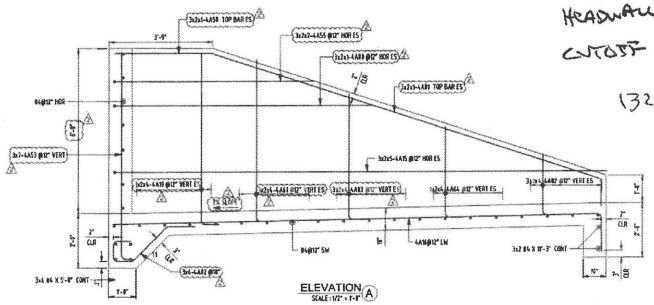
SIDES $\left[2\left(3.75\times 6\right)+2\cdot\frac{1}{2}\left(\frac{6+1}{2}\right)\times 14.25\right]\times .83 = 78.8$

HEADWALL $\left[(6\times 6)-\pi(2^2)\right] = 19.4$

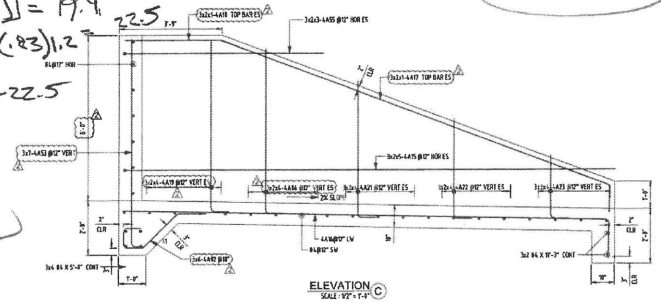
CUTOFF $6(1.2)(.5)+11.7(.83)1.2 = 22.5$

$\frac{132.2+78.8+19.4+22.5}{27}$

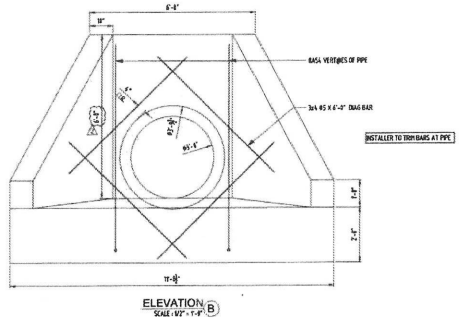
9.4<4



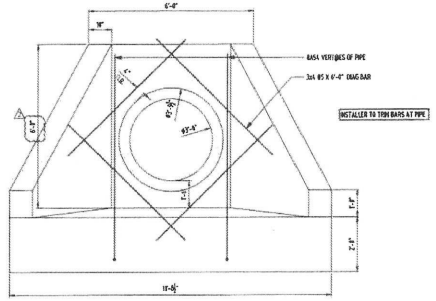
ELEVATION (A)
SCALE : 1/2" = 1'-0"



ELEVATION (C)
SCALE : 1/2" = 1'-0"



ELEVATION (B)
SCALE : 1/2" = 1'-0"



ELEVATION (D)
SCALE : 1/2" = 1'-0"

INSTALLER NOTES:
1. INSTALLER TO FIELD TRIM FLEARS +1' BLOCKOUT AS IMPOSED ON CONTOUR PROFILE
2. INSTALLER TO FIELD TRIM CANTERBASE REBARS AT CONTROL JOINTS
3. INSTALLER TO CHAMFER REBARS FROM CONCRETE AS NECESSARY TO AVOID INTERFERENCE WITH ADJACENT STRUCTURES STAGGERING (CONFIRM BY APPLICABLE)

APPROVAL AUTHORITY:
1. A/E/C TO VERIFY ALL ITEMS THAT ARE CLOCKED &/OR MARKED "VERIFY"
2. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 GRADE 60, UNLESS OTHERWISE SPECIFICALLY NOTED.

Camblin Steel Service, Inc.
Since 1954
4175 Cincinnati Avenue, Rocklin CA 95765
Phn: 916.624.1300 Fax: 916.624.0999

REV #	REV DATE	COMMENTS
2	10-06-2020	FOR FILE & FIELD USE
1	09-25-2020	RESUBMITTED FOR APPROVAL
0	09-22-2020	FOR APPROVAL

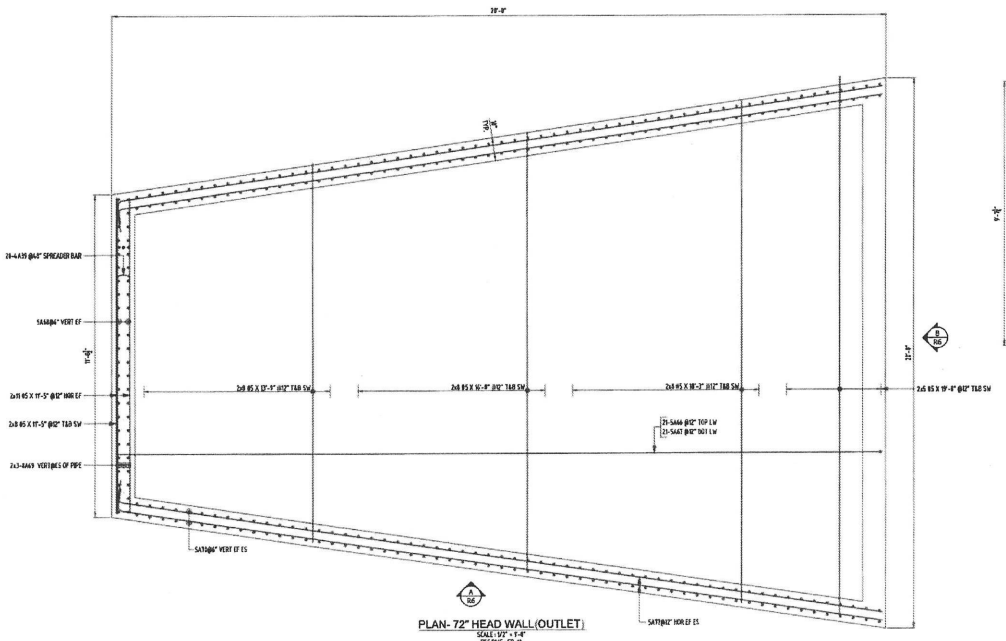
PROJECT NAME & ADDRESS:
RIO DEL ORO PH 1
RANCHO CORDOVA, CA

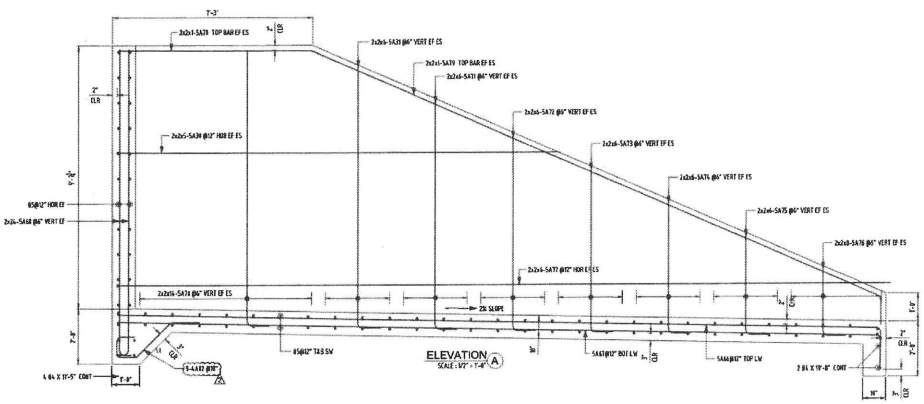
JOB No.:	200184
DATE:	09-22-2020
TAG COLOR:	WHITE
DETAILER:	SRDS
CONTRACTOR:	RA Nemetz
REFER TO DWGS:	DATED : AUG 2020

DRAWING TITLE:
HEAD WALL / WING WALL
REINFORCEMENT DETAILS

SHEET No.: R5

PH 1 MG





Bottom $\left(\frac{11.7+20}{2}\right) \times 29 \times .83 = 368.4$

Sides $\left[2(7.25 \times 9.6) + 2 \cdot \frac{1}{2}(9.6+7)\,20.15\right] \times 83 = 296.1$

Headwall $\left[(11.7 \times 9.6) - \pi(3.5^2)\right] .83 = 61.3$

Cutoff $11.7 \times 1.5 \times 1.2 + 20(.83)(1.2) = 41.0$

$$\frac{368.4 + 296.1 + 61.3 + 41}{27} = 28.4 < 4$$

APPROVAL AUTHORITY:
1. A/E/C TO VERIFY ALL ITEMS THAT ARE CLOUDED A/OR MARKED "VERIFY"
2. ALL REINFORCING BARS CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE SPECIFICALLY NOTED.

INSTALLER NOTES:
1. INSTALLER TO FIELD VERIFY ALL DIMENSIONS AT BLOCKOUTS/STUBS OR CAPPED PIPES.
2. INSTALLER TO VERIFY ALL DIMENSIONS AT CENTER OF PIPE.
3. INSTALLER TO CHART FOR CLEARS TO PIPE AT ELEVATION. APPROVAL OF SLEEVES IS REQUIRED TO ACHIEVE STAGGERING CONDITIONS OF PIPE.

Camblin Steel Service, Inc.
Since 1954
4175 Cincinnati Avenue, Rocklin CA 95765
Ph: 916.624.3300 Fax: 916.624.8999

REV #	REV DATE	COMMENTS
2	10-06-2020	FOR FILE & FIELD USE
1	09-25-2020	RESUBMITTED FOR APPROVAL
0	09-22-2020	FOR APPROVAL

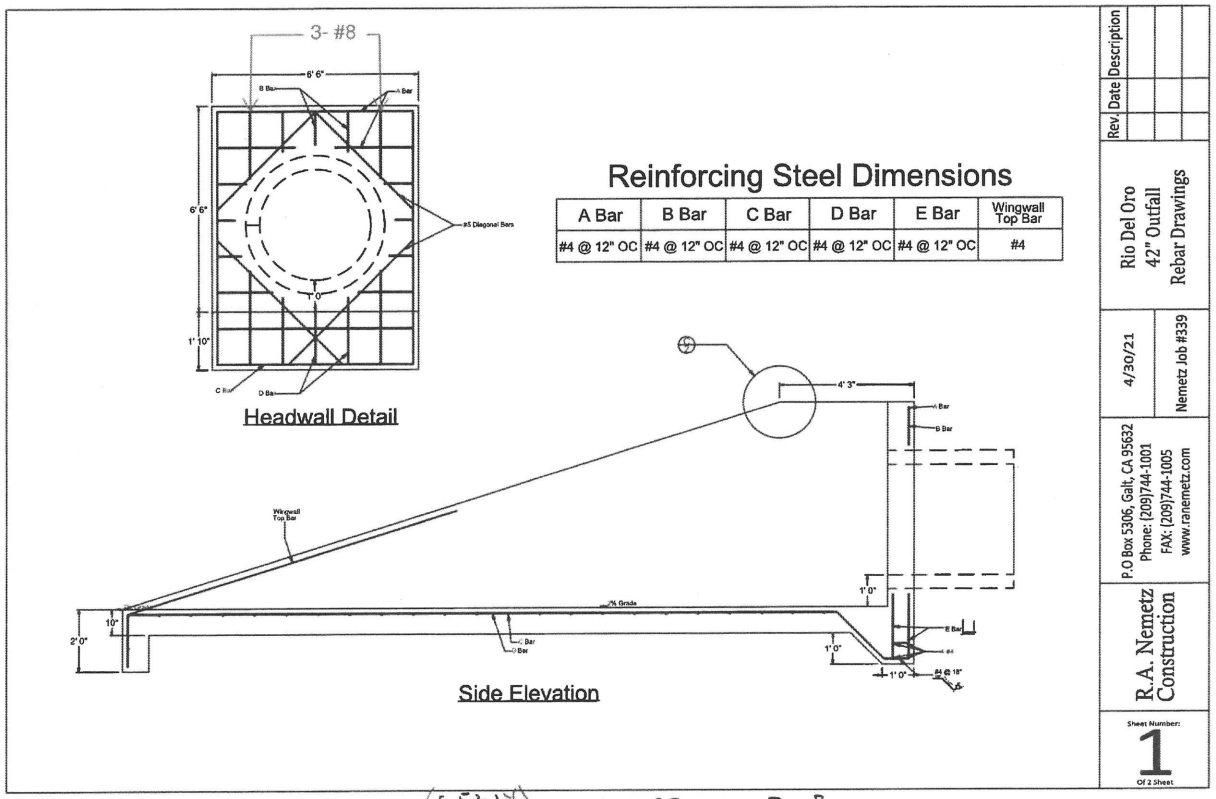
PROJECT NAME & ADDRESS:
RIO DEL ORO PH 1
RANCHO CORDOVA, CA

JOB No.:	200184
DATE:	09-22-2020
TAG COLOR:	WHITE
DETAILER:	SROS
CONTRACTOR:	RA Nemetz
REFER TO DRWGS:	DATED : AUG 2020

DRAWING TITLE:
HEAD WALL / WING WALL REINFORCEMENT DETAILS

SHEET No.: R6

PH I VILL. 67A



BOTTOM $\left(\frac{6.5+1}{2}\right) \times 25 \times .83 = 212.7$ CF

SIDES $2(4.25 \times 6.5).83 + 2\left(\frac{6.5+1}{2}\right)(20.75)(.83) = 175$ CF

HEADWALL $(6.5 \times 6.5) - \pi(2.25^2) = 26.3$ CF

CUTOFFS $6.5 \times 1.5 \times 1.2 + 14 \times 12 \times .83 = 25.6$ CF

$\frac{212.7 + 175 + 26.3 + 25.6}{27} = 16.3$ CY

PH 1 VILL 6TA

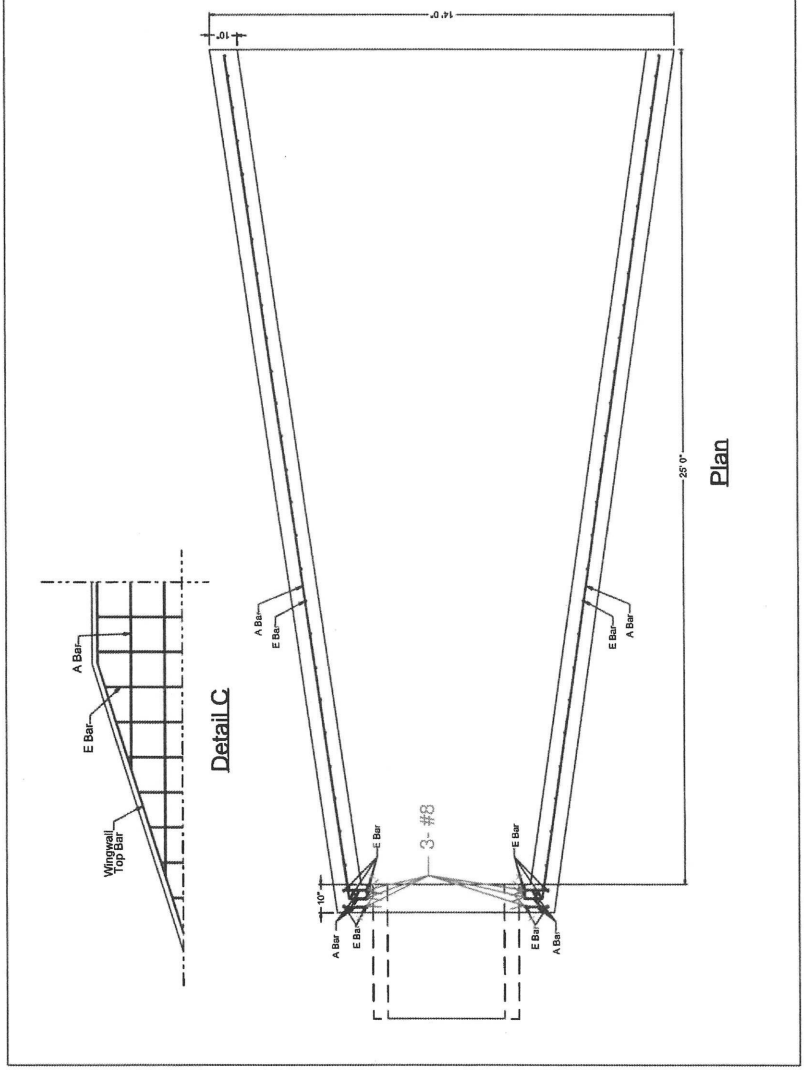
Rev.	Date	Description

Rio Del Oro 42" Outfall Rebar Drawings	Nemetz Job #339
4/30/21	

R.A. Nemetz Construction

P.O Box 5306, Galt, CA 95632
Phone: (209)744-1001
FAX: (209)744-1005
www.ranemetz.com

Sheet Number: 2 Of 2 Sheet



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS FINAL MAP.

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

THE UNDERSIGNED PURSUANT TO THE PROVISIONS OF SECTION 7050 OF THE GOVERNMENT CODE IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF RANCHO CORDOVA FOR ANY PUBLIC PURPOSE THE RIGHT OF WAY ON, OVER, ACROSS AND UNDER THE STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "IRREVOCABLE OFFER OF DEDICATION" (IOD); AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

1. EASEMENT FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE)

2. EASEMENTS FOR LANDSCAPING AND ALL APPURTENANCES PERTAINING THERETO LYING ON, OVER AND ACROSS LOTS B, C, D, E AND F, AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT" (LE) SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. THE MAINTENANCE AND REPLANTING OF THE LANDSCAPE STRIP SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

3. RIGHTS OF WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS B, C, D, E AND F, AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (PE). THE MAINTENANCE AND REPAIR OF THE WALKWAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

3. RIGHTS OF WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SEWER PIPES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "SANITARY SEWER EASEMENT" (SSE).

ALTA VISTA, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

NAME: HARRY C. ELLIOTT III

TITLE: PRESIDENT

SURVEYOR'S STATEMENT

THIS FINAL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ALTA VISTA, LLC, IN NOVEMBER, 2019. I HEREBY STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE MAY 31, 2023 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____

DENNIS L. BARBER
P.L.S. 8087

5/21/21
DATE

PROFESSIONAL LAND SURVEYOR — DENNIS L. BARBER — No. 8087 — STATE OF CALIFORNIA

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF Sacramento } SS

ON 22ND DAY OF April, 2021 BEFORE ME, Sheri Hassell, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED Harry C. Elliott III

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND: _____

PRINTED NAME: Sheri Hassell

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Sacramento

MY COMMISSION EXPIRES: Sept 24, 2023

MY COMMISSION No.: 2303284

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF RIO DEL ORO PHASE 1 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF RANCHO CORDOVA, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____
CITY ENGINEER, ALBERT STRICKER, R.C.E. 64057

DATED: 5-25-21

REGISTERED PROFESSIONAL ENGINEER — ALBERT STRICKER — No. 64057 — CIVIL — STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THAT SAID FINAL MAP IS TECHNICALLY CORRECT.

_____
LAND SURVEYOR, CYRUS E. ABHAR, P.L.S. 7723

DATED: 6-2-2021

LICENSED LAND SURVEYOR — CYRUS E. ABHAR — No. 7723 — STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP OF RIO DEL ORO PHASE 1 LARGE LOT MAP AND CONSENTS TO THE IRREVOCABLE OFFERS OF DEDICATION OFFERED HEREON AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENTS THEREOF AND DO HEREBY CERTIFY THE ABANDONMENTS LISTED HEREON.

BY: _____
CITY CLERK
CITY OF RANCHO CORDOVA

DATED: 5/28/21

RECORDER'S STATEMENT

FILED THIS 3rd DAY OF June, 2021, AT 10:14 A.M. IN BOOK 428 OF MAPS, AT PAGE 5 AT THE REQUEST OF WOOD RODGERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. 7431 ON FILE IN THIS OFFICE.

DONNA ALLRED COUNTY RECORDER
COUNTY OF SACRAMENTO

DOCUMENT NO.: 202106030853

BY: _____
DEPUTY RECORDER

FEE: $ 235.00

FINAL MAP

RIO DEL ORO
PHASE 1 LARGE LOT MAP

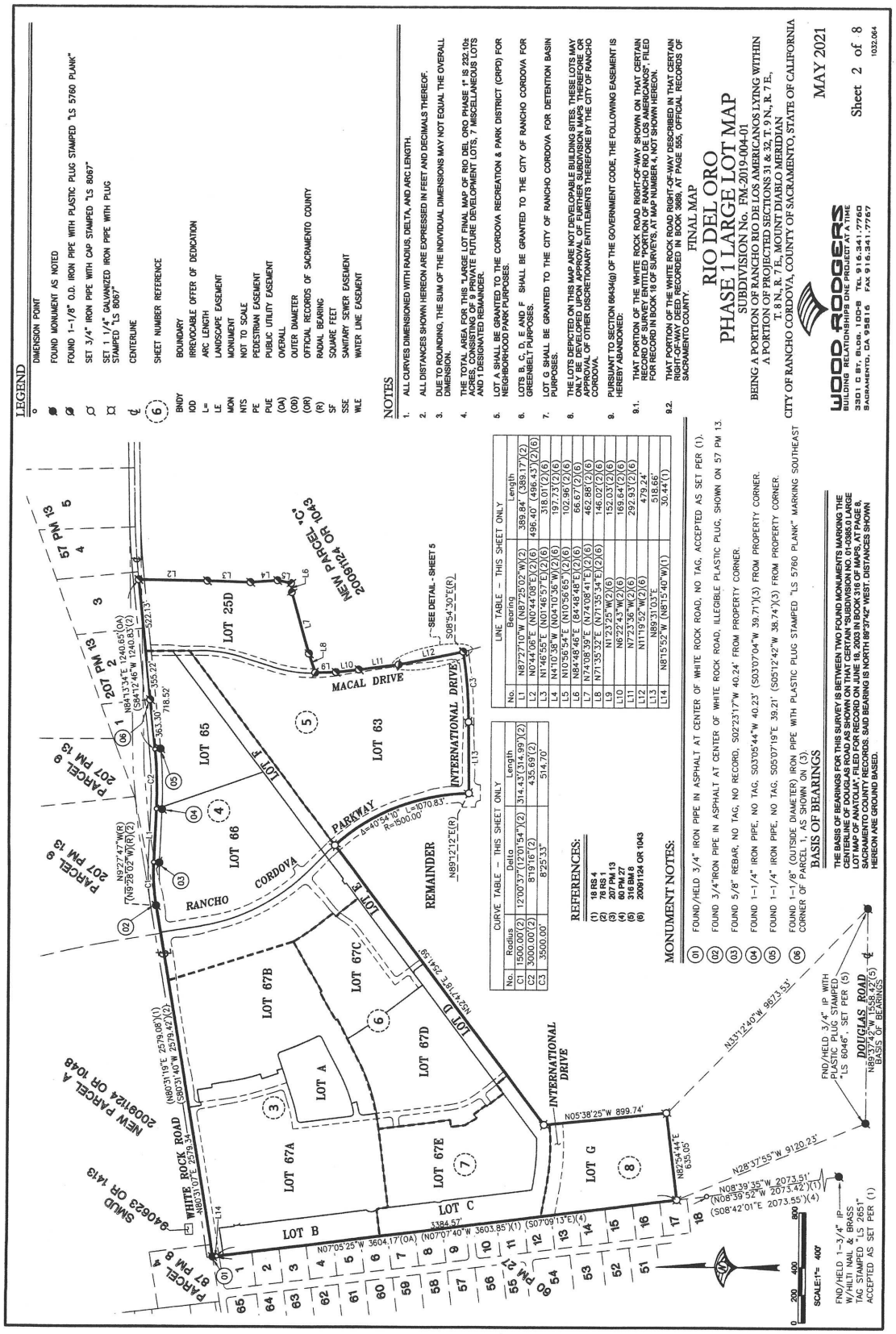
SUBDIVISION No. FM-2019-004-01

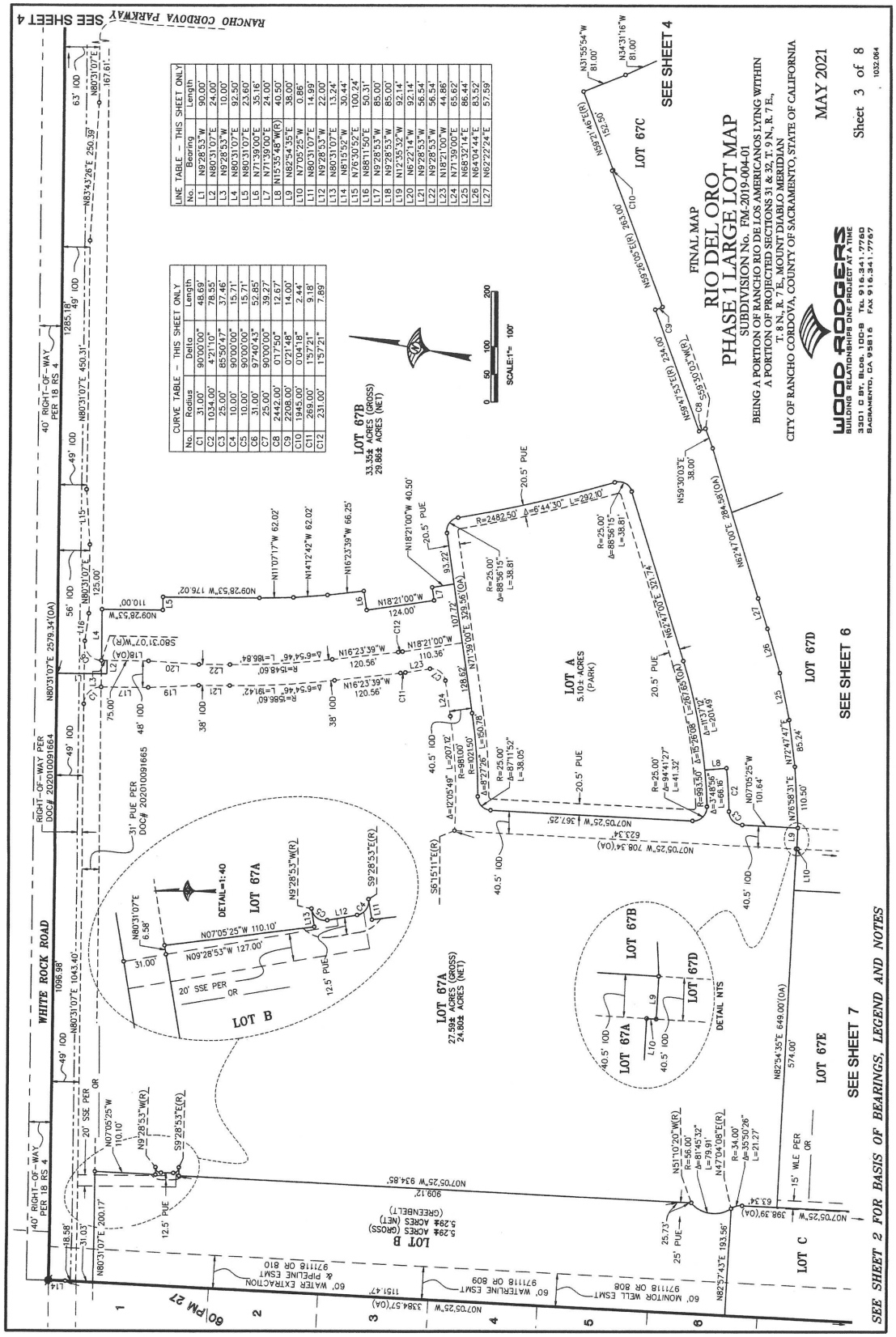
BEING A PORTION OF RANCHO RIO DE LOS AMERICANOS LYING WITHIN A PORTION OF PROJECTED SECTIONS 31 & 32, T. 9 N., R. 7 E., T. 8 N., R. 7 E., MOUNT DIABLO MERIDIAN
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

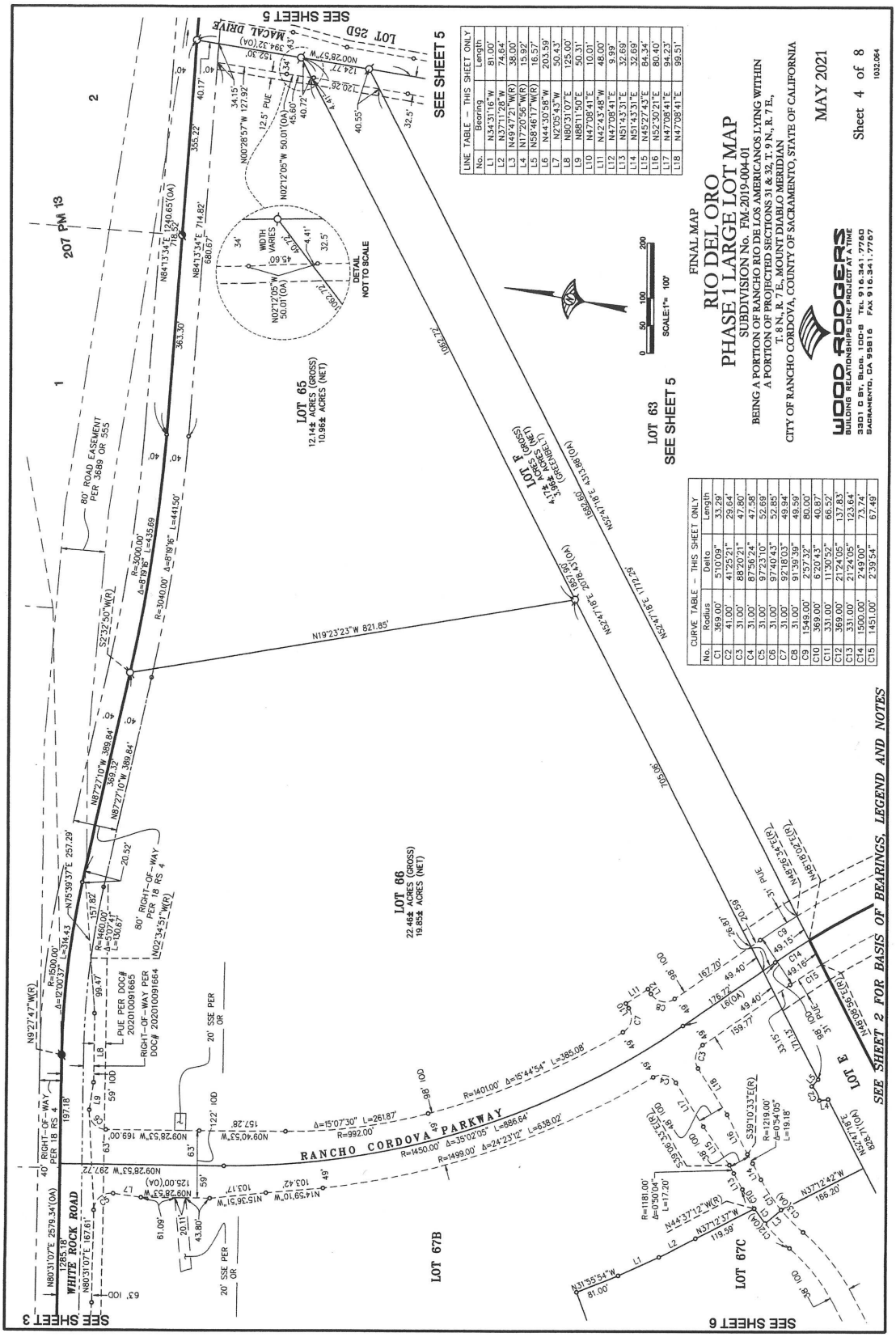
MAY 2021

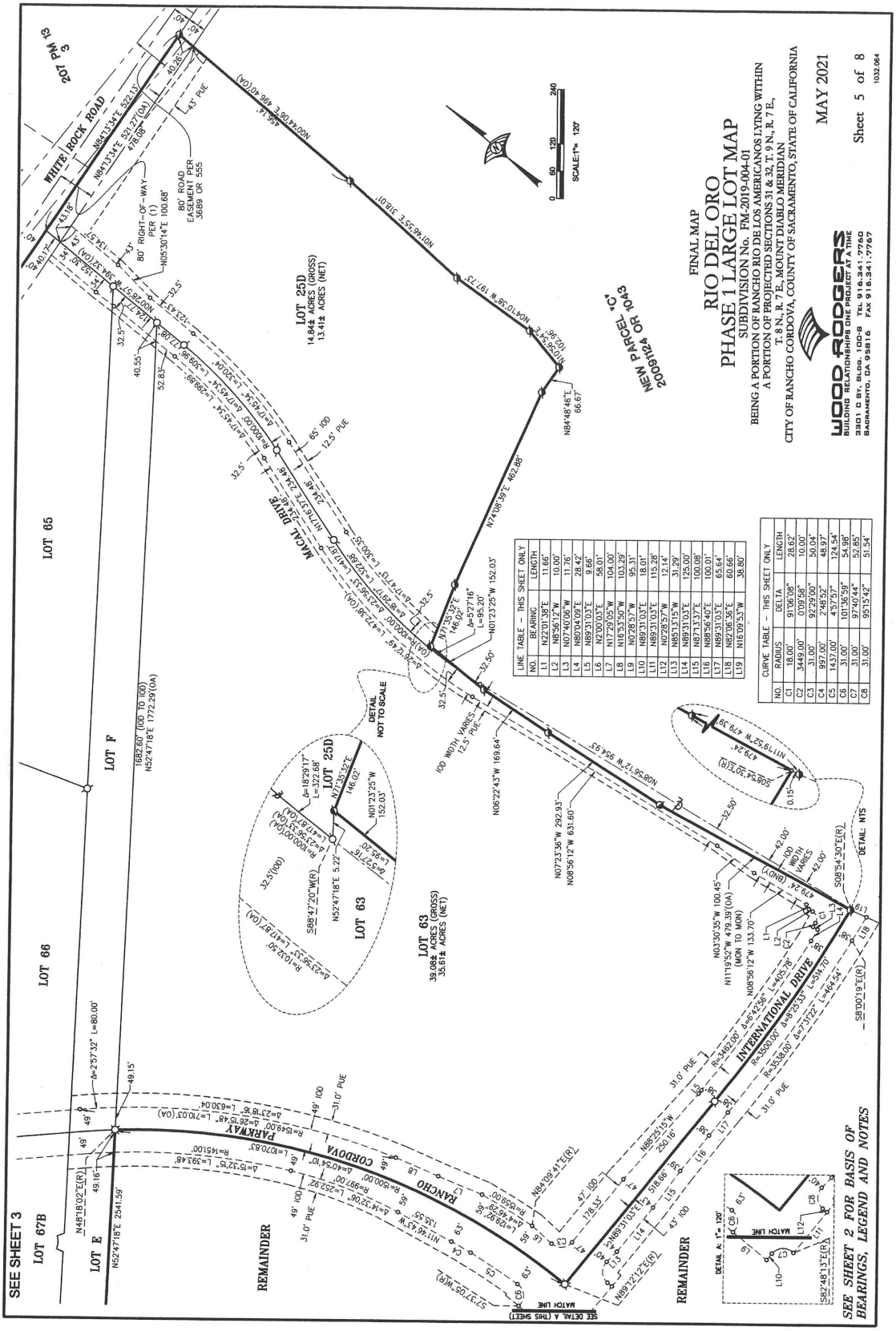
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST., BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

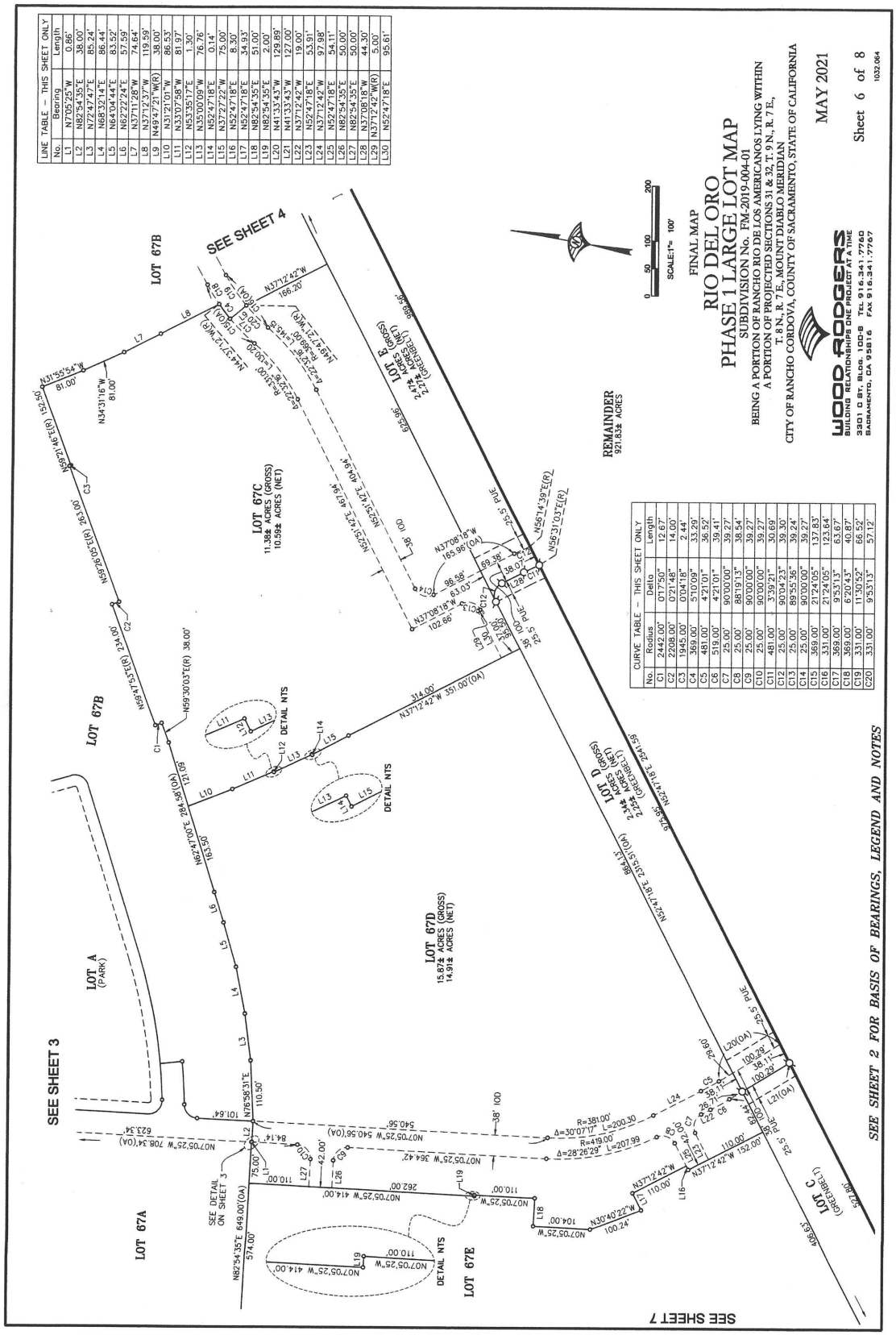
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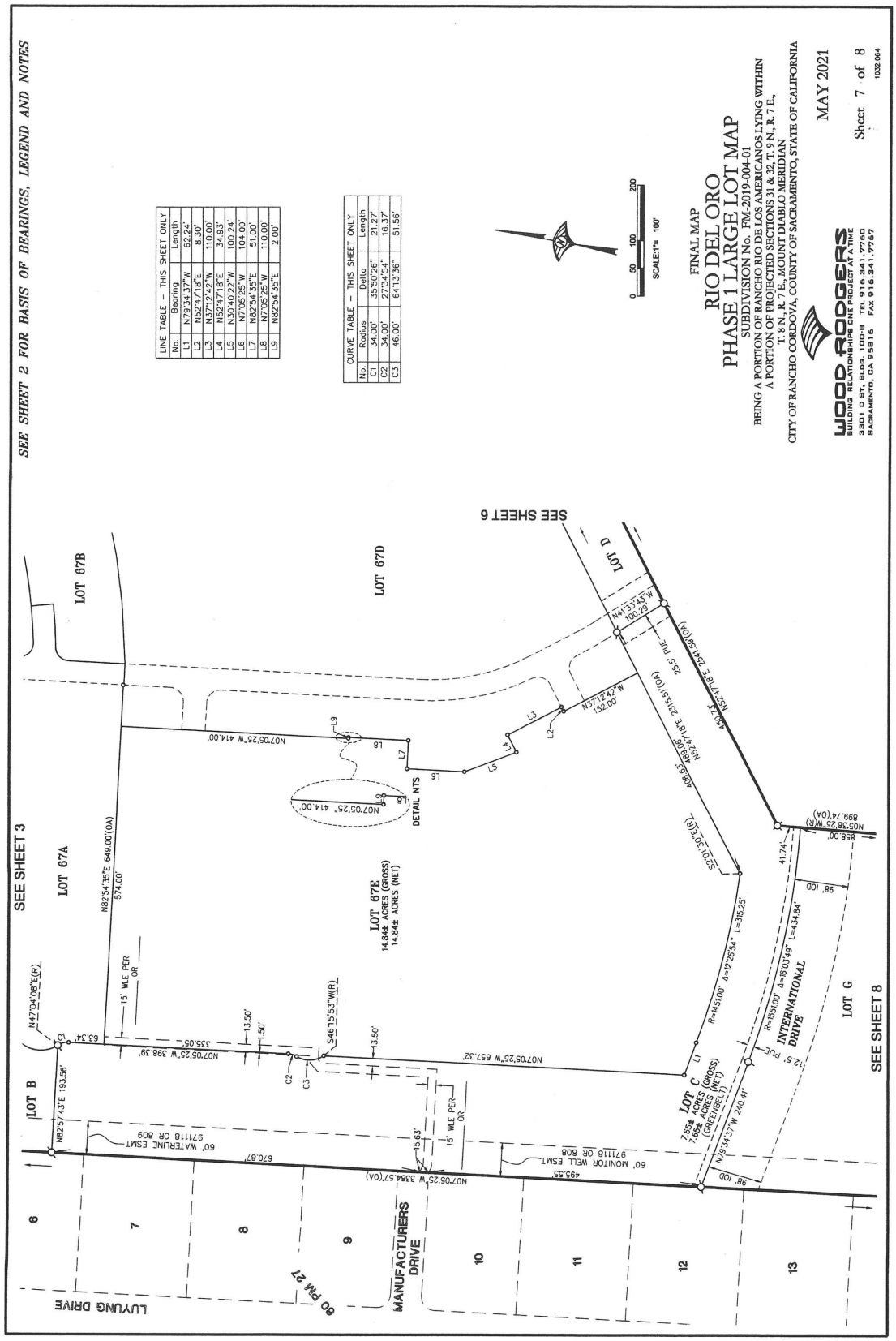

LEGEND
DIMENSION POINT
FOUND MONUMENT AS NOTED
FOUND 1-1/8" O.D. IRON PIPE WITH PLASTIC PLUG STAMPED "LS 5760 PLANK"
SET 3/4" IRON PIPE WITH CAP STAMPED "LS 8067"
SET 1 1/4" GALVANIZED IRON PIPE WITH PLUG STAMPED "LS 8067"
CENTERLINE
SHEET NUMBER REFERENCE
BNDY BOUNDARY
IOD IRREVOCABLE OFFER OF DEDICATION
L= ARC LENGTH
LE LANDSCAPE EASEMENT
MON MONUMENT
NTS NOT TO SCALE
PE PEDESTRIAN EASEMENT
PUE PUBLIC UTILITY EASEMENT
(OA) OVERALL
(OD) OUTER DIAMETER
(OR) OFFICIAL RECORDS OF SACRAMENTO COUNTY
(R) RADIAL BEARING
SF SQUARE FEET
SSE SANITARY SEWER EASEMENT
WLE WATER LINE EASEMENT
NOTES
1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. THE TOTAL AREA FOR THIS "LARGE LOT FINAL MAP OF RIO DEL ORO PHASE 1" IS 232.10± ACRES, CONSISTING OF 9 PRIVATE FUTURE DEVELOPMENT LOTS, 7 MISCELLANEOUS LOTS AND 1 DESIGNATED REMAINDER.
5. LOT A SHALL BE GRANTED TO THE CORDOVA RECREATION & PARK DISTRICT (CRPD) FOR NEIGHBORHOOD PARK PURPOSES.
6. LOTS B, C, D, E AND F SHALL BE GRANTED TO THE CITY OF RANCHO CORDOVA FOR GREENBELT PURPOSES.
7. LOT G SHALL BE GRANTED TO THE CITY OF RANCHO CORDOVA FOR DETENTION BASIN PURPOSES.
8. THE LOTS DEPICTED ON THIS MAP ARE NOT DEVELOPABLE BUILDING SITES. THESE LOTS MAY ONLY BE DEVELOPED UPON APPROVAL OF FURTHER SUBDIVISION MAPS THEREFORE OR APPROVAL OF OTHER DISCRETIONARY ENTITLEMENTS THEREFORE BY THE CITY OF RANCHO CORDOVA.
9. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENT IS HEREBY ABANDONED:
9.1. THAT PORTION OF THE WHITE ROCK ROAD RIGHT-OF-WAY SHOWN ON THAT CERTAIN RECORD OF SURVEY ENTITLED "PORTION OF RANCHO RIO DE LOS AMERICANOS" FILED FOR RECORD IN BOOK 18 OF SURVEYS, AT MAP NUMBER 4, NOT SHOWN HEREON.
9.2. THAT PORTION OF THE WHITE ROCK ROAD RIGHT-OF-WAY DESCRIBED IN THAT CERTAIN RIGHT-OF-WAY DEED RECORDED IN BOOK 3689, AT PAGE 555, OFFICIAL RECORDS OF SACRAMENTO COUNTY.
FINAL MAP
RIO DEL ORO
PHASE 1 LARGE LOT MAP
SUBDIVISION No. FM-2019-004-01
BEING A PORTION OF RANCHO RIO DE LOS AMERICANOS LYING WITHIN A PORTION OF PROJECTED SECTIONS 31 & 32, T. 9 N., R. 7 E., T. 8 N., R. 7 E., MOUNT DIABLO MERIDIAN
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
MAY 2021
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B SACRAMENTO, CA 95816
TEL: 916.341.7760
FAX: 916.341.7767
Sheet 2 of 8
1032.064
CURVE TABLE - THIS SHEET ONLY
No. Radius Delta Length
C1 1500.00'(2) 12°00'37"(12°01'54")(2) 314.43'(314.99')(2)
C2 3000.00'(2) 8°19'16"(2) 435.69'(2)
C3 3500.00' 8°25'33" 514.70'
LINE TABLE - THIS SHEET ONLY
No. Bearing Length
L1 N87°27'10"W (N87°25'02"W)(2) 389.84' (389.17')(2)
L2 N0°44'06"E (N0°44'08"E)(2)(6) 496.40' (496.43')(2)(6)
L3 N1°46'55"E (N01°46'57"E)(2)(6) 318.01'(2)(6)
L4 N4°10'38"W (N04°10'36"W)(2)(6) 197.73'(2)(6)
L5 N10°56'54"E (N10°56'55"E)(2)(6) 102.96'(2)(6)
L6 N84°48'46"E (84°48'48"E)(2)(6) 66.67'(2)(6)
L7 N74°08'39"E (N74°08'41"E)(2)(6) 462.88'(2)(6)
L8 N71°35'32"E (N71°35'34"E)(2)(6) 146.02'(2)(6)
L9 N1°23'25"W(2)(6) 152.03'(2)(6)
L10 N8°22'43"W(2)(6) 169.64'(2)(6)
L11 N7°23'36"W(2)(6) 292.93'(2)(6)
L12 N11°19'52"W(2)(6) 479.24'
L13 N89°31'03"E 518.66'
L14 N8°15'52"W (N8°15'40"W)(1) 30.44'(1)
REFERENCES:
(1) 16 RS 4
(2) 76 RS 1
(3) 207 PM 13
(4) 60 PM 27
(5) 316 BM 8
(6) 2009112A OR 1043
MONUMENT NOTES:
(01) FOUND/HELD 3/4" IRON PIPE IN ASPHALT AT CENTER OF WHITE ROCK ROAD, NO TAG, ACCEPTED AS SET PER (1).
(02) FOUND 3/4"IRON PIPE IN ASPHALT AT CENTER OF WHITE ROCK ROAD, ILLEGIBLE PLASTIC PLUG, SHOWN ON 57 PM 13.
(03) FOUND 5/8" REBAR, NO TAG, NO RECORD, S02°23'17"W 40.24' FROM PROPERTY CORNER.
(04) FOUND 1-1/4" IRON PIPE, NO TAG, S03°05'44"W 40.23' (S03°07'04"W 39.71')(3) FROM PROPERTY CORNER.
(05) FOUND 1-1/4" IRON PIPE, NO TAG, S05°07'19"E 39.21' (S05°12'42"W 38.74')(3) FROM PROPERTY CORNER.
(06) FOUND 1-1/8" (OUTSIDE DIAMETER) IRON PIPE WITH PLASTIC PLUG STAMPED "LS 5760 PLANK" MARKING SOUTHEAST CORNER OF PARCEL 1, AS SHOWN ON (3).
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS MARKING THE CENTERLINE OF DOUGLAS ROAD AS SHOWN ON THAT CERTAIN "SUBDIVISION NO. 01-0386.0 LARGE LOT MAP OF AMATOLIA", FILED FOR RECORD ON JUNE 18, 2003 IN BOOK 316 OF MAPS, AT PAGE 8, SACRAMENTO COUNTY RECORDS. SAID BEARING IS NORTH 89°37'42" WEST. DISTANCES SHOWN HEREON ARE GROUND BASED.
SCALE:1"= 400'
0 200 400 800
FND/HELD 1-3/4" IP W/HILTI NAIL & BRASS TAG STAMPED "LS 2651" ACCEPTED AS SET PER (1)
FND/HELD 3/4" IP WITH PLASTIC PLUG STAMPED "LS 6046", SET PER (5)
DOUGLAS ROAD
N89°37'42"W 1558.42'(5) BASIS OF BEARINGS
WHITE ROCK ROAD
RANCHO CORDOVA PARKWAY
INTERNATIONAL DRIVE
MACAL DRIVE
LOT A
LOT B
LOT C
LOT D
LOT E
LOT F
LOT G
LOT 25D
LOT 63
LOT 65
LOT 66
LOT 67A
LOT 67B
LOT 67C
LOT 67D
LOT 67E
REMAINDER
NEW PARCEL "C" 2009112A OR 1043
PARCEL 9 207 PM 13
PARCEL 4 87 PM 8
SMUD 940623 OR 1413
NEW PARCEL A 2009112A OR 1048
207 PM 13
57 PM 13
N89°27'47"W(R) (N89°29'02"W)(R)(2)
N89°21'12"E(R)
S08°54'30"E(R)
N84°13'34"E 1240.85'(OA) (S84°12'46"W 1240.83')(2)
N07°05'25"W 3604.17'(OA) (N07°07'40"W 3603.85')(1) (S07°09'13"E)(4)
N05°38'25"W 899.74'
N35°12'40"W 9873.53'
N28°37'55"W 9120.73'
N08°39'35"W 2073.51' (N08°39'52"W 2073.55')(1) (S08°42'01"E 2073.55')(4)
N82°54'44"E 635.05'
3384.57'
2579.08'(1) (N80°31'19"E 2579.08')(1)
2579.34' (S80°31'40"W 2579.42')(2)
718.52'
522.13'
363.30'
555.22'
2341.59'
SEE DETAIL - SHEET 5


FINAL MAP
RIO DEL ORO
PHASE 1 LARGE LOT MAP
SUBDIVISION No. FM-2019-004-01
BEING A PORTION OF RANCHO RIO DE LOS AMERICANOS LYING WITHIN
A PORTION OF PROJECTED SECTIONS 31 & 32, T. 9 N., R. 7 E.,
T. 8 N., R. 7 E., MOUNT DIABLO MERIDIAN
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
MAY 2021
Sheet 3 of 8
1032.064
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST., BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767
RANCHO CORDOVA PARKWAY
SEE SHEET 4
WHITE ROCK ROAD
SEE SHEET 6
SEE SHEET 7
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES
LOT A
5.10± ACRES
(PARK)
LOT 67A
27.59± ACRES (GROSS)
24.60± ACRES (NET)
LOT 67B
33.35± ACRES (GROSS)
29.86± ACRES (NET)
LOT 67C
LOT 67D
LOT 67E
LOT B
5.29± ACRES (GROSS)
5.29± ACRES (NET)
LOT C
LOT B
DETAIL=1:40
DETAIL NTS
SCALE:1"= 100'
CURVE TABLE – THIS SHEET ONLY
LINE TABLE – THIS SHEET ONLY
60/PM 27


FINAL MAP
RIO DEL ORO
PHASE 1 LARGE LOT MAP
SUBDIVISION No. FM-2019-004-01
BEING A PORTION OF RANCHO RIO DE LOS AMERICANOS LYING WITHIN
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WOOD RODGERS
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3301 C St., Bldg. 100-B TEL 916.341.7760
Sacramento, CA 95816 FAX 916.341.7767
Sheet 4 of 8
1032.064
SEE SHEET 5
SEE SHEET 3
SEE SHEET 6
LOT 65
12.14± ACRES (GROSS)
10.96± ACRES (NET)
LOT 66
22.46± ACRES (GROSS)
19.85± ACRES (NET)
LOT 67B
LOT 67C
LOT 63
LOT E
RANCHO CORDOVA PARKWAY
WHITE ROCK ROAD
MACAL DRIVE
207 PM 13
80' ROAD EASEMENT PER 3689 OR 555
DETAIL NOT TO SCALE
SCALE: 1"= 100'
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES
LINE TABLE – THIS SHEET ONLY
No. Bearing Length
L1 N34°31'16"W 81.00'
L2 N37°11'28"W 74.64'
L3 N49°47'21"W(R) 38.00'
L4 N17°20'56"W(R) 15.92'
L5 N58°46'17"W(R) 16.57'
L6 N44°30'58"W 203.59'
L7 N2°05'43"W 50.43'
L8 N80°31'07"E 125.00'
L9 N88°11'50"E 50.31'
L10 N47°08'41"E 10.01'
L11 N42°43'48"W 46.00'
L12 N47°08'41"E 9.99'
L13 N51°43'31"E 32.69'
L14 N51°43'31"E 32.69'
L15 N45°27'43"E 84.34'
L16 N52°30'21"E 80.40'
L17 N47°08'41"E 94.23'
L18 N47°08'41"E 99.51'
CURVE TABLE – THIS SHEET ONLY
No. Radius Delta Length
C1 369.00' 5°10'09" 33.29'
C2 41.00' 41°25'21" 29.64'
C3 31.00' 88°20'21" 47.80'
C4 31.00' 87°56'24" 47.58'
C5 31.00' 97°23'10" 52.69'
C6 31.00' 97°40'43" 52.85'
C7 31.00' 92°18'03" 49.94'
C8 31.00' 91°39'39" 49.59'
C9 1549.00' 2°57'32" 80.00'
C10 369.00' 6°20'43" 40.87'
C11 331.00' 11°30'52" 66.52'
C12 369.00' 21°24'05" 137.83'
C13 331.00' 21°24'05" 123.64'
C14 1500.00' 2°49'00" 73.74'
C15 1451.00' 2°39'54" 67.49'


FINAL MAP
RIO DEL ORO
PHASE 1 LARGE LOT MAP
SUBDIVISION No. FM-2019-004-01
BEING A PORTION OF RANCHO RIO DE LOS AMERICANOS LYING WITHIN
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T. 8 N., R. 7 E., MOUNT DIABLO MERIDIAN
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
MAY 2021
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St., Bldg. 100-B TEL 916.341.7760
Sacramento, CA 95816 FAX 916.341.7767
Sheet 5 of 8
1032.064
SCALE:1"= 120'
WHITE ROCK ROAD
MACAL DRIVE
INTERNATIONAL DRIVE
RANCHO CORDOVA PARKWAY
LOT 25D
14.84± ACRES (GROSS)
13.41± ACRES (NET)
LOT 63
39.08± ACRES (GROSS)
35.61± ACRES (NET)
NEW PARCEL "C"
2009124 OR 063
LOT 65
LOT 66
LOT F
LOT E
LOT 67B
REMAINDER
SEE SHEET 3
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES
DETAIL NOT TO SCALE
DETAIL: NTS
MATCH LINE
SEE DETAIL A (THIS SHEET)
LINE TABLE - THIS SHEET ONLY
NO. BEARING LENGTH
L1 N22°01'38"E 11.66'
L2 N8°56'12"W 10.00'
L3 N07°40'06"W 11.76'
L4 N80°04'09"E 28.42'
L5 N89°31'03"E 9.66'
L6 N2°00'03"E 58.01'
L7 N17°29'05"W 104.00'
L8 N16°53'50"W 103.29'
L9 N0°28'57"W 95.31'
L10 N89°31'03"E 18.01'
L11 N89°31'03"E 115.28'
L12 N0°28'57"W 12.14'
L13 N85°13'15"W 31.29'
L14 N89°31'03"E 125.00'
L15 N89°31'03"E 100.06'
L16 N88°56'40"E 100.01'
L17 N89°31'03"E 65.64'
L18 N82°06'36"E 60.66'
L19 N16°09'53"W 38.80'
CURVE TABLE - THIS SHEET ONLY
NO. RADIUS DELTA LENGTH
C1 18.00' 91°06'08" 28.62'
C2 3449.00' 0°09'58" 10.00'
C3 31.00' 92°29'00" 50.04'
C4 997.00' 2°48'52" 48.97'
C5 1437.00' 4°57'57" 124.54'
C6 31.00' 101°36'59" 54.98'
C7 31.00' 97°40'44" 52.85'
C8 31.00' 95°15'42" 51.54'


FINAL MAP
RIO DEL ORO
PHASE 1 LARGE LOT MAP
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T. 8 N., R. 7 E., MOUNT DIABLO MERIDIAN
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
MAY 2021
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767
Sheet 6 of 8
1032.004
SCALE:1"= 100'
LOT 67A
LOT 67B
LOT 67C
11.38± ACRES (GROSS)
10.59± ACRES (NET)
LOT 67D
15.87± ACRES (GROSS)
14.91± ACRES (NET)
LOT 67E
LOT A
(PARK)
LOT B
2.47± ACRES (GROSS)
(CERTIFICATE)
LOT C
(CERTIFICATE)
REMAINDER
921.83± ACRES
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES
SEE SHEET 3
SEE SHEET 4
SEE SHEET 7
SEE DETAIL ON SHEET 3
DETAIL NTS
LINE TABLE - THIS SHEET ONLY
No. Bearing Length
L1 N7°05'25"W 0.86'
L2 N82°54'35"E 38.00'
L3 N72°47'47"E 85.24'
L4 N68°32'14"E 86.44'
L5 N64°04'44"E 83.52'
L6 N62°22'24"E 57.59'
L7 N37°11'28"W 74.64'
L8 N37°12'37"W 119.59'
L9 N49°47'21"W(R) 38.00'
L10 N31°21'01"W 86.53'
L11 N53°07'58"W 81.97'
L12 N53°35'17"E 1.30'
L13 N35°00'09"W 76.76'
L14 N52°47'18"E 0.14'
L15 N37°12'42"W 79.00'
L16 N52°47'18"E 8.30'
L17 N37°12'42"W 54.93'
L18 N82°54'35"E 2.00'
L19 N82°54'35"E 129.89'
L20 N41°33'43"W 127.00'
L21 N41°33'43"W 19.00'
L22 N37°12'42"W 53.91'
L23 N52°47'18"E 97.98'
L24 N37°12'42"W 54.11'
L25 N52°47'18"E 50.00'
L26 N82°54'35"E 50.00'
L27 N82°54'35"E 44.30'
L28 N37°08'18"W 5.00'
L29 N37°12'42"W(R) 95.61'
L30 N52°47'18"E
CURVE TABLE - THIS SHEET ONLY
No. Radius Delta Length
C1 2442.00' 01°17'50" 12.67'
C2 2208.00' 0°21'48" 14.00'
C3 1945.00' 0°04'18" 2.44'
C4 369.00' 5°10'09" 33.29'
C5 481.00' 4°21'01" 36.52'
C6 519.00' 4°21'01" 39.41'
C7 25.00' 90°00'00" 39.27'
C8 25.00' 88°19'13" 38.54'
C9 25.00' 90°00'00" 39.27'
C10 25.00' 90°00'00" 39.27'
C11 481.00' 3°39'21" 30.69'
C12 25.00' 90°04'23" 39.30'
C13 25.00' 89°55'36" 39.24'
C14 25.00' 90°00'00" 39.27'
C15 369.00' 21°24'05" 137.83'
C16 331.00' 21°24'05" 123.64'
C17 369.00' 9°53'13" 63.67'
C18 369.00' 6°20'43" 40.87'
C19 331.00' 11°30'52" 66.52'
C20 331.00' 9°53'13" 57.12'


SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES
FINAL MAP
RIO DEL ORO
PHASE 1 LARGE LOT MAP
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CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
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WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST., BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767
Sheet 7 of 8
1032.064
SCALE: 1"= 100'
LINE TABLE – THIS SHEET ONLY
CURVE TABLE – THIS SHEET ONLY
SEE SHEET 6
SEE SHEET 3
SEE SHEET 8
LOT 67A
LOT 67B
LOT 67D
LOT 67E
14.84± ACRES (GROSS)
14.84± ACRES (NET)
LOT B
LOT C
7.68± ACRES (GROSS)
7.48± ACRES (NET)
(ONE ENABLE 1)
LOT D
LOT G
DETAIL NTS
INTERNATIONAL DRIVE
MANUFACTURERS DRIVE
LUYUNG DRIVE
60 PM 27
N82°54'35"E 649.00'(OA)
574.00'
N07°05'25"W 414.00'
N07°05'25"W 398.39'
N07°05'25"W 657.32'
N07°05'25"W 3364.57'(OA)
N82°54'35"E 241.99'(OA)
N52°47'18"E 235.51'(OA)
S27°01'30"E(R)
N47°04'08"E(R)
S46°15'53"W(R)
N82°57'43"E 193.56'
N79°34'37"W 62.24'
N53°47'18"E 8.50'
N37°12'42"W 110.00'
N52°47'18"E 34.93'
N30°40'22"W 100.24'
N7°05'25"W 104.00'
N82°54'35"E 51.00'
N7°05'25"W 110.00'
N82°54'35"E 2.00'
N41°35'43"W 100.29'
N37°12'42"W 152.00'
N79°34'37"W 240.41'
R=451.00' Δ=12°28'54" L=98.25
R=151.00' Δ=8°03'49" L=434.84'
658.00'
899.74'(OA)
N05°38'29"W(R)
41.74'
98' IOD
60' WATERLINE ESMT 97118 OR 809
60' MONITOR WELL ESMT 97118 OR 808
15' WLE PER OR
12.5' PUE
670.87'
495.55'
15.63'
63.34'
335.05'
13.50'
1.50'

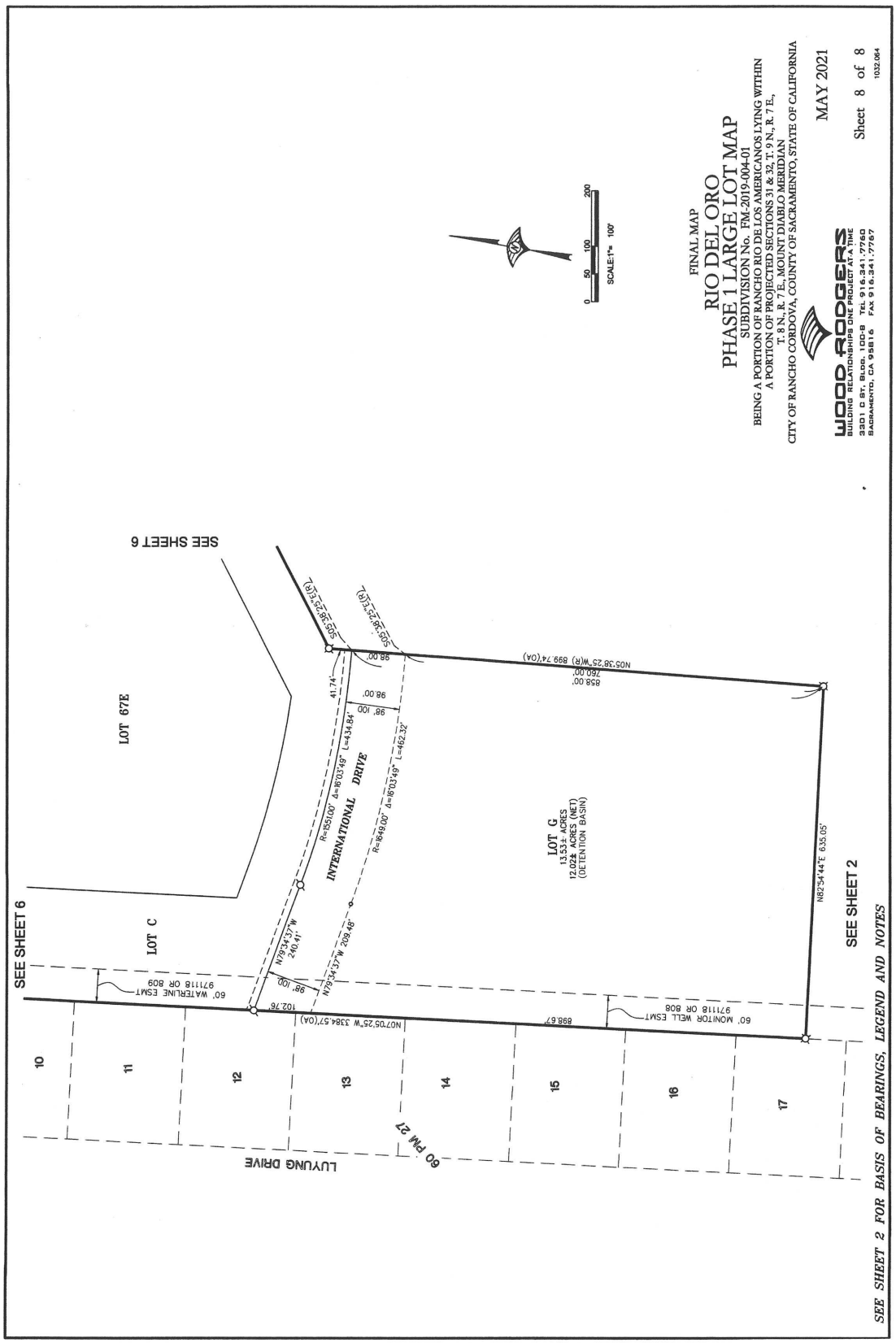

FINAL MAP
RIO DEL ORO
PHASE 1 LARGE LOT MAP
SUBDIVISION No. FM-2019-004-01
BEING A PORTION OF RANCHO RIO DE LOS AMERICANOS LYING WITHIN
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CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
MAY 2021
WOOD RODGERS
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3301 C ST., BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767
Sheet 8 of 8
1032.064
SCALE:1"= 100'
0
50
100
200
SEE SHEET 6
LOT 67E
LOT C
INTERNATIONAL DRIVE
R=1051.00' Δ=16°03'49" L=434.84'
R=1649.00' Δ=16°03'49" L=462.32'
LOT G
13.53± ACRES
12.02± ACRES (NET)
(DETENTION BASIN)
SEE SHEET 6
SEE SHEET 2
60' WATERLINE ESMT
97118 OR 809
60' MONITOR WELL ESMT
97118 OR 808
LUYUNG DRIVE
60 PM 27
10
11
12
13
14
15
16
17
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES

EXHIBIT 'C'
to Agreement between the
CITY OF RANCHO CORDOVA,
hereinafter referred to as "CITY," and
OWNER NAME, LEGAL TITLE, hereinafter referred to as "OWNER"

INSURANCE REQUIREMENTS

Before beginning any work under this Agreement, Contractor, at its own cost and expense, shall procure "occurrence coverage" insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Professional and its agents, representatives, employees, and subcontractors. Contractor shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Professional shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Contractor's bid. Contractor shall not allow any subcontractor to commence work on any subcontract until Contractor has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Contractor shall maintain all required insurance listed herein for the duration of this Agreement.

1. **Workers' Compensation.** Contractor shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Contractor. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than ONE MILLION DOLLARS ($1,000,000.00) per accident. In the alternative, Contractor may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the Labor Code shall be solely in the discretion of the Contract Administrator. The insurer, if insurance is provided, or the Contractor, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and volunteers for loss arising from work performed under this Agreement.

   An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Contractor shall notify City within fourteen (14) days of notification from Contractor's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

The requirement to maintain Statutory Worker's Compensation and Employer's Liability Insurance insurance may be waived by the City upon written verification that Contractor does not have any employees.

2. **Commercial General and Automobile Liability Insurance.**

2.1 **General requirements.** Contractor, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than TWO MILLION DOLLARS ($2,000,000.00) and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS ($1,000,000.00). The commercial general liability and automobile liability insurance shall be per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a commercial general liability insurance or an automobile liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

2.2 **Minimum scope of coverage.** Commercial general liability coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition), Code 1 (any auto). No endorsement shall be attached limiting the coverage.

2.3 **Additional requirements.** Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

a. City and its officers, employees, agents, and volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Contractor, including the insured's general supervision of Contractor; products and completed operations of Contractor; premises owned, occupied, or used by Contractor; and automobiles owned, leased, or used by the

Contractor. The coverage shall contain no special limitations on the scope of protection afforded to City or its officers, employees, agents, or volunteers.

b. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

c. An endorsement must state that coverage is primary insurance with respect to the City and its officers, officials, employees and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.

d. Any failure of Contractor to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and volunteers.

e. An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Contractor shall notify City within fourteen (14) days of notification from Contractor's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

3. **All Policies Requirements.**

3.1 Acceptability of insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

3.2 Verification of coverage. Prior to beginning any work under this Agreement, Contractor shall furnish City with certificates of insurance and with original endorsements effecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

3.3 Subcontractors. Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

3.4 **Deductibles and Self-Insured Retentions.** Contractor shall disclose to and obtain the approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement.

During the period covered by this Agreement, only upon the prior express written authorization of Contract Administrator, Contractor may increase such deductibles or self-insured retentions with respect to City, its officers, employees, agents, and volunteers. The Contract Administrator may condition approval of an increase in deductible or self-insured retention levels with a requirement that Contractor procure a bond, guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

3.5 **Waiver of Subrogration.** Contractor hereby agrees to waive subrogration which any insurer or contractor may require from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the Contractor, its employees, agents, and subcontractors.

3.6 **Notice of Reduction in Coverage.** In the event that any coverage required by this section is reduced, limited, or materially affected in any other manner, Contractor shall provide written notice to City at Contractor's earliest possible opportunity and in no case later than five (5) days after Contractor is notified of the change in coverage.

4. **Remedies.** In addition to any other remedies City may have if Contractor fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Contractor's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Contractor to stop work under this Agreement or withhold any payment that becomes due to Contractor hereunder, or both stop work and withhold any payment, until Contractor demonstrates compliance with the requirements hereof; and/or

- Terminate this Agreement.

EXHIBIT 'D'
CITY OF RANCHO CORDOVA
REIMBURSEMENT AGREEMENT

NAME OF OWNER
NAME OF PROJECT
TYPE OF PROJECT

THIS AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 201___ by and between the City of Rancho Cordova ("CITY"), and OWNER, LEGAL TITLE (list all who are on the credit agreement) ("OWNER") with reference to the following facts.

RECITALS

A. The City of Rancho Cordova Municipal Code, Chapter 16.95 provides for allowable credit for construction of trunk drainage facilities; and

B. OWNER has constructed permanent trunk drainage facilities in the CITY ("PROJECT'); and

C. The parties have previously entered into a credit agreement dated _____; and

D. Owner shall be the same as OWNER on the signed credit agreement attached hereto as Exhibit 'A' or as assigned by the attached assignment agreement (hereinafter referred to as "OWNER"); and

E. The CITY and OWNER desire to enter into an agreement to provide for reimbursements of excess credits due to the OWNER associated with certain costs of design and construction of said PROJECT; and

F. Exhibits attached include the following: (i) the credit agreement or assignment agreement – Exhibit 'A', (ii) detailed fees – Exhibit 'B', and (iii) as-built trunk drainage quantities – Exhibit 'C'.; and

G. The defined terms used in the credit agreement referred to above, when used herein, unless otherwise stated, are understood to have the same meaning herein.

AGREEMENT

NOW, THEREFORE, in consideration of the promises herein made, the parties hereto agree as follows:

SAMPLE

I. **PARTIES AND DATE.** The parties of this agreement are the CITY and each person or firm identified in Section 6 herein below, hereinafter called "OWNER". This agreement is effective on the date on which it is approved and executed by the CITY Public Works Director.

II. **PROPERTY AFFECTED.** This Agreement relates to certain real property identified in Section 6 herein below by Assessor's Parcel Number, hereinafter referred to as the "Property", which property required the construction of trunk drainage facilities, pursuant to the approved improvement plans for the PROJECT described in Exhibit 'A', attached.

III. **PURPOSE.** The purpose of the Agreement is to provide for reimbursement to the OWNER for the amount of drainage impact fee credits in excess of fees. The credits being issued for construction by the OWNER of permanent or trunk drainage facilities to the Property at the cost specified in Section 6 herein below.

IV. **REQUIRED FACILITIES.** The OWNER has installed the required facilities as specified in Section 6 herein below to the satisfaction of the CITY Public Works Director.

V. **REIMBURSEMENT.** The OWNER is entitled to credits in excess of drainage impact fees due and is entitled to reimbursement of the excess credits. This reimbursement is being made pursuant to Chapter 16.95 of the Rancho Cordova Municipal Code.

VI. **SPECIAL PROVISIONS.**

1. **Owner:** **Name:** _____
   Legal Title: _____
   Address: _____
   City, State Zip: _____

2. **List Assessor's Parcel Number on which credits were apportioned:** _____ [List exactly as shown on Recital L of the Credit Agreement]

3. **Name of Project Plan:** _____

4. **Credit Agreement Date:** _____

5. **As-Built Total Credit Amount:** $

6. **Total Fees:** $

SAMPLE

7. **Reimbursement Amount:** $

8. **Reimbursement Date:** When credits exceed the fees for the parcels listed in Recital L of the Credit Agreement, the trunk drainage facilities are installed and accepted, and as-built trunk drainage quantities are reconciled, a reimbursement will be executed pursuant to Chapter 16.95 of the Rancho Cordova Municipal PROGRAM. For purposes of payment, the date of this reimbursement agreement will be the date of the project acceptance letter.

9. **Required Facilities:** See Attachments

VII. OTHER FINANCING.

a. Credits. OWNER shall immediately notify CITY of any proposal to provide PROJECT funding by an assessment district, Mello Roos district, special tax district, or any similar public infrastructure financing entity. The CITY may, at its sole discretion, redetermine and reassign credits for the PROJECT based on the amount of funding thereby provided.

b. Reimbursement. If reimbursement is sought by a party to this Agreement from the CITY for any project that is constructed as a project of an assessment district, Mello Roos district, special tax district, or any similar public infrastructure financing entity, then any reimbursement from the CITY due there from shall be paid solely to the assessment district, Mello Roos district, special tax district, or any similar public infrastructure financing entity, or its successor, and not to the person constructing or causing the construction of the project. At no cost to the CITY, the person claiming entitlement to reimbursement shall have the entire burden of establishing to the CITY's complete satisfaction that the project is not constructed as a project of an assessment district, Mello Roos district, special tax district, or any similar public infrastructure financing entity. At no cost to the CITY, such CITY satisfaction may include, by way of illustration and not limitation, reimbursement conditioned upon indemnification, bond, mediation, judicial interpleader, and payment of City's actual attorney's fees.

SAMPLE

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and date first above written.

OWNER [notarize signatures]

[list owners of all parcels to whom credits are apportioned]
Owner Name, Legal Title
Street Address, Suite 000
City, CA Zip Code

BY: _____***SAMPLE*** _____

NAME: _____

TITLE: _____

DATE: _____, 20_____

CITY of Rancho Cordova

BY: _____***SAMPLE***_____
Albert Stricker, PE
Public Works Director

DATE: _____, 20_____

SAMPLE

MEMORANDUM

ITEM 16.8.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Dalia Fadl, Principal Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE A DRAINAGE IMPACT FEE CREDIT AGREEMENT IN AN AMOUNT UP TO $1,937,807 WITH LENNAR HOMES OF CALIFORNIA, LLC FOR THE GRANTLINE 220 PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the Public Works Director to execute a Drainage Impact Fee Credit Agreement in an amount up to $1,937,807 with Lennar Homes of California, LLC for the Grantline 220 Project.

BACKGROUND

Lennar Homes of California is requesting credits for the installation of regional drainage facilities as part of the Grantline 220 project. Under the Storm Drainage Development Impact Fee Program, developers are allowed to receive credits in lieu of paying a portion of the storm drainage impact fees required by the City. The credit shall be based on the actual cost, not to exceed the programmed cost listed in the Storm Drainage Impact Fee Program credit schedule in effect on the date the fees are paid.

Credits are authorized whenever drainage facilities are constructed and meet the following criteria:

1. The facilities are part of the drainage system covered by Storm Drainage Impact Fee Program;
2. Were designed to serve a watershed area of thirty acres or greater;
3. Were required by the City in connection with development or new construction; and
4. Were constructed pursuant to improvement plans approved by the City.

Prior to credits being finalized and/or issuance of any of the approvals set forth in Rancho Cordova Municipal Code Section 16.95.050, the construction of any drainage facilities must be accepted by the City.

FISCAL IMPACT AND FUNDING SOURCE

Credits for this agreement will be issued against the required drainage impact fees for the project. There will be no impact to the City's general fund.

ATTACHMENT(S)

1. Resolution
2. Drainage Impact Fee Credit Agreement_Grantline 220

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE A DRAINAGE IMPACT FEE CREDIT AGREEMENT IN AN AMOUNT UP TO $1,937,807 WITH LENNAR HOMES OF CALIFORNIA, LLC FOR THE GRANTLINE 220 PROJECT

WHEREAS, the City has adopted the City of Rancho Cordova Storm Drainage Impact Fee Program (Rancho Cordova Municipal Program Chapter 16.95) as amended, ("Program"); and

WHEREAS, the Program establishes a schedule of fees and credits to be collected upon the construction of new buildings and improvements within the City ("Fees"); and

WHEREAS, Fees are to be used for construction of Trunk Drainage Facilities ("Major Facilities") as said facilities are defined in the PROGRAM; and

WHEREAS, the Program provides that whenever the City's Public Works Director requires the construction of Major Facilities in connection with the construction of new buildings and improvements within the City, the cost of the Major Facilities may become a credit and may be deducted from the fee required by the Program upon the satisfaction of certain conditions; and

WHEREAS, the Program sets forth a schedule and method for calculating and apportioning credits; and

WHEREAS, City and Lennar Homes of California, LLC ("Owner") desire to enter into an agreement to provide for the construction by Owner of the Major Facilities described in Exhibit 'A' of the credits agreement and for the deduction by CITY of credits from the drainage impact fees to be paid by Owner in connection with the development; and

WHEREAS, the City anticipates that entering into additional Drainage Impact Fee Credit Agreements may be desirable in the future.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the Public Works Director to Execute a Drainage Impact Fee Credit Agreement in an amount up to $1,937,807 with Lennar Homes of California, LLC for the Grantline 220 Project.

BE IT FURTHER RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the Public Works Director to Execute future Drainage Impact Fee Credit Agreements in the same form and template as the agreement authorized herein.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Donald Terry, Mayor

Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA
DRAINAGE IMPACT FEE CREDIT AGREEMENT

LENNAR HOMES OF CALIFORNIA, LLC
THE GRANTLINE 220 PROJECT
Single Family Residential

THIS AGREEMENT is made and entered into this 18 day of July, 2022, by and between the City of Rancho Cordova, a municipal corporation ("CITY") and **Lennar Homes of California, LLC**, a California limited liability company ("OWNER") with reference to the following facts.

RECITALS

A. City has adopted the City of Rancho Cordova Strom Drainage Impact Fee Program (Rancho Cordova Municipal PROGRAM Chapter 16.95) as amended, ("PROGRAM"); and

B. The PROGRAM establishes a schedule of fees and credits to be collected upon the construction of new buildings and improvements within the CITY ("FEES"); and

D. FEES are to be used for construction of Trunk Drainage Facilities ("MAJOR FACILITIES") as said facilities are defined in the PROGRAM; and

E. The PROGRAM provides that whenever the CITY's Public Works Director requires the construction of MAJOR FACILITIES in connection with the construction of new buildings and improvements within the CITY, the cost of the MAJOR FACILITIES may become a credit and may be deducted from the fee required by the PROGRAM upon the satisfaction of certain conditions; and

F. The PROGRAM sets forth a schedule and method for calculating and apportioning credits; and

G. OWNER has applied for a permit to construct new buildings and improvements within the CITY; and

H. The PROGRAM delegates plan approval to the CITY's Public Works Director and inspection to the CITY Public Works Director; and

I. The CITY's Public Works Director has required and approved the construction of MAJOR FACILITIES as shown on the improvement plans entitled "**Grantline 220,**" as further described in Exhibit 'B' attached hereto and made a part hereof ("PLANS"); and

J. CITY and OWNER desire to enter into an agreement to provide for the construction by OWNER of the MAJOR FACILITIES described in Exhibit 'A' and for the

deduction by CITY of credits from the drainage impact fees to be paid by OWNER in connection with the development; and

K. Construction of the MAJOR FACILITIES have not been financed by an assessment district, a district formed under the Mello Roos Communities Facility Act (Chapter 2.5 of Title 5, Division 2, Part 1 of the Government PROGRAM, commencing at section 53311) or any successor statutes, a special tax district, nor by any similar public infrastructure financing entity; and

L. The credits shall be applied and apportioned to APN: **067-0040-010-0000**

- Owner: Lennar Homes of California, LLC at 100%

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises contained herein, CITY and OWNER agree as follows:

Section 1. Site

The site shall be areas shown on the PLANS where MAJOR FACILITIES are being installed also shown on Exhibit 'B' ("PLANS").

Section 2. Construction of Project

OWNER shall complete construction of the MAJOR FACILITIES in accordance with the PLANS and in accordance with the County of Sacramento's Standard Construction Specification, the City of Rancho Cordova's Improvement Standards, and this Agreement. OWNER understands and acknowledges that the terms and conditions contained in any contract that OWNER has or may execute with any contractors or material suppliers regarding the construction of trunk drainage facilities have no force or effect upon this Agreement.

Section 3. Allowable Credits

CITY shall calculate and apportion credits as provided in the PROGRAM for the construction costs of the MAJOR FACILITIES described in Exhibit 'A'. The total credits shall not exceed **ONE MILLION NINE HUNDRED THIRTY SEVEN THOUSAND EIGHT HUNDRED AND SEVEN and 00/100 DOLLARS ($1,937,807)** except as provided in Section 4 below. The CITY Public Works Director may allocate credits to the OWNER prior to the satisfactory completion and acceptance of the MAJOR FACILITIES by CITY. If CITY does not accept the MAJOR FACILITIES, OWNER agrees to repay all credit allocated within 60 days of notice of non-acceptance, unless OWNER cures the reasons for non-acceptance.

Section 4. Change Orders

OWNER agrees to make any changes in the construction of the MAJOR FACILITIES as reasonably requested by the CITY Public Works Director. The CITY agrees to provide credits for any and all changes made to the plans and specifications, which are requested and approved in writing by the CITY Public Works Director. The CITY agrees to pay the OWNER for any and all changes subject to the limitations contained in the PROGRAM and this Agreement; however, the OWNER shall obtain written approval for the cost of the change, prior to constructing the change. The CITY Public Works Director is authorized to increase the subject credits up to but not exceeding ten percent (10%) of the amount set forth in Section 3 for actual quantities of materials used which exceeds the quantities listed in Exhibit 'A'. Any increase shall be calculated using the unit price contained in the PROGRAM.

Section 5. Inspection

CITY shall at all times have access to the construction site during construction and OWNER shall furnish CITY with all reasonable information necessary for ascertaining full knowledge of the PROJECT with respect to the progress, workmanship and character of materials and equipment used and employed in the work.

Whenever the contractors retained by OWNER vary the normal period during which work or any portion of it is carried out on each day, OWNER shall give timely notice to CITY so that CITY's representative may, if he wishes, be present to observe the work in progress. If OWNER fails to give such timely notice, any work done in the absence of the CITY representative will be subject to rejection. OWNER shall give timely notice to the CITY in advance of backfilling or otherwise covering any part of the work so that the CITY's representative may, if he wishes, inspect the work before it is concealed.

The observation by the CITY of the work shall not relieve OWNER of any of its obligations to complete construction in accordance with the approved plans and specifications.

Section 6. Security

Prior to the commencement of construction, and during construction, OWNER shall provide and shall maintain such fences, barriers, directional signals, lights and flagmen as are necessary to give adequate warning to the public at all times of any dangerous conditions to be encountered as a result of the construction work, and as are necessary to prevent unauthorized persons from gaining access to the construction site. This Agreement does not in any way relieve the contractor and owner of any liability.

Section 7. Shop Drawings

Shop drawings are drawings, diagrams, illustrations, schedules, performance charts, brochures, as-builts, and other data which are prepared by a contractor, subcontractor, manufacturer, supplier, or distributor and which illustrate some portion of the work.

CITY shall have the right to review and approve shop drawings and all submittals called for in the project specifications prior to the commencement of any portion of the work.

The review of the shop drawings and submittals by CITY shall not be construed as relieving OWNER of the full responsibility for completing construction of the storm drain system in accordance with the approved plans and specifications.

Section 8. Prevailing Wage

Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II, of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work contemplated under this Agreement shall be paid to all workers, laborers, and mechanics employed in the execution of said work by OWNER'S Contractor, or by any subcontractor doing or contracting to do any part of said work. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at the office of, the Clerk of the Governing Board.

OWNER shall require its contractor to post, at each jobsite, a copy of such prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.

Section 9. Reimbursement

Excess credits will be reimbursed in the event that party(ies) receiving credits, per Recital L above, are entitled to credits in excess of drainage fees owed to CITY. Any reimbursement of excess credits shall be made pursuant to a reimbursement agreement containing the terms and in substantially the same form as attached hereto as Exhibit 'D'.

Section 10. Acceptance and Conveyance

The MAJOR FACILITIES shall automatically become the property of CITY, including passage of title, risk of loss, rights, and liabilities of the MAJOR FACILITIES excepting only those warranty obligations set forth in Section 13, and those indemnification obligations set forth in Section 14, upon completion of their construction, the approval and acceptance thereof by CITY, and the allocation of credits by CITY. OWNER shall take any and all action reasonably necessary to convey adequate and appropriate easements or fee simple title as required and as conditioned by the City to the MAJOR FACILITIES to CITY.

Should CITY not accept the MAJOR FACILITIES, CITY shall provide OWNER with a notice of non-acceptance which states the reasons for non-acceptance. OWNER shall have 45 days to cure or demonstrate due diligence in curing the stated reasons, to the satisfaction of the CITY Public Works Director.

Section 11. Liens

OWNER shall provide a written guarantee and assurance to the CITY that there are no liens, claims, or encumbrances on the MAJOR FACILITIES prior to final acceptance by the CITY, together with releases from all contractors and/or material suppliers, prior to acceptance of the MAJOR FACILITIES by the CITY. Notwithstanding any other provision or term of this Agreement, the CITY shall have no obligation to make payment for the MAJOR FACILITIES, and no interest shall commence to accrue, until OWNER has cleared any and all liens, claims and encumbrances from said facility, and provided the required guarantee and assurance in writing, to the satisfaction of CITY.

Section 12. Delivery of As-Built Plans and Specifications

Prior to acceptance of the MAJOR FACILITIES by CITY, OWNER shall deliver to CITY copies of all as-built plans, specifications, operating manuals, service manuals, warranties and other documents relating to the design, construction, and operation of the drainage facilities described in this Agreement.

Section 13. Warranty

The OWNER hereby warrants the MAJOR FACILITIES as to materials and workmanship and should any failure of the WORK occur within a period of one (1) year after final acceptance thereof by CITY, OWNER shall promptly cause the needed repairs to be made without cost to CITY. Final acceptance shall be deemed to have occurred under this Agreement when the MAJOR FACILITIES have been accepted by the CITY and may be placed into service. CITY shall provide written notification to OWNER of final acceptance by the CITY.

The CITY is hereby authorized to make such repairs if OWNER fails to make, or undertake with due diligence, the aforesaid repairs within thirty (30) days after it is given written notice of such failure. In case of emergency where in the opinion of CITY Public Works Director, delay would cause serious hazard to the public, the necessary repairs may be made or lights, signs, and barricades erected by CITY without prior notice to OWNER. In all cases of failure of said work within the warranty period where CITY has taken action in accordance with this paragraph, OWNER shall reimburse CITY for all costs direct and indirect, incurred by CITY.

Section 14. Indemnification

OWNER shall indemnify, defend, and hold harmless CITY, its City Council, officers, directors, agents, employees and volunteers ("Indemnified Parties") from and against any and all claims, demands, actions, losses, liabilities, damages, injury, including death, and costs, including reasonable attorneys' fees, arising out of or resulting from the performance of this Agreement, except to the extent caused by the negligence or willful misconduct of a party indemnified hereunder.

The provisions of this paragraph shall survive expiration or termination of this Agreement.

Section 15. Third Party Liability

The CITY does not assume any liability, duty or obligation to OWNER's contractors, subcontractors, or agents by execution or performance of this AGREEMENT and no contractors, subcontractors, agents or any parties including subsequent purchasers, are third party beneficiaries of this AGREEMENT.

Section 16. Insurance

Without limiting OWNER'S indemnification, OWNER shall maintain in force at all times during the term of this Agreement all insurance as specified in Exhibit 'C' until all facilities listed on this Agreement are constructed and field accepted. It is the responsibility of OWNER to notify its insurance advisor or insurance carrier(s) regarding coverage, limits, forms and other insurance requirements specified in Exhibit 'C'.

Section 17. Notice

Any notice or other communication to be given to any party pursuant to this AGREEMENT shall be given by delivering same in writing to the parties at the addresses set forth below:

OWNER: **Lennar Homes of California, LLC,**
1025 Creekside Ridge Drive, Suite 240
Roseville, CA 95678
Attention: Larry Gualco, Sr. Vice President

CITY: City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attention: Dalia Fadl
Principal Civil Engineer, Public Works Department

Such notice shall be deemed given when deposited into the United States mail, postage prepaid, and addressed to the parties at the addresses above. Nothing shall preclude the giving of personal notice.

Section 18. Term

The term of this AGREEMENT shall start on the day and year first above written and shall remain in effect until all the terms and conditions contained in this AGREEMENT have been satisfied.

Section 19. Modification or Amendment

Modifications or amendments to this AGREEMENT shall be in writing and executed by all parties.

Section 20. Assignment

This Agreement and all of the terms and conditions contained herein shall insure to the benefit of and bind the successors and assignees of the CITY and OWNER. Nothing contained herein restricts or prohibits the sale or other transfer of property.

Section 21. Insurance Certificate

An insurance certificate, pursuant to this Agreement, shall be attached by the OWNER.

Section 22. Other Financing.

a. Credits. OWNER shall promptly notify CITY of any proposal to provide PROJECT funding by an assessment district, Mello Roos district, special tax district, or any similar public infrastructure financing entity. The CITY may, at its sole discretion, redetermine and reassign credits for the PROJECT based on the amount of funding thereby provided.

b. Reimbursement. If reimbursement is sought by a party to this Agreement from the CITY for any project that is constructed as a project of an assessment district, Mello Roos district, special tax district, or any similar public infrastructure financing entity, then any reimbursement from the CITY due therefrom shall be paid solely to the assessment district, Mello Roos district, special tax district, or any similar public infrastructure financing entity, or its successor, and not to the person constructing or causing the construction of the project. At no cost to the CITY, the person claiming entitlement to reimbursement shall have the entire burden of establishing to the CITY's complete satisfaction that the project is not constructed as a project of an assessment district, Mello Roos district, special tax district, or any similar public infrastructure financing entity. At no cost to the CITY, such CITY satisfaction may include, by way of illustration and not

limitation, reimbursement conditioned upon indemnification, bond, mediation, judicial interpleader, and payment of CITY's actual attorney's fees.

Section 23. Entire Agreement

This instrument and Exhibits 'A', 'B', 'C' and 'D' constitute the entire AGREEMENT between the CITY and the OWNER concerning the subject matter hereof. In the event that any terms of this AGREEMENT conflict with the Sacramento County Standard Construction Specifications, this AGREEMENT shall govern.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT the day and year first above written.

CITY OF RANCHO CORDOVA, a municipal corporation, organized and existing under the laws of the State of California

CITY OF RANCHO CORDOVA

_____
Albert Stricker, PE
Public Works Director

Date: _____

OWNER: **Lennar Homes of California, LLC**

By: _____
Larry Gualco, Sr. Vice President

Date: 4/21/22

Attest:

_____
Stacy Leitner, CMC, City Clerk

Date: _____

Approved as to Form:

_____
Adam Lindgren, City Attorney

Date: _____

EXHIBIT 'A'
Estimate for Credit Reimbursement

GRANTLINE 220 - PHASE 1

Exhibit A

Drainage Credits for Facilities

Trunk Drainage Facility Description	Quantity	Unit	Unit Credit**	Drainage Credits
30" SD Pipe	237	LF	$113.06	$26,795.22
42" SD Pipe	159	LF	$175.87	$27,963.33
48" SD Pipe	2889	LF	$201.00	$580,689.00
54" SD Pipe	47	LF	$226.12	$10,627.64
60" SD Pipe	639	LF	$325.00	$207,675.00
66" SD Pipe	951	LF	$375.00	$356,625.00
60" SD Manhole	2	EA	$7,160.62	$14,321.24
60" SD Manhole (outlet structure)	1	EA	$7,160.62	$7,160.62
72" SD Manhole	5	EA	$9,421.87	$47,109.35
84" SD Manhole	1	EA	$11,683.12	$11,683.12
96" SD Manhole	11	EA	$14,823.74	$163,061.14
96" SD Manhole (outlet structure)	1	EA	$14,823.74	$14,823.74
120" SD Manhole	2	EA	$24,500.00	$49,000.00
48" Outfall & Trash Rack	2	EA	$13,000.00	$26,000.00

Sub Total =	$1,543,534.40
8% Engineering =	$123,482.75
Total Major Facilities Credit =	$1,667,017

(round the Total to the nearest dollar)

**Unit Credit and % Engineering is based on City of Rancho Cordova Credit Schedule

GRANTLINE 220 - PHASE 3

Exhibit A

Drainage Credits for Facilities

Trunk Drainage Facility Description	Quantity	Unit	Unit Credit**	Drainage Credits
36" SD Pipe	303	LF	$138.19	$41,871.57
42" SD Pipe	879	LF	$175.87	$154,589.73
60" SD Manhole	2	EA	$7,160.62	$14,321.24
72" SD Manhole	3	EA	$9,421.87	$28,265.61
84" SD Manhole	1	EA	$11,683.12	$11,683.12

Sub Total =	$250,731.27
8% Engineering =	$20,058.50
Total Major Facilities Credit =	$270,790

(round the Total to the nearest dollar)

**Unit Credit and % Engineering is based on City of Rancho Cordova Credit Schedule

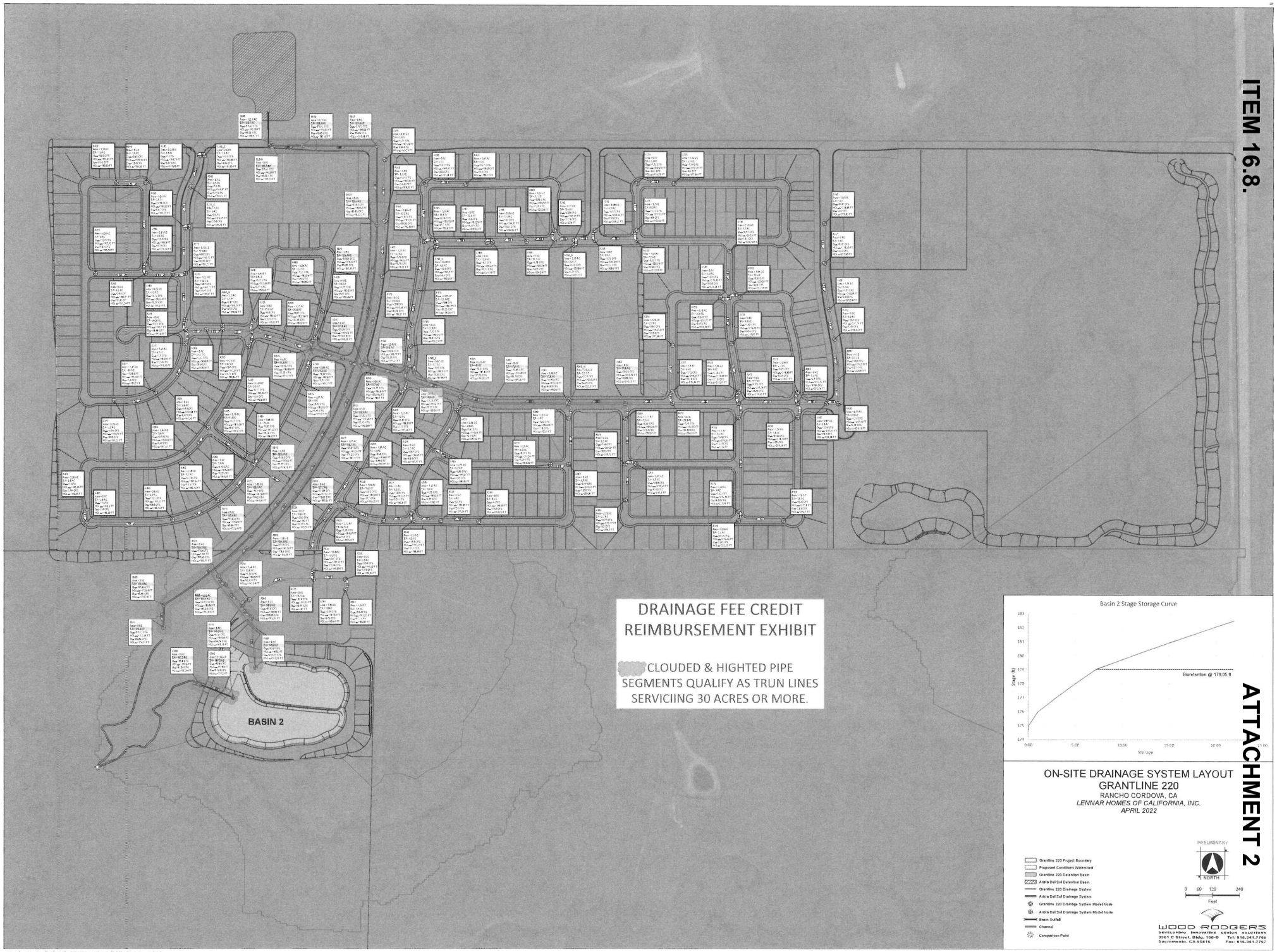
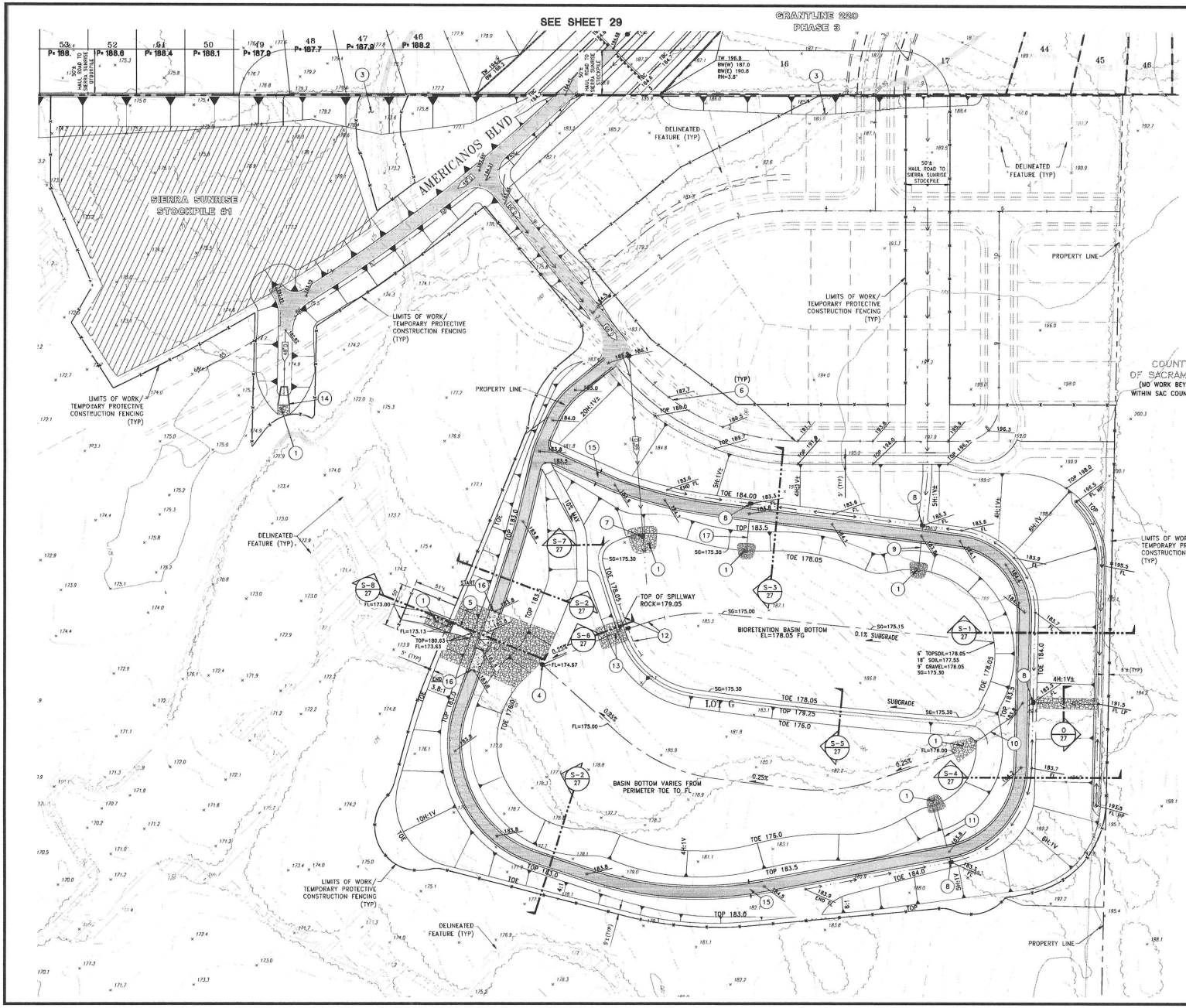

DRAINAGE FEE CREDIT
REIMBURSEMENT EXHIBIT
CLOUDED & HIGHTED PIPE SEGMENTS QUALIFY AS TRUN LINES SERVICIING 30 ACRES OR MORE.
BASIN 2
Basin 2 Stage Storage Curve
Bioretention @ 179.05 ft
Stage (ft)
Storage
ON-SITE DRAINAGE SYSTEM LAYOUT
GRANTLINE 220
RANCHO CORDOVA, CA
LENNAR HOMES OF CALIFORNIA, INC.
APRIL 2022
PRELIMINARY
NORTH
0 60 120 240
Feet
Grantline 220 Project Boundary
Proposed Conditions Watershed
Grantline 220 Detention Basin
Arista Dell Soil Detention Basin
Grantline 220 Drainage System
Arista Dell Soil Drainage System
Grantline 220 Drainage System Model Node
Arista Dell Soil Drainage System Model Node
Basin Outfall
Channel
Comparison Point
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C Street, Bldg. 100-B Tel: 916.341.7760
Sacramento, CA 95816 Fax: 916.341.7767

FIGURE F1



CONSTRUCTION NOTES:

1. PLACE NO. 2 BACKING CLASS RIP-RAP AS SHOWN ON PLAN. MINIMUM 1' THICKNESS.
3. CONTRACTOR TO AVOID WORK WITHIN FENCED AREA PRIOR TO DEVELOPER OBTAINING 1602 AMENDMENT. LAY BACK SLOPES AT 2:1 AS NECESSARY.
4. CONSTRUCT BASIN OUTLET STRUCTURE USING 60" JENSEN STORM DRAIN MANHOLE BASE WITH FLAT GRATE TOP. THE FINAL OUTFALL CONSISTS OF AN 18" CORED HOLE AT THE BOTTOM OF THE BASIN (FL=174.67), A 48" PIPE OUT @ FL=174.67 AND A 6-FOOT LONG RECTANGULAR WEIR AT ELEVATION 179.05' DRAINING TO THE OUTFALL PIPE. TOP OF STRUCTURE =181.59. SUBMIT SHOP DRAWING FOR ACCESS CONTROL/TRASH RACK.
5. CONSTRUCT PIPE HEADWALL/ENDWALL STRUCTURES AND TRASH RACKS PER STD DETAILS 9-26G & 9-26H; SAFETY RAILING TO BE PROVIDED ON ALL HEADWALLS/WINGWALLS PER STD DETAIL 9-26H. SAFETY RAILING TO BE PROVIDED WHERE TOP OF WALL TO APRON FLOW LINE IS 30" OR GREATER. (W_{MIN}=7.5', L_{MIN}=5.25', H=7'; TOTAL LENGTH=25', WIDTH @ FLARE=14', 12" DROP FROM PIPE FL TO APRON). 48" FL OUT=174.63, FL @ HEADWALL APRON UP=173.63, FL @ HEADWALL DOWN=173.13.
6. FUTURE SIERRA SUNRISE GRADES FOR REFERENCE.
7. BUBBLER STRUCTURE. 96" MANHOLE W/JR HOE RACK "LDR 96 ALUMINUM W/ANCHOR BOLTS TO MANHOLE" OR EQUAL. TOP OF STRUCTURE=179.05.
8. CONSTRUCT NEW TYPE F DROP INLET PER STD DETAIL 9-18.
9. 49 LF OF 12" STORM DRAIN PIPE. FL UP=179.52, FL DOWN=178.05. S=0.0300. MITER PIPE TO SLOPE.
10. 77 LF OF 12" STORM DRAIN PIPE. FL UP=178.31, FL DOWN=176.00. S=0.0300. MITER PIPE TO SLOPE.
11. 66 LF OF 12" STORM DRAIN PIPE. FL UP=177.98, FL DOWN=176.00. S=0.0300. MITER PIPE TO SLOPE.
12. CONSTRUCT NEW JENSEN 24" DROP INLET W/12" PERFORATED PIPE FROM NW, NE AND SE. INSTALL 50 LF 12" PERFORATED PIPE @ EACH W/CAP, S=0.0010. RIM=179.05. SEE SECTION S-6 ON SHEET GR-1.
13. 25 LF OF 15" STORM DRAIN PIPE. FL UP=174.89, FL DOWN=174.87. S=0.0010. MITER PIPE TO SLOPE.
14. CONSTRUCT PIPE HEADWALL/ENDWALL STRUCTURES AND TRASH RACKS PER STD DETAILS 9-26G & 9-26H; SAFETY RAILING TO BE PROVIDED ON ALL HEADWALLS/WINGWALLS PER STD DETAIL 9-26H. SAFETY RAILING TO BE PROVIDED WHERE TOP OF WALL TO APRON FLOW LINE IS 30" OR GREATER. (W_{MIN}=7.5', L_{MIN}=5.25', H=7'; TOTAL LENGTH=25', WIDTH @ FLARE=14', 12" DROP FROM PIPE FL TO APRON). 48" FL OUT=171.30, FL @ HEADWALL APRON UP=170.30, FL @ HEADWALL DOWN=170.20.
15. PLACE (1) 2" GRAY AND (2) 8" IRRIGATION SLEEVE.
16. CONSTRUCT CONCRETE SPILLWAY PER SECTION S-8 ON SHEET GR-01.
17. 52 LF OF 12" STORM DRAIN. FL UP=179.61, FL DOWN=178.05. S=0.0300. MITER PIPE TO SLOPE.

WOOD RODGERS
REGISTERED PROFESSIONAL ENGINEER MICHAEL A. FISCHLIN 12-31-2023 CIVIL STATE OF CALIFORNIA
PRELIMINARY
DATE:

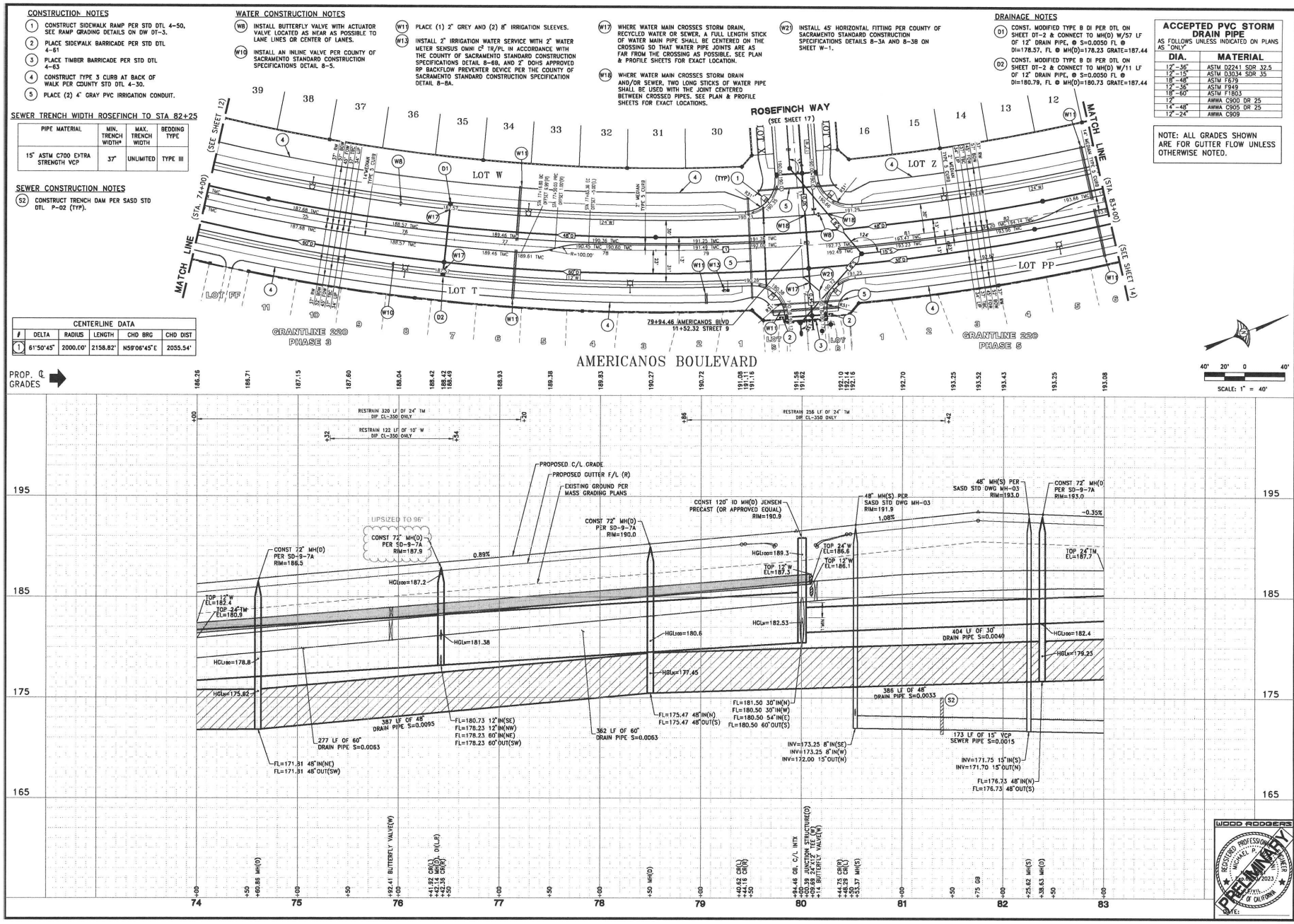
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST., BLDG. 100-B, SACRAMENTO, CA 95816 | TEL 916.341.7760 | FAX 916.341.7767

DATE: APRIL 2022
SCALE: 1"=50'
DRAWN BY: J. PRIEST
DESIGNED BY: A. FISCHLIN
CHECKED BY: J. REED

IMPROVEMENT PLANS
GRANTLINE 220 PHASE 1
MASS GRADING PLAN
CALIFORNIA

PROJECT NO. 1258.01
DRAWING NO. GR-2
SHT 30 OF 116

ITEM 16.8.
ATTACHMENT 2
4TH SUBMITTAL - 4/2/2022



ITEM 16.8.

FOR APPROVAL – 4/11/2022

ATTACHMENT 2

WOOD RODGERS
3301 C ST. BLDG 100-B SACRAMENTO, CA 95816 PH: 916.341.7760 FAX 916.341.7767

IMPROVEMENT PLANS
GRANTLINE 220 PHASE 1
GRANTLINE 220 (STA 74+00 TO 83+00)
CALIFORNIA

DATE: APRIL 2022
SCALE: H: 1"=40' V: 1"=4'
DRAWN BY: J. PRIEST
DESIGNED BY: A. FISCHLIN
CHECKED BY: J. REED

PROJECT NO. 1258.01
DRAWING PP-2
SHT 13 OF 116

RECOMMENDED FOR APPROVAL BY THE CITY ENGINEER
DATE: 4/11/2023

PRELIMINARY

ITEM 16.8.

ATTACHMENT 2

FOR APPROVAL – 4/11/2022

DRAINAGE NOTES

(D1) PLACE 12 LF OF 12" SD @ S=0.0200 & PLUG END, MARK WITH 4"X4" POST. FL @ MH 175.04. FL @ END 175.27.

(D2) PLACE 18 LF OF 12" SD @ S=0.0200 & PLUG END, MARK WITH 4"X4" POST. FL @ MH 175.04. FL @ END 175.39.

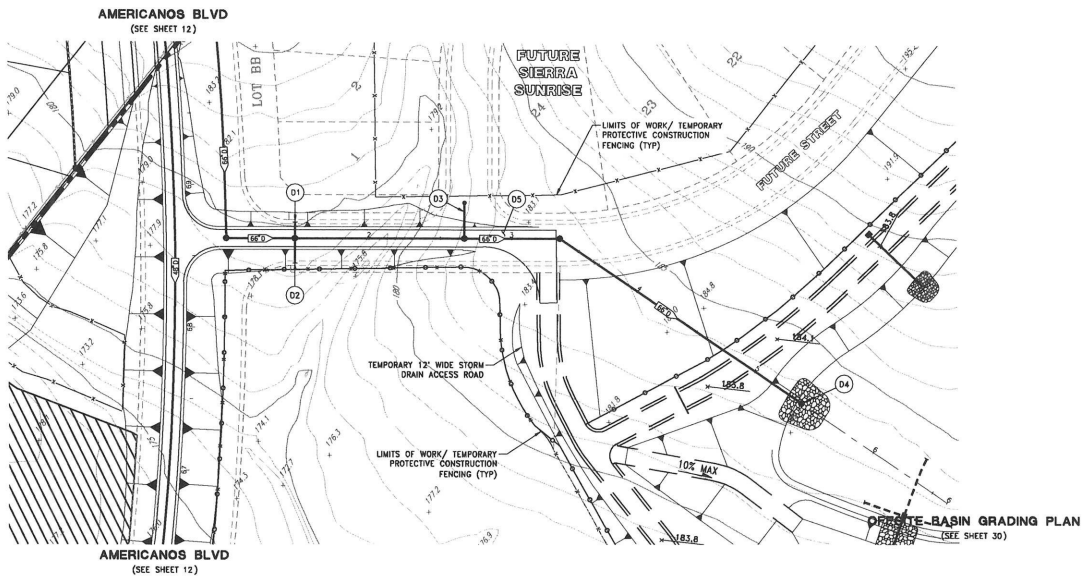
(D3) PLACE 30 LF OF 24" SD @ S=0.0200 WITH CMP RISER AT END. FL @ MH 172.88. FL @ END 173.38.

(D4) BUBBLER STRUCTURE. 96" MANHOLE W/JR HOE RACK "LDR 96 ALUMINUM W/ANCHOR BOLTS TO MANHOLE" OR EQUAL.

(D5) CONSTRUCT 12' WIDE TEMPORARY STORM DRAIN ACCESS ROAD W/ 3:1 SIDE SLOPES. 12" COMPACTED AB OVER GEOTECHNICAL FABRIC.

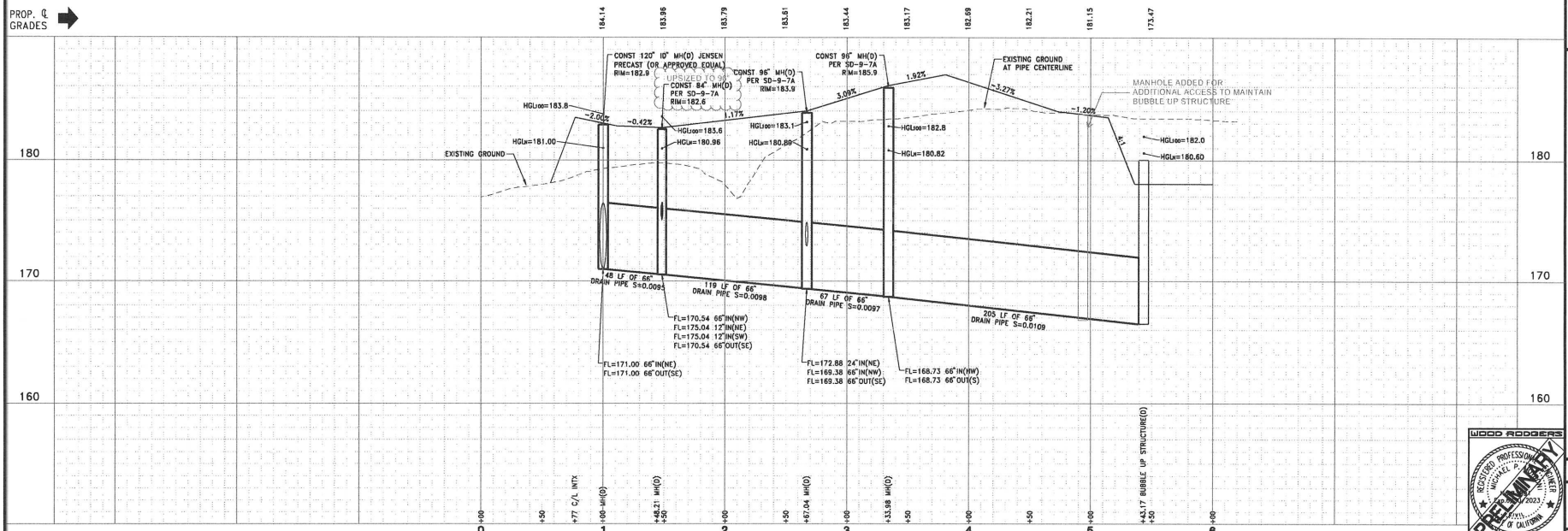
ACCEPTED PVC STORM DRAIN PIPE
AS FOLLOWS UNLESS INDICATED ON PLANS AS "ONLY"

DIA.	MATERIAL
12"–36"	ASTM D2241 SDR 32.5
12"–15"	ASTM D3034 SDR 35
18"–48"	ASTM F679
12"–36"	ASTM F949
18"–60"	ASTM F1803
12"	AWWA C900 DR 25
14"–48"	AWWA C905 DR 25
12"–24"	AWWA C909



40' 20' 0 40'
SCALE: 1" = 40'

OFFSITE DRAIN



WOOD RODGERS
REGISTERED PROFESSIONAL ENGINEER
MICHAEL P. [illegible]
Exp. 06-30-2023
CIVIL
STATE OF CALIFORNIA
PRELIMINARY
DATE:

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST., BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 958 6 FAX 916.341.7767

DATE: APRIL 2022 SCALE: H: 1"=40' V:1"=4'
DRAWN BY: J. PRIEST
DESIGNED BY: A. FISCHLIN
CHECKED BY: J. REED

NO	DESCRIPTION	DATE

IMPROVEMENT PLANS
GRANTLINE 220 PHASE 1
OFFSITE DRAIN

PROJECT 1258.01
DRAWING PP-2
SHT 25 OF 116

A:\1258-01\CSM-DWG\220\G220-PH1\Civil\Dwg\G25-PRPR-G220-PH1.dwg 1/7/2022 8:05 PM Adam Fischlin

EXHIBIT 'B'
Map of the Project

SMALL LOT TENTATIVE SUBDIVISION MAP

GRANTLINE 220

CITY OF RANCHO CORDOVA, CALIFORNIA

MAY 25, 2021

PROJECT NOTES

OWNER
GRANLINE & CHRYSANTHY INVESTORS, LLC
C/O AET INVESTMENTS
7919 FOLSOM BOULEVARD #300
SACRAMENTO CA, 95826
PHONE: (916) 383-2500

APPLICANT/ SUBDIVIDER
GRANLINE & CHRYSANTHY INVESTORS, LLC
C/O AET INVESTMENTS
7919 FOLSOM BOULEVARD #300
SACRAMENTO CA, 95826
CONTACT: ANGELO CHRISTIE
PHONE: (916) 383-2500
EMAIL: ANGELO@TKATDEV.COM

PLANNER/ENGINEER
WOOD RODGERS, INC
3301 'C' STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: STAN MEYER
MICHAEL MORONI PE 73891
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NO.
067-0040-010-0000

AREA
219.0 ± ACRES GROSS

EXISTING USE
PASTURE

PROPOSED USE
SEE LAND USE SUMMARY

EXISTING/ PROPOSED GENERAL PLAN DESIGNATION
LDR, MDR, HDR, RTC, POS & P/QP

EXISTING/ PROPOSED ZONING
RD-5, RD-7, HDR, RTC, POS & CS

EXISTING/ PROPOSED SPECIFIC PLAN
RD-5, RD-7, HDR, RTC, POS & P/QP

NUMBER OF PROPOSED PARCELS
606 PARCELS (EXCLUDES REMAINDER PARCEL)

PARK DISTRICT
CORDOVA RECREATION & PARK DISTRICT
2729 PROSPECT PARK DR #230
RANCHO CORDOVA, CA 95670
(P. 6) 862-3300

FIRE PROTECTION
SACRAMENTO METRO FIRE DISTRICT
10545 ARMSTRONG AVE #200
MATHER, CA 95655
(P. 6) 859-4300

SCHOOL DISTRICT
FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
1965 BIRKMONT DRIVE
RANCHO CORDOVA, CA 95742
(P. 6) 294-9025

SEWER
SAC REGIONAL COUNTY SANITATION DISTRICT
8521 LAGUNA STATION ROAD
ELK GROVE, CA 95758
(916) 876-6000
&
SACRAMENTO AREA SEWER DISTRICT
10060 GOETHE ROAD
SACRAMENTO, CA 95827
(916) 875-6730

STORM DRAINAGE
CITY OF RANCHO CORDOVA DRAINAGE SERVICES
2729 PROSPECT PARK DR #230
RANCHO CORDOVA, CA 95670
(916) 849-3300

WATER
SACRAMENTO COUNTY WATER AGENCY
827 7TH STREET, ROOM 301
SACRAMENTO, CA 95814
(916) 874-6851

ELECTRICITY
SMUD
6301 S STREET
SACRAMENTO, CA 95817
(916) 742-7683

GAS
PG&E
5555 FLORIN PERKINS ROAD
SACRAMENTO, CA 95826
(916) 386-5433

NOTES:
1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
2) OWNER SHALL DEDICATE ALL EASEMENTS AND, O.D.S NECESSARY TO PROVIDE ALL UTILITIES.
3) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
4) THIS EXHIBIT IS FOR TENTATIVE SUBDIVISION MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
5) THE AERIAL TOPOGRAPHY SHOWN HEREON WAS PRODUCED BY GEOMAPS ON NOVEMBER 2003.
6) PUE'S ARE PROPOSED FOR DEDICATION AS SHOWN OR AS OTHERWISE APPROVED.
7) TITLE INFORMATION SHOWN PER PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE OF SACRAMENTO AND DATED NOVEMBER 20, 2017.
8) ULTIMATE LOCATION OF THE FUTURE PUBLIC NEIGHBORHOOD GREEN' WILL BE ADJACENT TO OR NEAR LOT B & C (HIGH-DENSITY RESIDENTIAL) AND WILL BE DETERMINED DURING FUTURE DESIGN AND ENTITLEMENT PROCESS FOR THE REGIONAL TOWN CENTER (REMAINDER).
9) LOT 'C' TO BE DEDICATED TO THE CITY OF RANCHO CORDOVA PER DEVELOPMENT AGREEMENT.
10) LOT F & G TO BE DEDICATED TO CORDOVA RECREATION & PARK DISTRICT (CRPD).
11) STREET 14 WILL CONNECT TO SIERRA SUNRISE SUBJECT TO APPROVAL BY THE CITY AND RESPECTIVE DEVELOPMENTS.

LAND USE SUMMARY

UNIT / LOT DESIGNATION	LAND USE	LOT SIZE (TYP)	GENERAL PLAN	SPECIFIC PLAN	ZONING	AREA (G)	AREA (N)	DWELLING UNITS	DENSITY
1	SINGLE FAMILY RES.	46' X 105'	MDP	MDP (6.1-18.0 DU/AC)	RD-7	11.4	10.7	68	6.4
2	SINGLE FAMILY RES.	46' X 105'	MDP	MDP (6.1-18.0 DU/AC)	RD-7	4.9	4.6	29	6.5
3	SINGLE FAMILY RES.	56' X 105'	LDR	LDP (2.1-6.0 DU/AC)	RD-5	17.2	16.2	80	4.9
4	SINGLE FAMILY RES.	56' X 105'	MDP	MDP (6.1-18.0 DU/AC)	RD-7	6.3	5.9	32	6.2
5	SINGLE FAMILY RES.	46' X 105'	MDP	MDP (6.1-18.0 DU/AC)	RD-7	10.1	8.9	52	5.5
6	SINGLE FAMILY RES.	56' X 105'	MDP	MDP (6.1-18.0 DU/AC)	RD-7	10.7	9.8	60	6.1
7	SINGLE FAMILY RES.	66' X 105'	LDR	LDP (2.1-6.0 DU/AC)	RD-5	19.5	17.6	87	4.9
8	SINGLE FAMILY RES.	56' X 105'	MDP	MDP (6.1-18.0 DU/AC)	RD-7	8.5	6.8	40	5.9
9	SINGLE FAMILY RES.	46' X 105'	MDP	MDP (6.1-18.0 DU/AC)	RD-7	12.3	10.5	66	6.3
10	SINGLE FAMILY RES.	46' X 105'	MDP	MDP (6.1-18.0 DU/AC)	RD-7	11.6	9.9	59	6.0
SUBTOTAL						113.5	100.4	573	5.7
A	HIGH DENSITY RESIDENTIAL	-	HDR	HDR (18.1-40.0)	HDR	6.8	5.5	122	22.2
B	HIGH DENSITY RESIDENTIAL	-	HDR	HDR (18.1-40.0)	HDR	4.9	4.9	97	19.8
C	HIGH DENSITY RESIDENTIAL	-	HDR	HDR (18.1-40.0)	HDR	2.5	2.5	53	21.2
SUBTOTAL						14.2	12.9	272	21.1
D	SCHOOL	-	MDR	MDR (6.1-18.0 DU/AC)	RD-7	10.0	10.0		
E	WATER QUALITY BASIN	-	P/QP	PUBLIC/ QUASI-PUBLIC	CS	8.2	8.2		
F	NEIGHBORHOOD PARK (CRPD)	-	POS/NP	PARKS & OPEN SPACE	POS	3.1	3.1		
G	NEIGHBORHOOD PARK (CRPD)	-	POS/NP	PARKS & OPEN SPACE	POS	5.0	5.0		
	REMAINDER	-	RTC	REGIONAL TOWN CENTER	RTC	53.9	53.9		
HHF	LANDSCAPE LOT	-	LDR/MDR/HDP	LDR/MDR/HDP	RD-5/RD-7/HDR	-	7.3		
STREET 1 (P. 2.2)	PUBLIC/ PRIVATE STREET	-	LDR/MDR/HDP	LDR/MDR/HDP	RD-5/RD-7/HDR	-	7.1		
GRANTLINE ROAD, CHRYSANTHY BOULEVARD, & AMERICANOS BOULEVARD		-	-	-	-	11.1	11.1		
SUBTOTAL						91.3	105.7		
TOTAL						219.0 AC.	219.0 AC.	845 DU	

NOTE: NET ACREAGES/ DENSITY CALCULATIONS EXCLUDE CHRYSANTHY BOULEVARD, GRANT LINE ROAD, AMERICANOS BOULEVARD, STREET 1, 9, 25 & LANDSCAPE LOTS.

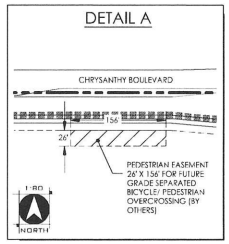
UNIT MIX TABLE

LOT SIZE	NET ACREAGE	DU'S	%	DENSITY
45 x 105	44.8	274	48%	6.1
50 x 105	21.8	130	23%	6.1
55 x 105	14.2	80	14%	5.9
60 x 105	87.6	87	15%	1.9
TOTAL	100.4	573	100%	22.1

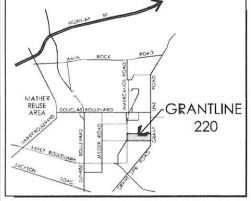
KEY

= PROPOSED TRAFFIC SIGNAL LOCATION
= FUTURE TRAFFIC SIGNAL LOCATION
= PROJECT BOUNDARY
= UNIT BOUNDARY

DETAIL A



VICINITY MAP

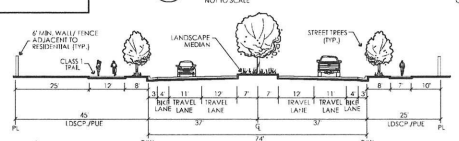


NORTH
0 200 400 800

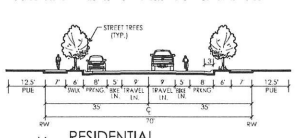
FUTURE GRANT LINE ROAD (BY OTHERS)

A — 210' STREET SECTION NOT TO SCALE

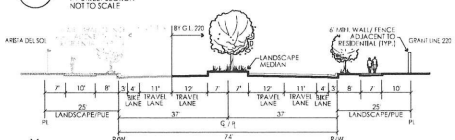
GRANT LINE ROAD RIGHT-OF-WAY DEDICATION/ CONSTRUCTION WILL BE A CONDITION OF APPROVAL ON A FUTURE ENTITLEMENT APPLICATION FOR THE REGIONAL TOWN CENTER 'REMAINDER'



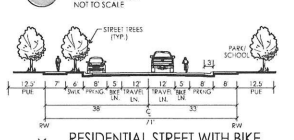
B — AMERICANOS BOULEVARD- MINOR ARTERIAL STREET
74' STREET SECTION NOT TO SCALE



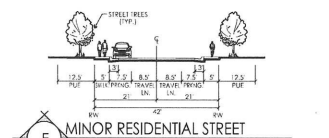
D1 — RESIDENTIAL STREET WITH BIKE LANES
70' STREET SECTION NOT TO SCALE



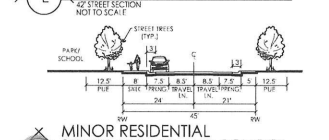
C — CHRYSANTHY BOULEVARD- MINOR ARTERIAL STREET
74' STREET SECTION NOT TO SCALE



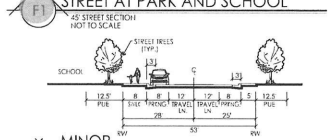
D2 — RESIDENTIAL STREET WITH BIKE LANES ADJ. TO PARK & SCHOOL
71' STREET SECTION NOT TO SCALE



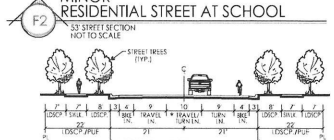
E — MINOR RESIDENTIAL STREET
42' STREET SECTION NOT TO SCALE



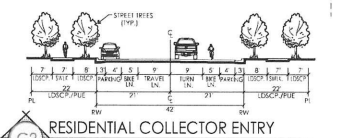
F1 — MINOR RESIDENTIAL STREET AT PARK AND SCHOOL
45' STREET SECTION NOT TO SCALE



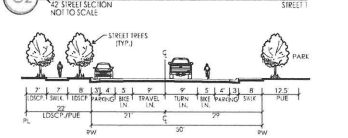
F2 — MINOR RESIDENTIAL STREET AT SCHOOL
53' STREET SECTION NOT TO SCALE



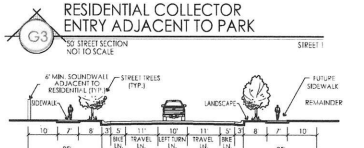
G1 — RESIDENTIAL COLLECTOR ENTRY
82' STREET SECTION NOT TO SCALE
* LANDSCAPE MEDIAN AT STREET 10



G2 — RESIDENTIAL COLLECTOR ENTRY
82' STREET SECTION NOT TO SCALE



G3 — RESIDENTIAL COLLECTOR ENTRY ADJACENT TO PARK
50' STREET SECTION NOT TO SCALE



H — STANDARD COLLECTOR ENTRY STREET
48' STREET SECTION NOT TO SCALE

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767
SHEET 1 OF 2

GRANTLINE 220 - SMALL LOT TENTATIVE SUBDIVISION MAP

EXHIBIT 'C'
to Agreement between the
CITY OF RANCHO CORDOVA,
hereinafter referred to as "CITY," and
OWNER NAME, LEGAL TITLE, hereinafter referred to as "OWNER"

INSURANCE REQUIREMENTS

Before beginning any work under this Agreement, Contractor, at its own cost and expense, shall procure "occurrence coverage" insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Professional and its agents, representatives, employees, and subcontractors. Contractor shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Professional shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Contractor's bid. Contractor shall not allow any subcontractor to commence work on any subcontract until Contractor has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Contractor shall maintain all required insurance listed herein for the duration of this Agreement.

1. **Workers' Compensation.** Contractor shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Contractor. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than ONE MILLION DOLLARS ($1,000,000.00) per accident. In the alternative, Contractor may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the Labor Code shall be solely in the discretion of the Contract Administrator. The insurer, if insurance is provided, or the Contractor, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and volunteers for loss arising from work performed under this Agreement.

   An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Contractor shall notify City within fourteen (14) days of notification from Contractor's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

The requirement to maintain Statutory Worker's Compensation and Employer's Liability Insurance may be waived by the City upon written verification that Contractor does not have any employees.

2. **Commercial General and Automobile Liability Insurance.**

2.1 **General requirements.** Contractor, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than TWO MILLION DOLLARS ($2,000,000.00) and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS ($1,000,000.00). The commercial general liability and automobile liability insurance shall be per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a commercial general liability insurance or an automobile liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

2.2 **Minimum scope of coverage.** Commercial general liability coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition), Code 1 (any auto). No endorsement shall be attached limiting the coverage.

2.3 **Additional requirements.** Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

a. City and its officers, employees, agents, and volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Contractor, including the insured's general supervision of Contractor; products and completed operations of Contractor; premises owned, occupied, or used by Contractor; and automobiles owned, leased, or used by the Contractor. The coverage shall contain no special limitations

on the scope of protection afforded to City or its officers, employees, agents, or volunteers.

b. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

c. An endorsement must state that coverage is primary insurance with respect to the City and its officers, officials, employees and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.

d. Any failure of Contractor to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and volunteers.

e. An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Contractor shall notify City within fourteen (14) days of notification from Contractor's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

3. **All Policies Requirements.**

3.1 Acceptability of insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

3.2 Verification of coverage. Prior to beginning any work under this Agreement, Contractor shall furnish City with certificates of insurance and with original endorsements effecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

3.3 Subcontractors. Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

3.4 Deductibles and Self-Insured Retentions. Contractor shall disclose to and obtain the approval of City for the self-insured

retentions and deductibles before beginning any of the services or work called for by any term of this Agreement.

During the period covered by this Agreement, only upon the prior express written authorization of Contract Administrator, Contractor may increase such deductibles or self-insured retentions with respect to City, its officers, employees, agents, and volunteers. The Contract Administrator may condition approval of an increase in deductible or self-insured retention levels with a requirement that Contractor procure a bond, guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

3.5 **Waiver of Subrogation.** Contractor hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the Contractor, its employees, agents, and subcontractors.

3.6 **Notice of Reduction in Coverage.** In the event that any coverage required by this section is reduced, limited, or materially affected in any other manner, Contractor shall provide written notice to City at Contractor's earliest possible opportunity and in no case later than five (5) days after Contractor is notified of the change in coverage.

4. **Remedies.** In addition to any other remedies City may have if Contractor fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Contractor's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Contractor to stop work under this Agreement or withhold any payment that becomes due to Contractor hereunder, or both stop work and withhold any payment, until Contractor demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

EXHIBIT 'D'
CITY OF RANCHO CORDOVA
REIMBURSEMENT AGREEMENT

NAME OF OWNER
NAME OF PROJECT
TYPE OF PROJECT

THIS AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 201___ by and between the City of Rancho Cordova ("CITY"), and OWNER, LEGAL TITLE (list all who are on the credit agreement) ("OWNER") with reference to the following facts.

RECITALS

A. The City of Rancho Cordova Municipal Code, Chapter 16.95 provides for allowable credit for construction of trunk drainage facilities; and

B. OWNER has constructed permanent trunk drainage facilities in the CITY ("PROJECT'); and

C. The parties have previously entered into a credit agreement dated _____; and

D. Owner shall be the same as OWNER on the signed credit agreement attached hereto as Exhibit 'A' or as assigned by the attached assignment agreement (hereinafter referred to as "OWNER"); and

E. The CITY and OWNER desire to enter into an agreement to provide for reimbursements of excess credits due to the OWNER associated with certain costs of design and construction of said PROJECT; and

F. Exhibits attached include the following: (i) the credit agreement or assignment agreement – Exhibit 'A', (ii) detailed fees – Exhibit 'B', and (iii) as-built trunk drainage quantities – Exhibit 'C'.; and

G. The defined terms used in the credit agreement referred to above, when used herein, unless otherwise stated, are understood to have the same meaning herein.

AGREEMENT

NOW, THEREFORE, in consideration of the promises herein made, the parties hereto agree as follows:

SAMPLE

I. **PARTIES AND DATE.** The parties of this Agreement are the CITY and each person or firm identified in Section 6 herein below, hereinafter called "OWNER". This Agreement is effective on the date on which it is approved and executed by the CITY Public Works Director.

II. **PROPERTY AFFECTED.** This Agreement relates to certain real property identified in Section 6 herein below by Assessor's Parcel Number, hereinafter referred to as the "Property", which property required the construction of trunk drainage facilities, pursuant to the approved improvement plans for the PROJECT described in Exhibit 'A', attached.

III. **PURPOSE.** The purpose of this Agreement is to provide for reimbursement to the OWNER for the amount of drainage impact fee credits in excess of fees. The credits being issued for construction by the OWNER of permanent or trunk drainage facilities to the Property at the cost specified in Section 6 herein below.

IV. **REQUIRED FACILITIES.** The OWNER has installed the required facilities as specified in Section 6 herein below to the satisfaction of the CITY Public Works Director.

V. **REIMBURSEMENT.** The OWNER is entitled to credits in excess of drainage impact fees due and is entitled to reimbursement of the excess credits. This reimbursement is being made pursuant to Chapter 16.95 of the Rancho Cordova Municipal Code.

VI. **SPECIAL PROVISIONS.**

1. **Owner:** **Name:** _____
   Legal Title: _____
   Address: _____
   City, State Zip: _____

2. **List Assessor's Parcel Number on which credits were apportioned:** _____ [List exactly as shown on Recital L of the Credit Agreement]

3. **Name of Project Plan:** _____

4. **Credit Agreement Date:** _____

5. **As-Built Total Credit Amount:** $

6. **Total Fees:** $

SAMPLE

7. **Reimbursement Amount:** $

8. **Reimbursement Date:** When credits exceed the fees for the parcels listed in Recital L of the Credit Agreement, the trunk drainage facilities are installed and accepted, and as-built trunk drainage quantities are reconciled, a reimbursement will be executed pursuant to Chapter 16.95 of the Rancho Cordova Municipal PROGRAM. For purposes of payment, the date of this reimbursement agreement will be the date of the project acceptance letter.

9. **Required Facilities:** See Attachments

VII. OTHER FINANCING.

a. Credits. OWNER shall promptly notify CITY of any proposal to provide PROJECT funding by an assessment district, Mello Roos district, special tax district, or any similar public infrastructure financing entity. The CITY may, at its sole discretion, redetermine and reassign credits for the PROJECT based on the amount of funding thereby provided.

b. Reimbursement. If reimbursement is sought by a party to this Agreement from the CITY for any project that is constructed as a project of an assessment district, Mello Roos district, special tax district, or any similar public infrastructure financing entity, then any reimbursement from the CITY due there from shall be paid solely to the assessment district, Mello Roos district, special tax district, or any similar public infrastructure financing entity, or its successor, and not to the person constructing or causing the construction of the project. At no cost to the CITY, the person claiming entitlement to reimbursement shall have the entire burden of establishing to the CITY's complete satisfaction that the project is not constructed as a project of an assessment district, Mello Roos district, special tax district, or any similar public infrastructure financing entity. At no cost to the CITY, such CITY satisfaction may include, by way of illustration and not limitation, reimbursement conditioned upon indemnification, bond, mediation, judicial interpleader, and payment of City's actual attorney's fees.

SAMPLE

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and date first above written.

OWNER [notarize signatures]

[list owners of all parcels to whom credits are apportioned]
Owner Name, Legal Title
Street Address, Suite 000
City, CA Zip Code

BY: _____ ***SAMPLE*** _____

NAME: _____

TITLE: _____

DATE: _____, 20_____

CITY of Rancho Cordova

BY: _____ ***SAMPLE*** _____
Albert Stricker, PE
Public Works Director

DATE: _____, 20_____

SAMPLE

MEMORANDUM

ITEM 16.9.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director
Dalia Fadl, Principal Engineer

SUBJECT: **A RESOLUTION DECLARING THE CITY'S INTENTION TO IMPOSE AN ANNUAL STORMWATER UTILITY FEE AND DESIGNATING A TIME AND A PLACE FOR HEARING PROTESTS IN CONNECTION WITH THE ANNUAL STORMWATER UTILITY FEE FOR THE STONE CREEK VILLAGE PROJECT**

RECOMMENDATION

Adopt the Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Stone Creek Village project.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would declare the Council's intention to impose an annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system in the Stone Creek Village project and set a public hearing for August 1, 2022 on the matter.

BACKGROUND

The Council previously approved the Stone Creek project with a condition of approval which requires that the property owner fund operation and maintenance of the storm drainage system. This condition will be satisfied by participation in the City's Stormwater Utility Fee for storm drainage and flood protection services, which is the subject of this action.

Previously, projects were required to annex to the County's Stormwater Utility. Since the City has taken over drainage maintenance and operations services from the County, it was necessary to establish the Stormwater Utility District to fund drainage services to ensure compliance with new state and federal laws and regulations. The Stormwater Utility Fee was established on September 2, 2014, by Ordinance No. 7-2014.

DISCUSSION

The property owners have submitted a petition and waiver for the City to institute the proceedings to impose the Stormwater Utility Fee (Attachment 5). The project is being annexed into the Stormwater Utility Fee (Attachment 3). The maintenance services to be funded include the furnishing of services and materials for the ordinary and usual operation,

maintenance, and servicing of the storm drain and flood protection improvements.

A “Rate Analysis Report” was adopted on August 7, 2014, by Resolution No. 103-2014. The report calculated the Fiscal Year 2014/2015 maximum annual Stormwater Utility Fee amount for each parcel proportionate to the estimated stormwater runoff for each parcel. The maximum annual fee increases each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics. A sample of the Stormwater Utility Fees for Fiscal Year 2022-2023 is provided in Attachment 4.

In accordance with Article XIII D, the “Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Proposed Stormwater Utility Fee” as set forth in Attachment 2 and incorporated herein by reference (the “Procedures”).

The Resolution (Attachment 1) sets the public hearing at 5:30 p.m., or as soon thereafter as possible, on August 1, 2022, as the time and date for a hearing on the matters set forth therein and directs the City Clerk to give notice of the public hearing. Notice of the Public Hearing will be published in the Grapevine Independent as required by law.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact to the general fund. The annual stormwater utility fees collected are deposited into an enterprise fund specifically for the maintenance of the storm drainage and flood protection system.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution
3. Annexation Boundary Map
4. Stormwater Utility Fee- Rate Sheet FY22-23
5. Petition W Waivers

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, DESIGNATING A TIME AND PLACE FOR HEARING PROTESTS IN CONNECTION WITH THE ANNUAL STORMWATER UTILITY FEE FOR THE STONE CREEK VILLAGE PROJECT

WHEREAS, the Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014 to fund services and facilities furnished by the City in connection with its storm drain system. The Proposed Stormwater Utility Fee may be billed through the County Utility Billing Service (CUBS) as part of the consolidated utility bill or may be collected on the County of Sacramento tax roll, commencing in Fiscal Year 2022-2023, in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the City in the manner prescribed by Sections 5471 etseq. of the California Health and Safety Code; and

WHEREAS, this Council has caused a written report entitled, "Rate Analysis Report", dated August 7, 2014, (the "Written Report") prepared by Harris & Associates and filed with the City Clerk containing a description of each parcel of real property within the City to which the Proposed Stormwater Utility Fee is applicable (collectively, the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each such Identified Parcel for Fiscal Year 2014-15. The Written Report is on file in the office of the City Clerk and is available for public inspection; and

WHEREAS, Article XIII D of the California Constitution and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750, etseq.) (the "Implementation Act") imposes certain procedural and substantive requirements relating to the imposition of property-related fees and charges (as defined in Article XIII D), such as the Proposed Stormwater Utility Fee, including the requirement to conduct a protest hearing and balloting for consideration of the Proposed Stormwater Utility Fee. In accordance with Article XIII D and the Implementation Act, the City Council hereby approves the "Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Proposed Stormwater Utility Fee" as set forth in Exhibit A and incorporated herein by reference (the "Procedures"); and

WHEREAS this Council has received petitions and waivers from the owners of 100% of the area of land proposed to be included in the Proposed Stormwater Utility Fee in which the Petitioner has waived all notices of hearings and all published notices regarding the establishment of the stormwater utility fee, notices of election, and applicable waiting periods.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA:

1. The foregoing recitals are true and correct and incorporated herein.
2. Notice is hereby given that the City Council designates Monday, August 1, 2022, at the hour of 5:30 p.m., in the Council Chambers, City Hall, 2729 Prospect Park Drive, Rancho Cordova, California, as the time and place for a public hearing on the above-described written report and protests or objections to the imposition of the proposed Stormwater Utility Fee. At the above-described public hearing, all interested persons

shall be afforded the opportunity to hear and be heard, and the City Council shall consider all protests against the Proposed Stormwater Utility Fee. If written protests against the Stormwater Utility Fee are presented by a majority of owners of the Identified Parcels, the City shall not impose the Proposed Stormwater Utility Fee. In the absence of a majority protest, the City Council may submit the Proposed Stormwater Utility Fee to a vote of the property owners in accordance with Article XIII D of the California Constitution.

3. The City Clerk is hereby authorized and directed to give notice of the above-described public hearing in accordance with law and the Procedures.
4. Reference is hereby made to the Written Report described in Section 2 hereof, which is on file in the office of the City Clerk, for a full and detailed description of the Proposed Stormwater Utility Fee upon parcels of land within the City.
5. The City Council hereby designates Elizabeth Sparkman, Community Development Director, telephone number, (916) 851-8714 to answer inquiries regarding the public hearing, protest proceedings and procedural or technical matters.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Donald Terry, Mayor

Stacy Leitner, CMC
City Clerk

EXHIBIT "A"

PROCEDURES FOR THE CONDUCT OF A PROTEST HEARING AND VOTE RELATING TO A PROPOSED STORMWATER UTILITY FEE

The following Procedures have been adopted by the City Council of the City of Rancho Cordova for the purpose of conducting a protest hearing required by Article XIII D of the California Constitution for consideration of the imposition of a proposed Stormwater Utility Fee *(the "Proposed* Stormwater Utility Fee").

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A. Written Report Page 1

B. Notice of the Public Hearing on the Proposed Stormwater Utility Fee Page 1

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D. Submission of Written Protests Page 3

E. Conduct of the Public Hearing; Determination of A Majority Protest Page 3

F. Conduct Property Owner Vote; Determination of a Majority Protest Page 4

A. Written Report

The City shall cause to be prepared a written report ("Written Report"), which shall contain a list of all parcels to which the Proposed Stormwater Utility Fee will apply (the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each Identified Parcel for Fiscal Year 2021-2022.

The Written Report shall be placed on file in the office of the City Clerk prior to the mailing of the Notice of Public Hearing on the Proposed Stormwater Utility Fee and shall remain available for public inspection.

B. Notice of the Public Hearing on the Proposed Stormwater Utility Fee

Notice of the public hearing on the Proposed Stormwater Utility Fee shall be sent, postage prepaid, by first class mail at least forty-five (45) days prior to the date set for the public hearing to the Record Owner of each Identified Parcel. The forty-five (45) day requirement may be waived with the unanimous consent of the property owners.

"Record Owner" means the owner of an Identified Parcel whose name and address appears on the last Sacramento County equalized secured property tax assessment roll (the "Assessment Roll"), or in the case of any public entity, the State of California, or the United States, means the representative of that public entity at the address of that entity known to the City.

Notices shall be mailed to the Record Owners of the Identified Parcels, addressed to the names and addresses as they appear on the Assessment Roll, and, in the case of any public entity, the State of California, or the United States, addressed to the public entity at the address of that entity known to the City. In addition, notices shall be mailed to owners of the Identified Parcels, addressed to the names and addresses known to the City Clerk, if different than shown on the Assessment Roll.

Each mailed notice shall contain all of the following:

· A reference to filing of the Written Report;

· A reference to the proposed ordinance imposing the Proposed Stormwater Utility Fee and providing for the collection of the Fee on the County tax roll;

· The amount of the Proposed Stormwater Utility Fee to be imposed upon the Identified Parcel covered by the notice;

· The basis upon which the amount of the Proposed Stormwater Utility Fee was calculated;

· The reason for the Proposed Stormwater Utility Fee;

· A statement that the Proposed Stormwater Utility Fee may be collected as part of a consolidated utility bill via CUBS or on the County of Sacramento tax roll each year, commencing with Fiscal Year 2022-2023.

· The effect of a majority protest; and

· The date, time and location of a public hearing on the Proposed Stormwater Utility Fee.

The City Clerk, or the designee of the City Clerk, may certify the proper mailing of notices by an affidavit, which shall constitute conclusive proof of mailing in the absence of fraud.

Failure of any person to receive notice shall not invalidate the proceedings.

Notice of the filing of the Written Report and the public hearing shall be published once a week for two successive weeks in the Grapevine Independent, with the first publication at least fourteen (14) days prior to the date of the public hearing, and with at least five (5) days intervening between the first and second publications. The published notice may be waived by unanimous consent of the property owners.

C. Eligibility to File a Protest

The Assessment Roll shall be presumptive evidence of ownership of an Identified Parcel for protest purposes.

If the owner of any Identified Parcel is not shown on the Assessment Roll, such owner may file a protest for such parcel by filing with the City Clerk a proxy from the Record Owner in a form satisfactory to the City Attorney or evidence of ownership satisfactory to the City Attorney. Any such proxy or evidence must be received by the City Clerk prior to the conclusion of the public hearing.

When an Identified Parcel is held by a partnership, as community property, in joint tenancy, or as a tenancy in common, any partner, spouse, joint tenant, or tenant in common, as the case may be, may file a protest for such parcel.

An executor, administrator, or guardian may file a protest for an Identified Parcel on behalf of the estate it represents. If such representative is shown on the Assessment Roll as paying taxes and assessments levied against the parcel, that fact shall establish the right of such representative to file the protest. If such representative is not shown on the Assessment Roll, the representative must file with the City Clerk written documentation satisfactory to the City Attorney establishing the legal representation. Any such documentation must be filed with the City Clerk prior to the conclusion of the public hearing.

When an Identified Parcel is held by a corporation or unincorporated association, a protest may be filed by any person authorized in writing by the board of directors or trustees or other managing body thereof to take such actions. The corporation or unincorporated association must file with the City Clerk written authorization satisfactory to the City Attorney. Any such written authorization must be filed with the City Clerk prior to the conclusion of the public hearing.

D. Submission of Written Protests

Written protests may be mailed (via U.S. mail) to the City Clerk at City Hall or delivered in person to the City Clerk at City Hall or at the public hearing.

No protests delivered via e-mail will be counted for purposes of determining whether a majority protest exists, but the City Council may, in its discretion, consider such protests in making determinations regarding the Proposed Stormwater Utility Fee

Each written protest must identify the property covered by the protest and be signed.

No protest received after the close of the public hearing shall be counted in determining the existence of a majority protest. The last pick up by the City Clerk of protests mailed or delivered to City Hall will occur at 5:30 p.m. on the date scheduled for the public hearing. To ensure that protests which are mailed or delivered to City Hall are received by the City Clerk prior to the close of the public hearing, such protests must be received by the City Clerk at City Hall prior to 5:30 p.m. on the date scheduled for the public hearing. The City Clerk shall endorse on each written protest the date it is filed with the City. The City Clerk shall identify any protests which are received after the close of the public hearing.

Written protests may be withdrawn in writing at any time before the conclusion of the public hearing by the person who submitted the written protest.

For purposes of determining whether a majority protest exists, only one protest for each Identified Parcel will be counted.

All written protests shall be considered public records.

E. Conduct of the Public Hearing; Determinationof a Majority Protest

1. At the time, date and place fixed for the public hearing, the City Council shall:

   (i) Conduct a public hearing pertaining to the Proposed Stormwater Utility Fee;

   (ii) Hear all persons interested in the matter of the Proposed Stormwater Utility Fee; and

   (iii) Receive all written communications regarding the Proposed Stormwater Utility Fee.

2. The public hearing may be continued from time to time, as the City Council determines is necessary to complete its consideration of the Proposed Stormwater Utility Fee.
3. If the City Council determines at the close of the public hearing that written protests have been presented, and not withdrawn, by a majority of owners of the Identified Parcels (i.e., there is a majority protest), the Proposed Stormwater Utility Fee shall not be approved.
4. If the City Council determines at the close of the public hearing that there is not a majority protest, the City Council may:

   (i) Remedy and correct any clerical error in the Written Report or otherwise modify the Written Report; provided that any such modification or correction shall not result in a Proposed Stormwater Utility Fee for any Identified Parcel which is greater than the amount shown in the notice of the public hearing that was mailed to the Record Owner of the Identified Parcel;

   (ii) Confirm the Written Report, as originally filed or as amended in accordance with subparagraph (i), above;

   (iii) Adopt a resolution calling for a property owner vote regarding the Proposed Stormwater Utility Fee.

F. Conduct Property Owner Vote; Determination of a Majority Consent

Pursuant to Government Code Section 53755.S(c), the proceedings described in this section shall not constitute an election or voting for purposes of Article II of the California Constitution or of the Elections Code.

An election on the Proposed Stormwater Utility Fee shall be sent, postage prepaid, by first class mail at least forty-five (45) days prior to the date set for the election to the Record Owner of each Identified Parcel. The forty-five (45) day requirement may be waived with the unanimous consent of the property owners.

Each mailed ballot shall contain all of the following:

• On the face of the envelope in which the notice of election and ballot are mailed, there shall appear in substantially the following form in no smaller than 16-point bold type: "OFFICIALBALLOT ENCLOSED."

• The ballot shall include the agency's address for return of the ballot, the date and location where the ballots will be tabulated, and a place where the person returning it may indicate his or her name, a reasonable identification of the parcel, and his or her support or opposition to the proposed fee. The ballots shall be tabulated in a location accessible to the public. The ballot shall be in a form that conceals its content once it is sealed by the person submitting it. The ballot shall remain sealed until the ballot tabulation commences.

No ballot received after the time of the ballot tabulation shall be counted in determining the existence of majority consent. The last pick up by the City Clerk of ballots mailed or delivered to City Hall will occur at 1:30 p.m. on the date scheduled for the election. To ensure that ballots which are mailed or delivered to City Hall are received by the City Clerk prior to the commencement of the ballot tabulation, such ballots must be received by the City Clerk at City Hall prior to 5:30 p.m. on the date scheduled for the ballot tabulation. The City Clerk shall endorse on each ballot the date it is filed with the City. The City Clerk shall identify any ballots which are received after the commencement of the ballot tabulation.

An impartial person designated by the City who does not have a vested interest in the outcome of the proposed fee shall tabulate the ballots submitted in support of or opposition to the proposed fee. An impartial person includes, but is not limited to, the City Clerk. If the City uses City personnel for the ballot tabulation, or if the City contracts with a vendor for the ballot tabulation and the vendor or its affiliates participated in the research, design, engineering, public education, or promotion of the fee, the ballots shall be unsealed and tabulated in public view to permit all interested persons to meaningfully monitor the accuracy of the tabulation process.

The ballot tabulation may be continued to a different time or different location accessible to the public, provided that the time and location are announced at the location at which the tabulation commenced and posted by the City in a location accessible to the public. The impartial person may use technological methods to tabulate the ballots, including, but not limited to, punchcard or optically readable (bar-coded) ballots. During and after the tabulation, the ballots and, if applicable, the information used to determine the weight of each ballot, shall be treated as public records, subject to public disclosure and made available for inspection by any interested person. The ballots shall be preserved for a minimum of two years, after which they may be destroyed.

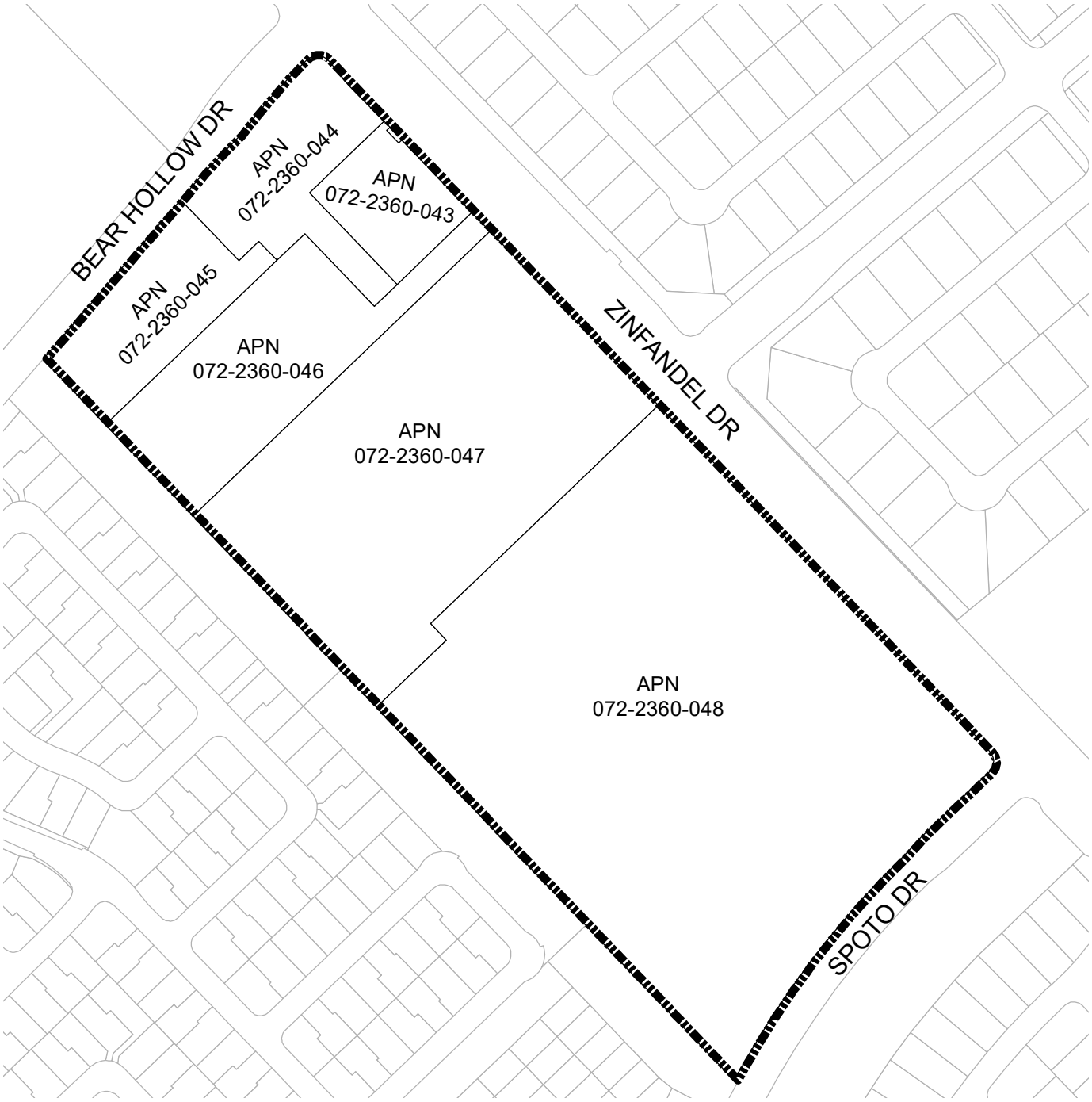
Majority approval of the Record Owners shall exist if the number of valid ballots in favor of the fee exceeds the number of valid ballots in opposition to the fee.

At the time, date and place fixed for the ballot tabulation, the City Council shall direct the City Clerk to commence the ballot tabulation.

If there is no majority approval, the Stormwater Utility Fee shall not be imposed.

If majority approval exists, the City Council may impose the Stormwater Utility Fee pursuant to the Ordinance.

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 32
(STONE CREEK VILLAGE)



Stormwater Utility Fee

Sample of the Stormwater Utility Fees for Fiscal Year **2022-2023**:

Table 1

Land Use Description	Total Area (acres)	Sample Fee
Single Family Residential (SFR1)	0.16	$143.40
Single Family Residential (SFR2)	0.22	$157.73
Single Family Residential (SFR3)	0.30	$168.51
Single Family Residential (SFR4)	0.40	$179.24
Single Family Residential (SFR5)	1.00	$179.24
Multi-Family Residential (MFR1)	5.00	$1,254.93
Commercial	1.00	$1,344.58
Industrial	1.00	$1,434.24
Schools	5.00	$896.39
Private Recreation	1.00	$448.17
Parks/Greenbelts	2.00	$179.24
Public Property (with structures)	2.00	$537.81

CITY OF RANCHO CORDOVA
PETITION
(With Waivers)
Related to the Imposition of a Stormwater Utility Fee
and Other Related Matters

This is a petition to impose a stormwater utility fee and related matters under the Health and Safety Code and Article XIIID of the California State Constitution and it states as follows:

1. **Petitioner**. This Petition is submitted by the person (the "Petitioner") (whether one or more) identified below as or for the record owner(s) of the parcels of land identified below (the "Property"). The Petitioner warrants to the City that the Petitioner is such owner or is legally authorized to execute this Petition for and on behalf of such owner(s).

2. **Proceedings Requested**. This Petition asks that the City Council undertake proceedings under the Health and Safety Code and Article XIIID of the California State Constitution to impose a stormwater utility fee.

3. **Boundaries**. This Petition asks that the territory to be included consist of that shown on a map of the proposed area of the stormwater utility fee described in Exhibit "A" and attached hereto and made a part hereof and which map includes the Property.

4. **Purpose**. This Petition asks that the stormwater utility fee be created, and the fee be levied to finance all or a part of the storm and flood protection services.

5. **Waivers**. To expedite the completion of the proceedings, the Petitioner waives all notices of hearing and all published notices regarding the establishment of the stormwater utility fee, notices of election, applicable waiting periods for the holding of any public hearing and for election and all ballot arguments and analysis for the election, it being acknowledged by the Petitioner that all such notices are for the benefit of the Petitioner and may be waived.

The Property that is subject to this petition is identified as:

County of Sacramento Assessor's Parcel Numbers:

072-2360-043-0000, 072-2360-044-0000, 072-2360-045-0000, 072-2360-046-0000, 072-2360-047-0000, 072-2360-048-0000: The property consists of a total of 25.1 acres.

Project: Stone Creek Village

The Petitioner (record owner) of the Property is:

Elliott Ashton Place, LLC,
a California limited liability company

Signature of Petitioner: _____
[Stephen Hemington, Vice President/ CFO]

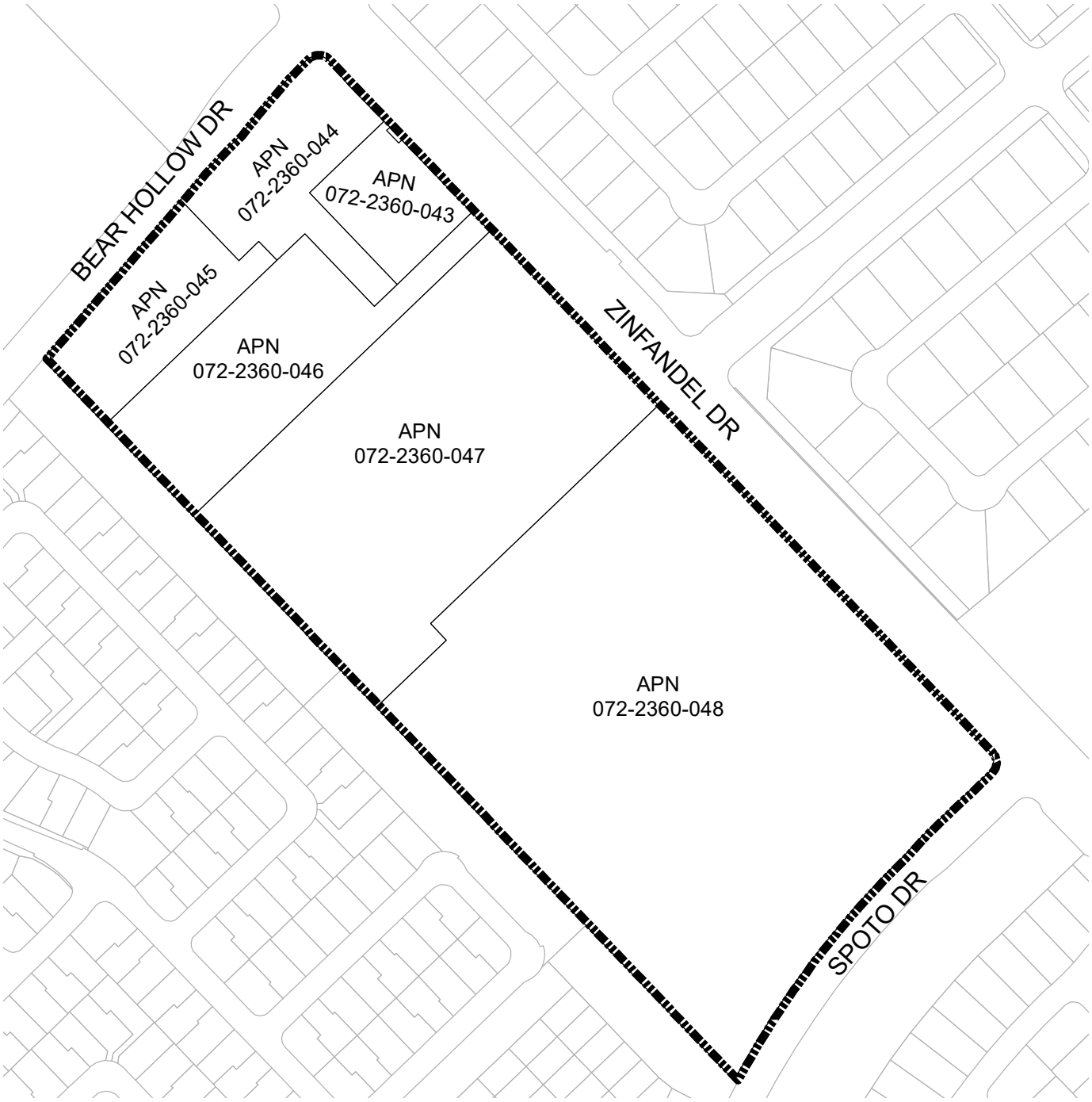
Date: 4/22/22

The address to which the ballots for the CFD elections are to be sent:

Elliott Homes, Inc.
340 Palladio Parkway, Suite 521
Folsom CA 95630-8775

EXHIBIT A

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 32
(STONE CREEK VILLAGE)



MEMORANDUM

ITEM 16.10.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director
Dalia Fadl, Principal Engineer

SUBJECT: **A RESOLUTION APPROVING THE ANNEXATION BOUNDARY MAP FOR THE STONE CREEK VILLAGE PROJECT AND ANNEXATION TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE)**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution approves Annexation Boundary Map. No. 36 for the Stone Creek Village project and Annexation to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance, hereinafter "CFD No. 2008-1"). There is no financial impact to existing residents.

BACKGROUND

On October 6, 2008, the City adopted a resolution of intention to establish a Community Facilities District (CFD) and Future Annexation Area for Citywide street lighting and road maintenance services. On November 17, 2008, the City adopted the Resolution forming CFD No. 2008-1 pursuant to the Mello-Roos Community Facilities Act of 1982 per State of California Government Code Section 5311 et seq. (the "Act"). The Resolution of Intention provided that parcels in the Future Annexation Area for the District shall be annexed into the District without the need for additional noticing and public hearings as long as the owners of the annexed parcels unanimously approved the annexation. Thus, the annexation process for projects within the Future Annexation Area consists of receiving a petition and waiver from the property owner(s), the City Council approving the Annexation Boundary Map by resolution, followed by the recording of the Boundary Map and Notice of Special Tax Lien by the City Clerk.

DISCUSSION

The Stone Creek Village project was conditioned to annex to CFD No. 2008-1 to provide funding for maintenance services including the maintenance, repair, replacement and lighting of public streets and roads and appurtenant facilities in the public right of way. The property owner

signed a Petition (with waivers) of the annexation to CFD No. 2008-1. Adoption of the attached Resolution approves Annexation Boundary Map No. 36 for the project, approves the annexation of the Property into the CFD, and directs the Clerk to execute and record the Map and Notice of Special Tax Lien for the Property.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact to the City's General Fund.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution
3. Exhibit B to the Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE ANNEXATION BOUNDARY MAP FOR THE STONE CREEK VILLAGE PROJECT AND ANNEXATION TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE)

WHEREAS, on October 6, 2008, the City adopted Resolution No. 108-2008 declaring its intention to establish Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "District") and Future Annexation Area for maintenance of street lighting and road maintenance services. On November 17, 2008, the City adopted Resolution No. 129-2008 forming CFD No. 2008-1 pursuant to the Mello-Roos Community Facilities Act of 1982 per State of California Government Code Section 5311 et seq. (the "Act"); and

WHEREAS, the resolution of intention to form the District provided for a more efficient process for the annexation of property into the District when the property owners have provided for their unanimous consent of said annexation process by submitting a petition, consent and waiver from the property owner(s); and

WHEREAS, in June 2022, the property owner of the subject property signed a Unanimous Approval form which irrevocably consents to and votes in favor of the annexation of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of the District; and

WHEREAS, in the case of annexation proceedings, pursuant to Streets and Highways Code Section 3110.5 a separate map of the area proposed to be annexed is required to be prepared and adopted; and

WHEREAS, City staff has caused to be prepared Annexation Boundary Map No. 36 for the property known as the Stone Creek Village project, Exhibit A attached hereto, for the annexation of the property CFD No. 2008-1 (Street Lighting and Road Maintenance).

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA:

1. The above recitals are true and correct, and the Council so finds and determines.
2. Council approves Annexation Boundary Map No. 36 and finds and determines that the territory shown in the Boundary Map is hereby added to and made a part of the District with full legal effect;
3. The City Clerk is directed to execute and record Annexation Boundary Map No. 36 in the office of the County Recorder of Sacramento County no later than 15 days after the adoption of this resolution;
4. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence in Fiscal Year 2022-2023, and the rate and method of apportionment of said tax shall be as set forth in the Resolution of Formation of the District.

5. The City Clerk is directed to execute and record a Notice of Special Tax Lien in substantially the same form as shown in Exhibit B**,** attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Map No. 36.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
Donald Terry, Mayor

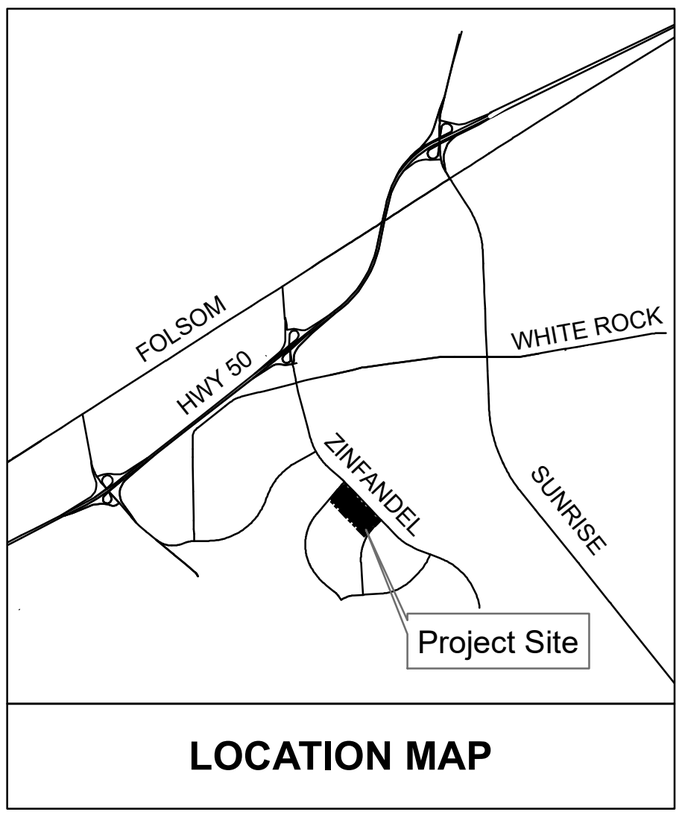
_____
Stacy Leitner, CMC
City Clerk

ANNEXATION MAP NO. 36
STONE CREEK VILLAGE

COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA





LOCATION MAP

CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS _____ DAY OF _____ 2022.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 36 TO COMMUNITY FACILITIES DISTRICT NO. 2008-1, (STREET LIGHTING AND ROAD MAINTENANCE), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____ 2022. BY ITS RESOLUTION NO. _____.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT

FILED THIS _____ DAY OF _____ 2022. AT THE HOUR OF _____ O'CLOCK ____.M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: _____
DEPUTY

FILE: _____

REFERENCE IS MADE TO THE ORIGINAL BOUNDARY MAP OF THE DISTRICT, ENTITLED AND RECORDED AS FOLLOWS:

"PROPOSED BOUNDARIES OF THE COUNTY OF SACRAMENTO COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE) AND FUTURE ANNEXATION AREA, RECORDED ON OCTOBER 14, 2008 IN BOOK 110 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA."

REFERENCE IS MADE TO THE FUTURE ANNEXATION AREA MAP OF THE DISTRICT, ENTITLED AND RECORDED AS FOLLOWS:

"PROPOSED FUTURE ANNEXATION AREA OF THE COUNTY OF SACRAMENTO COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE) AND FUTURE ANNEXATION AREA, RECORDED ON OCTOBER 14, 2008 IN BOOK 110 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA."

Legend

Annexation Boundary

1 " = 150 '

HARRIS & ASSOCIATES
22 EXECUTIVE PARK SUITE 200
IRVINE, CALIFORNIA 92614
800-827-4901

ANNEXATION MAP

City of Rancho Cordova
Community Facilities District No. 2008-1
Annexation 36 (Stone Creek Village)
County of Sacramento, California

Sheet 1 of 1

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670
Attention: City Clerk

AMENDED NOTICE OF SPECIAL TAX LIEN

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53311 of the Government Code, the undersigned clerk of the legislative body of the City of Rancho Cordova (the "City"), State of California, hereby gives notice that a lien to secure payment of special taxes is hereby imposed by the City Council of the City. The special tax secured by this lien is authorized to be levied for the purpose providing certain public services described in Exhibit A attached hereto and hereby made a part hereof.

The special taxes are authorized to be levied within Annexation Map No. 36 (the "Annexed Area") of the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "CFD"), which has now been officially annexed to the District, and the lien of the special taxes are a continuing lien which shall secure each annual levy of the special taxes and which shall continue in force and effect until the special taxes cease to be levied and a notice of cessation of special taxes is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of authorized special tax is as set forth in Exhibit B attached hereto and hereby made a part hereof. The obligation to pay the special tax may not be prepaid and permanently satisfied and the lien of the special taxes canceled.

Notice is further given that upon the recording of this notice in the office of the county recorder, the obligation to pay the special tax levies shall become a lien upon all nonexempt real property within the District in accordance with Section 3115.5 of the Streets and Highways Code.

The name of the owner and the assessor's tax parcel number(s) of the real property included within the District and not exempt from the special tax are as set forth in Exhibit C attached hereto.

Reference is hereby made to the Notice of Special Tax Lien with respect to the District recorded on December 2, 2008, as Document No. 20081202, Page 0781 in the office of the County Clerk & Recorder of the County of Sacramento, California, which contains a list of the then existing owners and assessor tax parcel numbers of the original boundaries of the District.

Reference is made to the boundary map of the District recorded at Book 110 of Maps of Assessment and Community Facilities Districts at Page 10 (Document No. 20081014-0822), in the office of the County Recorder for the County of Sacramento, State of California (the " Original Boundary Map"), and the map of the Annexed Territory recorded at Book 135, Page 12, Document No. 202108200214 in the Office of the County Recorder for the County of Sacramento, State of California, which map together with the Original Boundary Map and the boundary maps of record for all prior annexations, are now the final boundary maps of the Community Facilities District including the Annexed Territory.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Department of Public Works of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California 95670.

Date: _____

By: _____

Stacy Leitner, CMC, City Clerk
City of Rancho Cordova

EXHIBIT A

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

DESCRIPTION OF DISTRICT SERVICES

Description of services:

Maintenance and lighting of public streets and roads

- Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the street improvements, the street-lighting network, dedicated easements, and appurtenant facilities, and administration and overhead of all aspects of the District.

Reserve Fund

- The Special Taxes may be collected and set-aside in designated funds, collected over several years, that may be used by the District to fund future repairs to street lighting and roadway improvements and other services as determined by the District.

EXHIBIT B

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2008-1, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2008-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2008-1 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" or **"Acre"** means the land area making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map or other parcel map recorded at the County Recorder's Office.

"Additional Load and Decorative Lighting Parcel" means any Parcel that is determined by the City to be both an Additional Load Parcel and a Decorative Lighting Parcel.

"Additional Load Parcel" means any Parcel of Commercial Property or Industrial Property that is determined by the City to create excessive wear and tear on the roadways and/or a high volume of vehicular traffic.

"Administrative Expenses" means the costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls, preparation of required reports, and any other costs required to administer the CFD.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel number.

"Authorized Services" means the public services authorized to be funded by CFD No. 2008-1 as set forth in the documents adopted by the City Council when the CFD was formed.

"CFD" or **"CFD No. 2008-1"** means the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

"City" means the City of Rancho Cordova.

"City Council" means the City Council of the City of Rancho Cordova, acting as the legislative body of CFD No. 2008-1.

"Commercial Property" means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a commercial establishment which includes, but is not limited to, retail stores, clothing stores, book stores, video rental stores, drug stores, professional services (i.e., barber shops, dry cleaners), restaurants, supermarkets, hospitals, movie theaters, appliance and electronic stores, home supply stores, auto parts stores, and other businesses providing auto-related products and services. The City shall make the determination if a Parcel is Commercial Property.

"County" means the County of Sacramento.

"Decorative Lighting Parcel" means any Parcel of Developed Property that is determined by the City to have or benefit from decorative lighting features.

"Developed Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential or non-residential structure (which shall not include a permit issued solely for construction of the foundation if another permit remains to be issued for vertical construction of the building) was issued prior to June 30 of the preceding Fiscal Year.

"Fiscal Year" means the period starting on July 1 and ending on the following June 30.

"Hotel Property" means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a structure that constitutes a place of lodging providing sleeping accommodations and related facilities for travelers.

"Industrial Property" means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for construction of an industrial, manufacturing, or warehousing structure. The City shall make the determination if a Parcel is Industrial Property.

"Maximum Special Tax" means the greatest amount of Special Tax that can be levied on an Assessor's Parcel in any Fiscal Year determined in accordance with Section C below.

"Multi-Family Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five or more Units that share a single Assessor's Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

"Non-Residential Property" means, collectively, Commercial Property, Hotel Property, Industrial Property, and Office Property.

"Office Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for a building in which professional, banking, insurance, real estate, administrative or in-office medical or dental activities are conducted. The City shall make the determination if a Parcel is Office Property.

"Ordinary Use Parcel" means any Parcel of Taxable Property that is not an Additional Load Parcel, Decorative Lighting Parcel, Residential Alley Parcel, Additional Load and Decorative Lighting Parcel, or Residential Alley and Decorative Lighting Parcel.

"Proportionately" means that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Parcels of Developed Property.

"Public Property" means any property within the boundaries of CFD No. 2008-1 that is owned by the federal government, State of California, County, City, or other public agency.

"Residential Alley and Decorative Lighting Parcel" means any Parcel that is determined by the City to be both a Residential Alley Parcel and a Decorative Lighting Parcel.

"Residential Alley Parcel" means any Parcel of Residential Property that is determined by the City to have residential alleys that are part of the public roadways.

"Residential Property" means, collectively, Single Family Attached Property, Single Family Detached Property, and Multi-Family Property.

"Single Family Attached Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor's Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor's Parcel with another duplex unit), and are offered as for-sale Units (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit(s)), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

"Single Family Detached Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a Unit that does not share a common wall with another Unit.

"Special Tax Requirement" means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected.

"Special Tax" means a special tax levied in any Fiscal Year on property within CFD No. 2008-1 to pay the Special Tax Requirement.

"Square Foot," "Square Footage," or **"Square Feet"** means the building square footage reflected on the original building permit issued for construction of a building.

"Taxable Property" means all Assessor's Parcels within the boundaries of CFD No. 2008-1 which are not exempt from the Special Tax pursuant to law or Section E below.

"Taxable Public Property" means, in any Fiscal Year, all Assessor's Parcels in CFD No. 2008-1 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a public agency.

"Tax Zone" means one of the three mutually exclusive tax zones identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax, as may be updated to include new Parcels or new tax zones added to the CFD as a result of future annexations.

"Tax Zone 1" means the geographic area that is identified by Assessor's Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 1 and any property annexed into Tax Zone 1 after formation of the CFD.

"Tax Zone 2" means the geographic area that is identified by Assessor's Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 2 and any property annexed into Tax Zone 2 after formation of the CFD.

"Tax Zone 3" means the geographic areas that are identified by Assessor's Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 3 and any property annexed into Tax Zone 3 after formation of the CFD.

"Unit" means an individual single-family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure. Unit shall also mean a single room or unit on a Parcel of Hotel Property.

B. DATA COLLECTION FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel number for all Parcels of Taxable Property within CFD No. 2008-1 and shall determine within which Tax Zone each Assessor's Parcel is located. Upon each annexation of property into CFD No. 2008-1, the Administrator shall update Attachment 1 to include the new Assessor's Parcel number(s). In addition, for all Parcels of Developed Property, if applicable to the Tax Zone in which the

Parcels are located, the Administrator shall determine if each Parcel is an Ordinary Use Parcel, an Additional Load Parcel, a Residential Alley Parcel, a Decorative Lighting Parcel, an Additional Load and Decorative Lighting Parcel, or a Residential Alley and Decorative Lighting Parcel.

Based on review of building permit records for property within the CFD, the Administrator shall determine which Parcels in the CFD are Developed Property for purposes of levying the Special Tax pursuant to Section D below. For Single Family Attached Property, Multi-Family Property, and Hotel Property, the number of Units shall be determined by referencing the condominium plan, apartment plan, site plan or other development plan for the property. For Residential Property, the Administrator shall determine the Square Footage of each Unit. For Non-Residential Property, the Administrator shall determine the Acreage of, and Square Footage on, each Parcel.

If a Parcel in the CFD is rezoned prior to such Parcel becoming Developed Property, the City may in its sole discretion, move the Parcel to a different Tax Zone based on the rezone. If a Parcel rezones after the Parcel has been taxed as Developed Property in prior Fiscal Years, the City can either continue to apply the Maximum Special Tax to the Parcel that had applied prior to the rezone or, in the City's sole discretion, allow for the Parcel to be moved to a different Tax Zone based on the rezone.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2008-1 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. Tax Zone 1

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 1 for Fiscal Year 2008-09 shall be $0.0771 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

2. Tax Zone 2

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 2 for Fiscal Year 2008-09 shall be $0.0211 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

3. Tax Zone 3

The following Maximum Special Taxes apply to all Parcels of Developed Property within Tax Zone 3 of CFD No. 2008-1:

a. Ordinary Use Parcels

MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	$335.81 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	$295.51 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	$295.51 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	$235.06 per Unit
Multi-Family Property	N/A	$235.06 per Unit
Commercial Property	N/A	The greater of $973.30 per Acre or $0.0944 per Square Foot
Hotel Property	N/A	The greater of $2,688.49 per Acre or $56.98 per Unit
Industrial Property	N/A	The greater of $222.20 per Acre or $0.0351 per Square Foot
Office Property	N/A	The greater of $851.74 per Acre or $0.0827 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

b. Residential Alley Parcels

MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	$463.41 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	$407.80 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	$407.80 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	$324.39 per Unit
Multi-Family Property	N/A	$324.39 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

c. Decorative Lighting Parcels

MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	$360.99 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	$317.67 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	$317.67 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	$252.69 per Unit
Multi-Family Property	N/A	$252.69 per Unit
Commercial Property	N/A	The greater of $1,046.30 per Acre or $0.1015 per Square Foot
Hotel Property	N/A	The greater of $2,890.13 per Acre or $61.25 per Unit
Industrial Property	N/A	The greater of $238.87 per Acre or $0.0377 per Square Foot
Office Property	N/A	The greater of $915.62 per Acre or $0.0889 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

d. Additional Load Parcels

MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of $1,216.63 per Acre or $0.1180 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of $277.75 per Acre or $0.0439 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

e. Additional Load and Decorative Lighting Parcels

MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of $1,289.63 per Acre or $0.1251 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of $294.42 per Acre or $0.0465 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

f. Residential Alley and Decorative Lighting Parcels

MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	$488.60 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	$429.97 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	$429.97 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	$342.02 per Unit
Multi-Family Property	N/A	$342.02 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied as follows until the amount of the levy equals the Special Tax Requirement for that Fiscal Year:

First: The Special Tax shall be levied proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax determined for each category of Developed Property within each Tax Zone until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

Second: If additional revenue is needed after the first step has been completed, the Special Tax shall be levied proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that would have

applied to the Parcel had the Parcel not become Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFD No. 2008-1 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2008-1 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on (i) any Parcel of Public Property that is not Taxable Public Property, and (ii) any Parcel in CFD No. 2008-1 that is not Developed Property.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. The City may make interpretations by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Taxes.

ATTACHMENT 1

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

IDENTIFICATION OF TAX ZONES

Tax Zone	Assessor's Parcels Included in Tax Zone *	Fiscal Year In Which Property Was Added to CFD No. 2008-1
1	077-0050-085	2008-09
2	067-0010-060	2008-09
3	067-0990-001	2008-09
	067-1000-001	2008-09
	072-0500-040	2008-09
	072-0500-041	2008-09

**** The property identified by the Assessor's Parcel Numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to APNs in future Fiscal Years. As APNs change, the City may update Attachment 1 to reflect the most current APNs.***

EXHIBIT C

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND WITHIN COMMUNITY FACILITIES DISTRICT

Assessor's Parcel Nos.	Names of Property Owners
072-2360-043-0000, 072-2360-044-0000, 072-2360-045-0000, 072-2360-046-0000, 072-2360-047-0000, 072-2360-048-0000	Elliott Ashton Place, LLC, a California limited liability company

MEMORANDUM

ITEM 16.11.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director
Dalia Fadl, Principal Engineer

SUBJECT: **A RESOLUTION APPROVING THE BOUNDARY MAP FOR THE STONE CREEK VILLAGE PROJECT ANNEXATION TO THE RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2018-2 (COMMUNITY PLACES AND NEIGHBORHOOD GREENS)**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve Annexation Boundary Map No. 5 for the Stone Creek Village project to Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) and would approve the recording of the Annexation Boundary Map and the Notice of Special Tax Lien.

BACKGROUND

On August 6, 2018, the City adopted a Resolution of Intention to establish a Community Facilities District (CFD) and Future Annexation Area for citywide maintenance of community places and neighborhood greens. The special tax contributes to the cost of the operation and maintenance of public improvements, including community plazas, neighborhood greens, and regional trails. On September 17, 2018, the City adopted the resolution forming CFD No. 2018-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the “Act”). The action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided unanimous consent. Defining the Future Annexation Area provided the resolution of intention, noticing, and public hearing for the entire Future Annexation Area, so these steps do not need to be repeated for each annexation.

The annexation process for projects within the Future Annexation Area is streamlined to receiving a petition and waiver from the property owner(s), the City Council approving the Annexation Boundary Map by resolution, followed by the recording of the Annexation Boundary Map and Notice of Special Tax Lien by the City Clerk.

DISCUSSION

The project included in this action was conditioned to annex to CFD No. 2018-2 to provide funding for maintenance of community places and neighborhood greens, including community plazas and bicycle trails, and to pay for the capital replacement of said facilities. In June 2022, the property owners signed a unanimous approval of the annexation to CFD No. 2018-2 (see Attachment 4). Adoption of the attached Resolution approves Annexation Boundary Map No. 5 for the project and directs the City Clerk to execute and record the Annexation Boundary Map and Notice of Special Tax Lien for the project.

FISCAL IMPACT AND FUNDING SOURCE

There is no impact to the General Fund.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution
3. Exhibit B to the Resolution
4. Unanimous Approval

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE BOUNDARY MAP FOR THE STONE CREEK VILLAGE PROJECT ANNEXATION TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2018-2 (COMMUNITY PLACES AND NEIGHBORHOOD GREENS)

WHEREAS, the Conditions of Approval for the Stone Creek Village project require the property owner/applicant to participate in the provision of funding to provide fair share maintenance of Community Places and Neighborhood Greens associated with the project; and

WHEREAS, on August 6, 2018, the City adopted a Resolution of Intention to establish Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "District") and Future Annexation Area for maintenance of community places and neighborhood greens. On September 17, 2018, the City adopted a Resolution forming CFD No. 2018-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"); and

WHEREAS, the action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided for their unanimous consent such that the annexation process for projects within the Future Annexation Area has been reduced to receiving a petition, consent and waiver from the property owner(s); and

WHEREAS, in June 2022, the property owner(s)s executed a unanimous approval form which irrevocably consents to and votes in favor of the annexation of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of the District (Attachment 4); and

WHEREAS, in the case of annexation proceedings, pursuant to Streets and Highways Code Section 3110.5 a separate map of the area proposed to be annexed is required to be prepared and adopted; and

WHEREAS, City staff has caused to be prepared Annexation Boundary Map No. 5 for the property known as the Stone Creek Village project, Exhibit A attached hereto, for the annexation of the property to No. 2018-2 (Community Places and Neighborhood Greens).

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA:

1. The Council finds and determines the above recitals are true and correct.
2. The City Council approves Annexation Boundary Map No. 5 and finds and determines that the territory shown in the Annexation Boundary Map is hereby added to and made a part of the District with full legal effect.
3. The City Clerk is directed to execute and record Annexation Boundary Map No. 5 in the office of the County Recorder of Sacramento County not later than 15 days after the adoption of this resolution.
4. The City Council finds and determines that a special tax shall be levied within the

Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence in Fiscal Year 2022-2023, and the rate and method of apportionment of said tax shall be as set forth in the Resolution of Formation of the District.

5. The City Clerk is directed to execute and record a Notice of Special Tax Lien in substantially the same form as shown in Exhibit B attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Boundary Map No. 5.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July 2022 by the following vote:

ATTEST:

AYES:

NOES:

ABSENT:

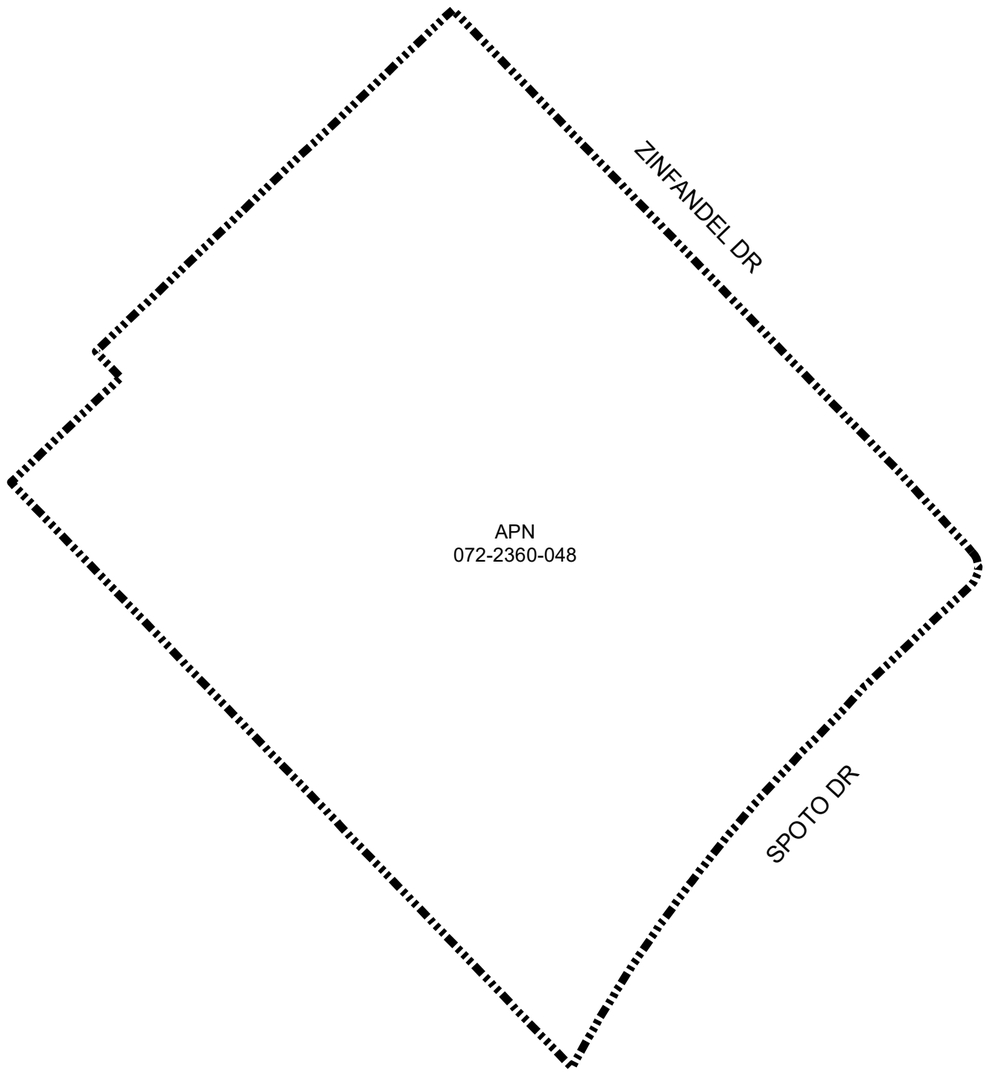
ABSTAIN:

_____
Donald Terry, Mayor

_____
Stacy Leitner, CMC
City Clerk

PROPOSED BOUNDARY OF ANNEXATION 5 (STONE CREEK VILLAGE) TO CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2018-2 (COMMUNITY PLACES AND NEIGHBORHOOD GREENS)

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS _____ DAY OF _____ 2022.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 5 TO COMMUNITY FACILITIES DISTRICT NO. 2018-2, (COMMUNITY PLACES AND NEIGHBORHOOD GREENS), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____ 2022. BY ITS RESOLUTION NO. _____.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT

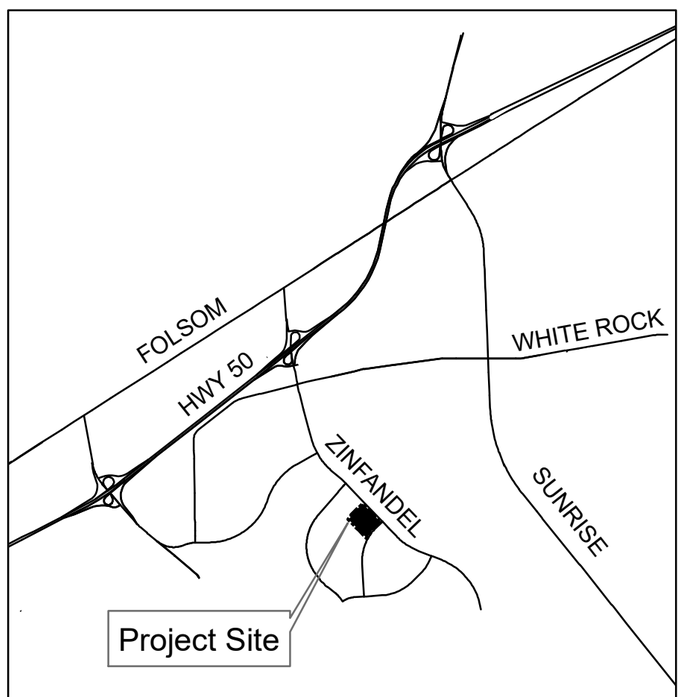
FILED THIS _____ DAY OF _____ 2022. AT THE HOUR OF _____ O'CLOCK ____.M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: _____
DEPUTY

FILE: _____

REFERENCE THE SACRAMENTO COUNTY ASSESSOR'S MAPS FOR A DETAILED DESCRIPTION OF PARCEL LINES AND DIMENSIONS



LOCATION MAP

Legend
Annexation Boundary

1 " = 150 '

HARRIS & ASSOCIATES
22 EXECUTIVE PARK, SUITE 200
IRVINE, CALIFORNIA 92614
800-827-4901

PROPOSED BOUNDARY MAP

City of Rancho Cordova
Annexation 5 (Stone Creek Village)
Community Facilities District No. 2018-2
County of Sacramento, California

Sheet 1 of 1

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670
Attention: City Clerk

AMENDED NOTICE OF SPECIAL TAX LIEN

COMMUNITY FACILITIES DISTRICT NO. 2018-2
(COMMUNITY PLACES AND NEIGHBORHOOD GREENS)
OF THE CITY OF RANCHO CORDOVA

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53328.3 of the Government Code, the undersigned clerk of the legislative body of the City of Rancho Cordova (the "City"), State of California, hereby gives notice that a lien to secure payment of special taxes is hereby imposed by the City Council of the City. The special taxes secured by this lien are authorized to be levied for the purpose of providing services as described in Exhibit A attached hereto and hereby made a part hereof.

The special taxes are authorized to be levied within Annexation Boundary Map No. 5 (the "Annexed Area") of the City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "District"), which has now been officially annexed to the District, and the lien of the special taxes are a continuing lien which shall secure each annual levy of the special taxes and which shall continue in force and effect until the special taxes cease to be levied and a notice of cessation of special taxes is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of authorized special tax is as set forth in Exhibit B attached hereto and hereby made a part hereof. The obligation to pay the special tax may not be permanently satisfied by way of prepayment of the special tax and the lien of the special tax cannot be canceled in this manner.

Notice is further given that upon the recording of this notice in the office of the county recorder, the obligation to pay the special tax levies shall become a lien upon all nonexempt real property within the District in accordance with Section 3115.5 of the Streets and Highways Code.

The name of the owner and the assessor's parcel number(s) of the real property included within the District and not exempt from the special tax are as set forth in Exhibit C attached hereto.

Reference is hereby made to the Notice of Special Tax Lien with respect to the District recorded on October 4, 2018, as Document No. 201810040991 page 15, in the office of the County Clerk & Recorder of the County of Sacramento, California, which contains a list of the then existing owners and assessor tax parcel numbers of the original boundaries of the District.

Reference is made to the boundary map of the District recorded on August 21, 2018, as Document No. 201808210674, at Book 126 of Maps of Assessment and Community Facilities Districts at Page No.19, in the office of the County Clerk & Recorder of the County of Sacramento, California, (the " Original Boundary Map"), and the map of the Annexed Territory recorded at Book 133, Page 4, Document No. 202103290292 in the Office of the County Recorder for the County of Sacramento, State of California, which map together with the Original Boundary Map and the boundary maps of record for all prior annexations, are now the final boundary maps of the Community Facilities District including the Annexed Territory.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Department of Public Works of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California 95670, (916) 851-8710.

Dated: _____

_____
CITY CLERK OF THE CITY OF
RANCHO CORDOVA

EXHIBIT A

CITY OF RANCHO CORDOVA

COMMUNITY FACILITIES DISTRICT NO. 2018-2

(COMMUNITY PLACES AND NEIGHBORHOOD GREENS)

LIST OF FACILTIES AND SERVICES

The City of Rancho Cordova (the "City") is establishing Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "CFD") to fund, in whole or in part, the following facilities and services (the terms "facilities" and "services" shall have the meaning as given in the Mello-Roos Community Facilities Act of 1982.

AUTHORIZED FACILITIES

The CFD is being established to fund the maintenance, operations, servicing, rehabilitation and replacement of CFD Facilities. The costs associated with the initial capital improvements required for the construction or installation of the Facilities are not included in the costs to be funded by the CFD. A general list of the Facilities to be maintained by the CFD include:

1. **Community Plazas.** Community Plazas are a component of the Community Places category of City Open Space, as defined in the City's Open Space Guidelines. Community Plazas are typically located in Village and Town Centers to provide areas for congregation, socializing and community events/activities. Two Community Plazas are planned for the CFD.

   Specific amenities will be determined on a site by site basis. Typical amenities may include, but are not limited to, expanded public gathering space; outdoor seating and shade structures; signage and lighting; trash and recycling receptacles; bicycle parking; features of interest such as fountains, art work, engaging landscapes and other unique structures/treatments; hardscape areas; and formal landscaping in planter boxes.

2. **Bicycle Trails.** Bicycle Trails are a component of the Green Infrastructure category of City Open Space as defined in the City's Open Space Guidelines. A system of Bicycle Trails, defined as the *Class I Bicycle Trails East of Sunrise Boulevard* in the City's Bicycle Trails Master Plan, is planned for the CFD. This system of trails will have an estimated 250,530 linear feet of bicycle trails (over 47 miles) that will be a part of the City's overall Bicycle Trail network.

   Primary trails are 16' in overall width (12' of asphalt pavement with a 2' shoulder on each side). Primary trails are typically located within a corridor of at least 50 feet in width, with larger widths up to 100 feet encouraged. Corridors of less than 50 feet in width may be accepted based on the unique opportunities

and constraints within a given development project. Secondary trails feed into primary trails and provide connections to significant corridors and local trails. Secondary trails are 14' in overall width (10' of asphalt pavement with a 2' shoulder on each side) and are typically located within a corridor of at least 35 feet in width, with larger widths encouraged.

Typical amenities for Bicycle Trails may include, but are not limited to, native and/or draught tolerant plants; railings and edge protections; grade separated crossings; signage and lighting; shade trees; and trailheads where trails begin or connect to other trails. Trailheads are small open space areas that may include benches; signage and lighting; trash and recycling receptacles; maps; and other elements to assist trail users.

3. **Neighborhood Greens.** Neighborhood Greens are the most commonly occurring component of the Community Places category of City Open Space, as defined in the City's Open Space Guidelines. Neighborhood Greens are small-scale urban and suburban open spaces serving as places to meet, gather, socialize, commune with nature or otherwise participate in passive recreation activities. Neighborhood Greens are typically located in small developed and landscaped areas generally within residential neighborhoods in new development areas.

   Specific amenities will be determined on a site by site basis. Typical amenities may include, but are not limited to, public gathering space; multi-purpose tables and shade structures; signage and lighting; trash and recycling receptacles; water fountains, barbeque areas and bicycle parking; walking paths, including those with special paving materials; landscape areas and hardscape areas; and distinguished areas with a special design feature such as tree variety or amenity.

4. **Other Facilities.** In addition to the facilities described above, the following features as described in the City's Open Space Guidelines may be maintained by the CFD:

Community Places	Green Infrastructure
Neighborhood Greens	Pedestrian Trails
Town Greens	Pedestrian Paseos
Community Gardens / Rose Gardens / Display Gardens	Utility Easements
Water Resources / Streams / Ponds / Lakes	Green Streets
Community Wide Open Space Facilities	Local Residential Street Landscape Enhancement
Outdoor Amphitheaters	Enhanced Detention Basins / Drainage Ways

Additionally, Facilities may include any other facilities permitted under the Mello-Roos Community Facilities Act of 1982, including the facilities described in Section 53313.5 of the California Government Code, as amended from time to time, provided that such facilities satisfy at least one of the following criteria: 1) augment, improve or expand existing CFD Facilities that are primarily for the benefit of the CFD; or 2) repair or rehabilitate existing CFD Facilities.

AUTHORIZED SERVICES

The CFD is being established to fund the cost of all authorized CFD Services which are to include, but are not limited to:

1. **Capital Replacement.** Capital Replacement includes any and all costs associated with repairing and replacing any of the Facilities described above.

2. **Maintenance.** Maintenance includes any and all costs associated with maintaining, operating and servicing all of the Facilities described above. This includes, but is not limited to the cost of labor, mechanical and automotive expenses, maintenance services, materials and supplies, water, electricity and other utilities, refuse collection, sewage disposal, security services or other costs incurred for the Facilities.

3. **General CFD Costs.** General Costs include any and all administrative costs associated with the CFD including, but not limited to, the costs of setting the annual levy and the collection of Special Taxes, such as county tax collection fees, consultant fees, legal fees and city staff costs.

   Additionally, Services may include any other facilities permitted under the Mello-Roos Community Facilities Act of 1982, including the facilities described in Section 53313.5 of the California Government Code, as amended from time to time, provided that such services are related to at least one of the following criteria: 1) the augmentation, improvement or expansion of existing Facilities that are primarily for the benefit of the CFD; or 2) the reparation or rehabilitation of existing Facilities.

EXHIBIT B

City of Rancho Cordova

Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax as described herein and authorized under the Mello-Roos Community Facilities Act of 1982 (the "Act") shall be applicable to parcels of land within the Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "CFD") of the City of Rancho Cordova (the "City"), including any parcels of land subsequently annexed into the CFD unless a separate Rate and Method of Apportionment of Special Tax is adopted at the time of annexation. The Special Tax shall be levied and collected as determined by the City through the application of the Rate and Method of Apportionment as described below.

A. Definitions

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Age-Qualified Residential Parcel" means a Residential Parcel within an age-qualified community as defined in the Fair Housing Act of 1968 or the 1995 Housing for Older Persons Act including amendments to those Acts.

"Age-Qualified Multi-Family Residential Parcel" means a Multi-Family Residential Parcel that meets the criteria for an Age-Qualified Residential Parcel.

"Age-Qualified Single Family Residential Parcel" means a Single Family Residential Parcel that meets the criteria for an Age-Qualified Residential Parcel.

"Administrative Expenses" means the actual or reasonably estimated costs incurred by the City acting for and on behalf of the CFD as administrator thereof, to determine, levy and collect the Special Taxes, in responding to public inquiries regarding the Special Taxes, including salaries of City employees and a proportionate amount of the City's general administrative overhead related thereto; the fees of consultants and legal counsel providing services related to the administration of the CFD; any amounts estimated or advanced by the City or CFD for any other administrative purposes; and any other costs required to administer the CFD as determined by the City.

"Annual Special Tax" means the total Special Tax levied against a Residential Parcel in the CFD in a Fiscal Year.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County designating lots or parcels by an Assessor's Parcel Number.

"Assessor's Parcel Number" means the Assessor's Parcel Number for any Parcel based on the County Assessor's secured property tax roll as of July 1 of each Fiscal Year.

"Authorized Facilities and Services" or "Facilities and Services" means the authorized facilities, maintenance activities and/or services, and expenses that may be funded by the CFD pursuant to the Act as amended, including, without limitation, the facilities and services authorized to be funded by the CFD as set forth in the documents adopted by the City Council at the time the CFD was formed.

"Base Year" means the Fiscal Year beginning July 1, 2018 and ending June 30, 2019.

"Building Permit" means a building permit issued by the City prior to the June 30 preceding the Fiscal Year in which the Special Tax is being levied.

"Capital Replacement Reserve Fund(s)" means a fund or funds that may be maintained for the CFD to provide for the accumulation and holding of funds for long-term capital projects, asset replacement, or other large anticipated expenditures.

"CFD" or "CFD No. 2018-2" means Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) of the City of Rancho Cordova.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"City" means the City of Rancho Cordova.

"City Council" means the City Council of the City of Rancho Cordova, acting as legislative body of the CFD.

"County" means the County of Sacramento.

"Developed Residential Parcel" means any residential parcel for which a building permit has been issued by the City prior to the start of the current Fiscal Year.

"Dwelling Unit" means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential dwelling units.

"Final Subdivision Map" means a subdivision of property creating residential buildable lots by recordation of a Final Subdivision Map or parcel map pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.), or recordation of a condominium plan pursuant to the California Civil Code 1352, that creates individual lots for which building permits may be issued without further subdivision and is recorded prior to June 30 preceding the Fiscal Year in which the Special Tax is being levied.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"**Maximum Annual Special Tax"** means the Maximum Special Tax that may be levied against a Taxable Parcel in a Fiscal Year determined in accordance with Section C and Section D.

"Maximum Special Tax Rate" means the amount shown in Section C that is used in calculating the Maximum Annual Special Tax that may be levied on a Residential Parcel based on its residential land use and the number of residential Dwelling Units on the Parcel for a Fiscal Year.

"Multi-Family Residential Parcel" means a Residential Parcel with authorized residential use to consist of two or more for-rent Dwelling Units that share common walls, including, but not limited to, apartments and Residential Property that are not for sale to an end user and are under common management.

"Operating Reserve Fund" means a fund that may be maintained for the CFD each Fiscal Year to provide necessary cash flow to pay for the operation, maintenance and servicing of the CFD Facilities, Administrative Expenses and any other allowable CFD costs through the first six months of each Fiscal Year, which is at or around the time in which the City will receive the first allocation from the County of the annual Special Tax levy.

"Other Land Use Parcel" means a Taxable Parcel that does not have authorized residential use that is verified by issuance of a Building Permit for residential use, secured assessment roll classification for residential land use and assessed valuation that includes the improved value of residential Dwelling Unit(s) by the County Assessor, Final Subdivision Map or other authorization of the City or County allowing the Parcel to be used for residential purposes.

"Proportionately" means that the ratio of the Annual Special Tax to the Maximum Annual Special Tax is equal for all Taxable Parcels levied within the CFD.

"Public Parcel" means any Parcel, in its entirety, that is or is intended to be publicly owned and is normally exempt from the levy of general ad valorem property taxes under California law, including, but not limited to, public streets, schools, parks, fire stations, police stations, and public drainage ways; public landscaping, wetlands, greenbelts, and public open space. These parcels are exempt from the levy of Special Taxes and classified as Tax-Exempt Parcels.

"Residential Parcel" means a Taxable Parcel that does have authorized residential use. A Residential Parcel is further classified as either a Single-Family Residential or a Multi-Family Residential Parcel depending on the type of residential use authorized for the Parcel. Once classified as a Residential Parcel, no Parcel shall be removed from the Residential Parcel classification unless the Building Permit or other authorization expires, is revoked, or is otherwise terminated.

"Resolution of Formation" means the City Council resolution establishing the CFD and authorizing the levy the Special Tax.

"Single-Family Residential Parcel" means a Residential Parcel with authorized residential use to consist of one Dwelling Unit that may or may not share common walls with one or more other Dwelling Unit(s), including, but not limited to, detached homes, duplexes, triplexes, townhomes, condominiums, and other Residential Parcels that are for sale to an end user and are not under common management.

"Special Tax" means any Special Tax authorized to be levied in the CFD under the Act and the Resolution of Formation.

"Special Tax Requirement" means the amount, as determined by the CFD Administrator, for any Fiscal Year to: (i) pay the costs for the operation, maintenance and services of the Authorized Facilities and Services during such Fiscal Year based upon the service levels established at the time of formation or as may be amended by the City in the future, (ii) pay Administrative Expenses associated with the Special Tax, (iii) establish or replenish the Operating Reserve Fund, (iv) establish or replenish the Capital Replacement Reserve Fund(s), (v) pay incidental expenses related to the Authorized Facilities and Services as authorized pursuant to the Act, and less (vi) any excess

funds available in the Operating Reserve Fund, the Capital Replacement Reserve Fund(s), or other funds associated with the CFD as determined by the CFD Administrator.

"Tax Escalation Factor" means an annual percentage increase equal to the greater of (i) the annual average Consumer Price Index (CPI), for San Francisco-Oakland-San Jose, All Urban Consumers (CPI-U) for the prior calendar year, or (ii) three percent (3%). If the CPI listed above is no longer published, the Administrator shall select a new tax escalation factor that is reasonably comparable to the CPI that is no longer published.

"Taxable Parcel" means any Parcel that is not a Tax-Exempt Parcel.

"Tax-Exempt Parcel" means a Parcel not subject to the Special Tax. Tax-Exempt Parcels are Public Parcels (subject to the limitations set forth in Section B), or privately owned Parcels that are non-developable, such as common areas, wetlands, and open space, all of which are exempt from the levy of Special Taxes as determined by the City.

"Tax Zone" means one of two (2) mutually exclusive tax zones identified in Exhibit 1 of this Rate and Method of Apportionment, which may be updated to include new assessor's parcels or new Tax Zones added to the CFD as a result of future annexations.

"Tax Zone A" means the Tax Zone that includes parcels located in a development that has local neighborhood greens within such development that will be maintained by the City.

"Tax Zone B" means the Tax Zone that includes parcels located in a development that does not have local neighborhood greens within such development or has local neighborhood greens that will be maintained by an entity or agency other than the City.

"Total Annual Special Tax" means the total of the Annual Special Taxes levied against all Residential Parcels in the CFD in a Fiscal Year.

"Total Maximum Annual Special Tax" means the total of the Maximum Special Taxes that could be levied against all Residential Parcels in the CFD in a Fiscal Year.

"Undeveloped Residential Parcel" means any residential parcel for which a building permit has not been issued by the City prior to the start of the current Fiscal Year.

B. Data Collection for the Annual Special Tax Levy

On July 1 of each Fiscal Year, commencing with the Base Year, the Administrator shall classify the Parcels in the CFD using the Definitions in Section A, the Parcel records of the Assessor's secured property tax roll as of July 1 and other City or County development approval records as follows:

i. Each Parcel shall be assigned to either Tax Zone A or Tax Zone B;

ii. Each Parcel shall be classified as a Taxable Parcel or a Tax-Exempt Parcel;

iii. Each Taxable Parcel shall be further classified as a Residential Parcel or an Other Land Use Parcel;

iv. Each Residential Parcel for shall be classified as a Single-Family Residential Parcel or a Multi-Family Residential Parcel;

v. Each Residential Parcel that meets the criteria for an Age-Qualified Residential Parcel shall be further designated as either an Age-Qualified Single Family Residential Parcel or an Age-Qualified Multi-Family Residential Parcel

If a Tax-Exempt Parcel is converted to a Taxable Parcel as a result of the sale of a Tax-Exempt Parcel to a private owner for residential development, it shall become subject to the Special Tax.

Conversely, if a Taxable Parcel is converted to a Tax-Exempt Parcel as a result of either (i) the sale of the Taxable Parcel to a public entity, and such entity is normally exempt from the levy of general ad valorem property taxes under California law or (ii) the inability of the private owner to develop the parcel as described in the definition of "Tax-Exempt Parcel," it shall become a Tax-Exempt Parcel.

C. Maximum Special Tax Rates

The annual Maximum Special Tax Rates for Residential Parcels for Base Year 2018/19 are as follows:

Residential Land Use	**Maximum Special Tax per Dwelling Unit**	
	Tax Zone A	**Tax Zone B**
Single-Family Residential Parcel	$115.84	$28.49
Age-Qualified Single Family Residential Parcel	$78.54	$19.32
Multi-Family Residential Parcel	$60.48	$14.88
Age-Qualified Multi-Family Residential Parcel	$41.01	$10.09

For each Fiscal Year following the Base Year, each of the Maximum Annual Special Tax Rates shall be increased from the prior Fiscal Year's respective Maximum Annual Special Tax Rates by multiplying such prior Fiscal Year Maximum Special Tax Rates by the Tax Escalation Factor.

D. Determination of Multi-Family Residential Parcel's Maximum Annual Special Tax *When a building permit is issued for a Multi-Family Residential Parcel, the Maximum Annual Special Tax for the Parcel for which such building permit has been issued for each Fiscal Year shall be determined by multiplying the number of Dwelling Units assigned to the Parcel times the Maximum Special Tax Rate for the Parcel as determined in Section C.*

E. Levy of the Annual Special Tax

Each year, the CFD Administrator shall levy the Annual Special Tax commencing with Fiscal Year 2018-2019, and for each Fiscal Year thereafter as follows:

i. Each Year on July 1, the CFD Administrator shall determine the Special Tax Requirement for the current Fiscal Year.

ii. The Annual Special Tax shall be levied proportionately on each Developed Residential Parcel within each Tax Zone up to 100% of the applicable Maximum Annual Special Tax, not to exceed the Special Tax Requirement for the current Fiscal Year.

iii. If additional revenue is required to equal the Special Tax Requirement for the current Fiscal Year, the Annual Special Tax shall be levied proportionately on Undeveloped Residential Parcels up to 100% of the Maximum Annual Special Tax, not to exceed the remainder of the Annual Special Tax Requirement for which a Final Subdivision Map has been approved and Authorized Facilities have been accepted for maintenance by the City.

Under no circumstances will the Annual Special Tax levied in any Fiscal Year against any Residential Parcel be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the CFD by more than 10 percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

F. Manner of Collection

The Annual Special Tax will be collected in the same manner and at the same time as ad valorem property taxes, provided, however, that the Administrator or its designee may directly bill the Annual Special Tax and may collect the Annual Special Tax at a different time, such as on a monthly or other periodic basis, or in a different manner, if necessary, to meet the City's financial obligations.

The Administrator shall prepare a listing of the amount of the of the Annual Special Tax levy for each Taxable Parcel and send it to the County Auditor-Controller requesting that it be placed on the County's secured property tax roll for that Fiscal Year.

G. Limitations

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on any Other Land Use Parcel, Public Parcel or Tax-Exempt Parcel.

H. Duration of the Special Tax

Parcels in the CFD will remain subject to the Special Tax in perpetuity, unless and until such time the City determines the revenues are no longer needed, in which case the Special Tax shall cease to be levied and City shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished. The Notice of Cessation of Special Tax

shall additionally identify the book and page of the Book of Maps of Assessment and Community Facilities Districts where the map of the boundaries of the CFD is recorded.

I. Appeals

Any taxpayer who believes that the amount of the Special Tax assigned to a Parcel is in error may file a notice with the City appealing the levy of the Special Tax. The City will then promptly review the appeal, and if necessary, meet with the applicant. If the City verifies that the Special Tax should be modified or changed, the Special Tax levy shall be corrected and, if applicable, a refund or revised tax bill shall be granted for the current Fiscal Year.

Interpretations may be made by Resolution of the City Council for purposes of clarifying any vagueness or ambiguity as it relates to the Maximum Annual Special Tax Rate, the method of apportionment, the classification of properties or any definition applicable to the CFD.

J. Prepayment of the Special Tax Obligation

The Special Tax for a Taxable Parcel may not be prepaid. The Special Tax is collected to fund Authorized Facilities and Services in perpetuity, or until the City Council determines that the Special Tax should no longer be collected.

Rate and Method of Apportionment

EXHIBIT 1

TAX ZONE DESIGNATIONS

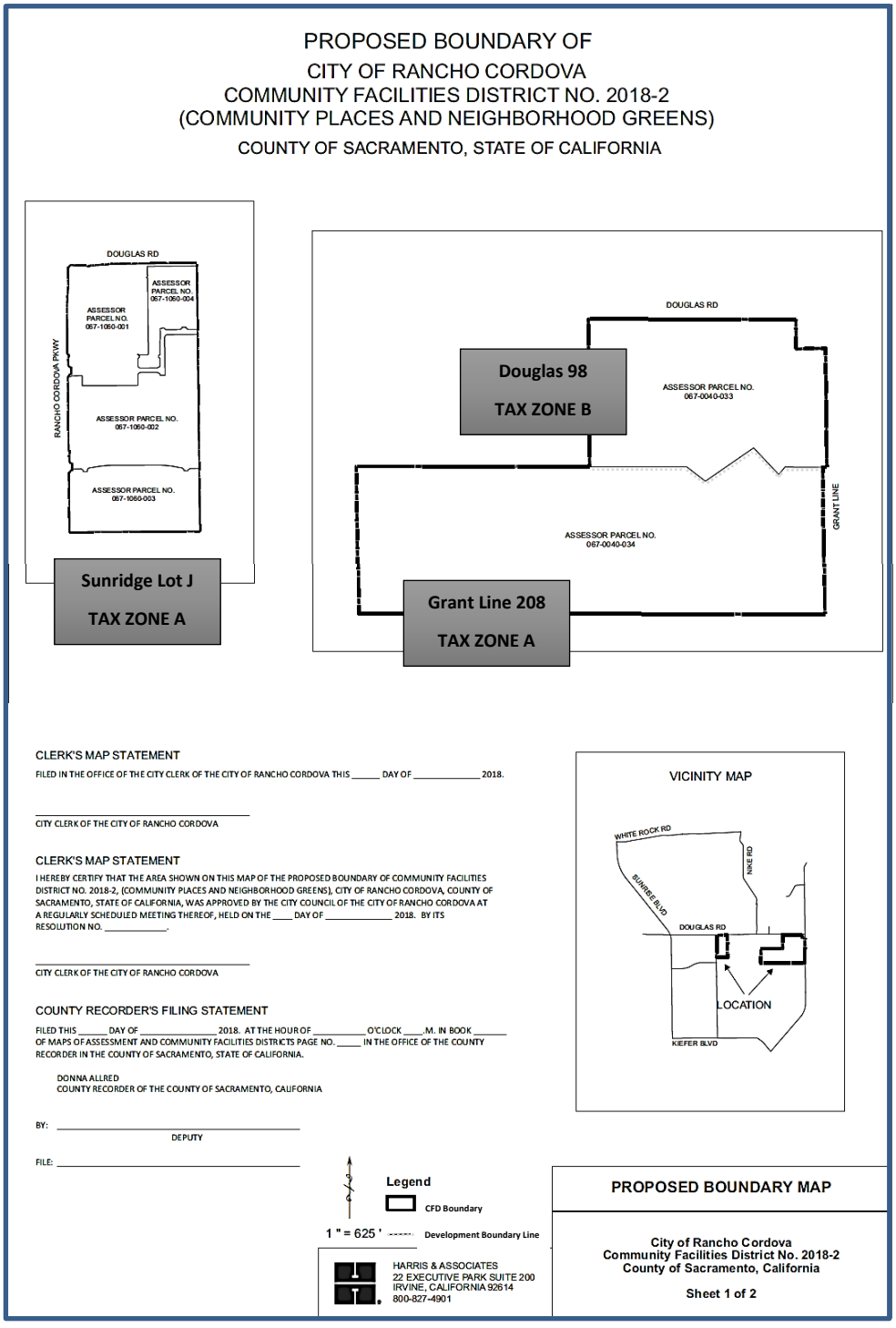


EXHIBIT C

COMMUNITY FACILITIES DISTRICT NO. 2018-2
(COMMUNITY PLACES AND NEIGHBORHOOD GREENS)
OF THE CITY OF RANCHO CORDOVA

NAMES OF OWNER(S) AND THE ASSESSOR'S PARCEL NUMBER(S)

ASSESSOR PARCEL NUMBER	NAME OF PROPERTY OWNERS
072-2360-048-0000	Elliott Ashton Place, LLC, a California limited liability company

CITY OF RANCHO CORDOVA
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

Annexation No. 5

UNANIMOUS APPROVAL
of Annexation to a Community Facilities District
and Related Matters

To the City Council
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 956703

Members of the City Council:

This constitutes the Unanimous Approval (the "Unanimous Approval") of Elliott Ashton Place, the record owner(s) (the "Property Owner") of the fee title to the real property identified below (the "Property") contemplated by Section 53339.3 et seq. of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act") to annexation of the Property to the "City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "CFD"), and it states as follows:

1. Property Owner. This Unanimous Approval is submitted by the Property Owner (whether one or more) identified below as or for the recorded owner(s) of the Property identified below. The Property Owner warrants to the City of Ranch Cordova (the "City") that they are such Property Owner or is legally authorized to execute this Unanimous Approval for and on behalf of such Property Owner.

2. Approval of Annexation. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD. The CFD was formed to finance the municipal services (the "Services") described in Exhibit A hereto and made a part hereof.

3. Approval of Special Tax and the Facilities. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the levy of special taxes (the "Special Taxes") on the Property to finance the Services, according to the Rate and Method of Apportionment of Special Taxes for the CFD attached hereto as Exhibit B and made a part hereof (the "Rate and Method"). Exhibit B describes the maximum special tax rate for the Services. This annexed property is placed in Tax Zone A for purposes of computation of the Special Tax.

4. Approval of the Appropriations Limit. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the appropriations limit established for the CFD.

5. Waivers and Vote. The Property Owner hereby confirms that this Unanimous Approval constitutes its approval and unanimous vote as described herein and as contemplated by Section 53339.3 et seq. of the Act and Article XIIIA of the California Constitution. The Property Owner hereby waives all other rights with respect to the annexation of the Property, the levy of the Special Taxes on the Property and the other matters covered in this Unanimous Approval.

6. Recordation of Amendment to Notice of Special Tax Lien. The Notice of Special Tax Lien for the CFD was heretofore recorded in the Office of the County Recorder of the County of Sacramento, State of California on September 14, 2018, recorded at Book 20180914 at Page 0535.

The Property Owner hereby authorizes and directs the City Clerk to execute and cause to be recorded in the Office of the County Recorder of the County of Sacramento an amendment to the Notice of Special Tax Lien for the CFD as required by Section 3117.5 of the California Streets and Highways Code. The amendment to the Notice of Special Tax Lien shall include the Rate and Method as an exhibit thereto.

7. City Warranted. The Property Owner warrants to the City that the presentation of this Unanimous Approval, any votes, consents or waivers contained herein, and other actions mandated by the City for the annexation of the Property to the CFD shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Property Owner for the Property, including any "due-on-encumbrance" clauses under any existing security instruments secured by the Property. If requested by the City, the Property Owner agrees, at its own expense, to supply to the City, current title evidence so that the City may verify ownership for the annexation to the CFD.

8. Due Diligence and Disclosures. The Property Owner agrees to cooperate with the City and its attorneys and consultants and to provide all information and disclosures required by the City about the Special Taxes to purchasers of the Property or any part of it.

9. Agreements. The Property Owner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions described in this Unanimous Approval, including any cash deposit required to pay for the City's costs in annexing the Property to the CFD.

10. The Property. The Property is identified as follows:

Assessor's Parcel No. **072-2360-048-0000**

By executing this Unanimous Approval, the Property Owner agrees to all of the above.

The Petitioner (record owner) of the Property is:

Elliott Ashton Place, LLC,
a California limited liability company

Signature of Petitioner: _____
[Stephen Hemington, Vice President/ CFO]

Date: 6/22/22

The address to which the ballots for the CFD elections are to be sent:

Elliott Homes, Inc.
340 Palladio Parkway, Suite 521
Folsom CA 95630-8775

EXHIBIT A

CITY OF RANCHO CORDOVA
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

LIST OF FACILITIES AND SERVICES AUTHORIZED TO BE FUNDED

The City of Rancho Cordova (the "City") is establishing Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "CFD") to fund, in whole or in part, the following facilities and services (the terms "facilities" and "services" shall have the meaning as given in the Mello-Roos Community Facilities Act of 1982.

AUTHORIZED FACILITIES

The CFD is being established to fund the maintenance, operations, servicing, rehabilitation and replacement of CFD Facilities. The costs associated with the initial capital improvements required for the construction or installation of the Facilities are not included in the costs to be funded by the CFD. A general list of the Facilities to be operated, maintained and serviced by the CFD include:

1. **Community Plazas.** Community Plazas are a component of the Community Places category of City Open Space, as defined in the City's Open Space Guidelines. Community Plazas are typically located in Village and Town Centers to provide areas for congregation, socializing and community events/activities. Two Community Plazas are planned for the CFD.

   Specific amenities will be determined on a site-by-site basis. Typical amenities may include, but are not limited to, expanded public gathering space; outdoor seating and shade structures; signage and lighting; trash and recycling receptacles; bicycle parking; features of interest such as fountains, art work, engaging landscapes and other unique structures/treatments; hardscape areas; and formal landscaping in planter boxes.

2. **Bicycle Trails.** Bicycle Trails are a component of the Green Infrastructure category of City Open Space as defined in the City's Open Space Guidelines. A system of Bicycle Trails, defined as the *Class I Bicycle Trails East of Sunrise Boulevard* in the City's Bicycle Trails Master Plan, is planned for the CFD. This system of trails will have an estimated 250,530 linear feet of bicycle trails (over 47 miles) that will be a part of the City's overall Bicycle Trail network.

   Primary trails are 16' in overall width (12' of asphalt pavement with a 2' shoulder on each side). Primary trails are typically located within a corridor of at least 50 feet in width, with larger widths up to 100 feet encouraged. Corridors of less than 50 feet in width may be accepted based on the unique opportunities and constraints within a given development project. Secondary trails feed into primary trails and provide connections to significant corridors and local trails. Secondary trails are 14' in overall width (10' of asphalt pavement with a 2' shoulder

on each side) and are typically located within a corridor of at least 35 feet in width, with larger widths encouraged.

Typical amenities for Bicycle Trails may include, but are not limited to, native and/or draught tolerant plants; railings and edge protections; grade separated crossings; signage and lighting; shade trees; and trailheads where trails begin or connect to other trails. Trailheads are small open space areas that may include benches; signage and lighting; trash and recycling receptacles; maps; and other elements to assist trail users.

3. **Neighborhood Greens.** Neighborhood Greens are the most commonly occurring component of the Community Places category of City Open Space, as defined in the City's Open Space Guidelines. Neighborhood Greens are small-scale urban and suburban open spaces serving as places to meet, gather, socialize, commune with nature or otherwise participate in passive recreation activities. Neighborhood Greens are typically located in small developed and landscaped areas generally within residential neighborhoods in new development areas.

   Specific amenities will be determined on a site-by-site basis. Typical amenities may include, but are not limited to, public gathering space; multi-purpose tables, benches and shade structures; signage and lighting; trash and recycling receptacles; water fountains, barbeque areas and bicycle parking; walking paths, including those with special paving materials; landscape areas and hardscape areas; and distinguished areas with a special design feature such as tree variety or other similar amenity.

4. **Other Facilities.** In addition to the facilities described above, the following features as described in the City's Open Space Guidelines may be maintained by the CFD:

Community Places	Green Infrastructure
Neighborhood Greens	Pedestrian Trails
Town Greens	Pedestrian Paseos
Community Gardens / Rose Gardens / Display Gardens	Utility Easements
Water Resources / Streams / Ponds / Lakes	Green Streets
Community Wide Open Space Facilities	Local Residential Street Landscape Enhancement
Outdoor Amphitheaters	Enhanced Detention Basins / Drainage Ways

Additionally, Facilities may include any other facilities permitted under the Mello-Roos Community Facilities Act of 1982, including the facilities described in Section 53313.5 of the California Government Code, as amended from time to time, provided that such facilities satisfy at least one of the following criteria: 1) augment, improve or expand existing CFD

Facilities that are primarily for the benefit of the CFD; or 2) repair or rehabilitate existing CFD Facilities.

AUTHORIZED SERVICES

The CFD is being established to fund the cost of all authorized CFD Services which are to include, but are not limited to:

1. **Capital Replacement.** Capital Replacement includes any and all costs associated with repairing and replacing any of the Facilities described above.

2. **Maintenance.** Maintenance includes any and all costs associated with maintaining, operating and servicing all of the Facilities described above. This includes, but is not limited to the cost of labor, mechanical and automotive expenses, maintenance services, materials and supplies, water, electricity and other utilities, refuse collection, sewage disposal, security services or other costs incurred for the Facilities.

3. **General CFD Costs.** General Costs include any and all administrative costs associated with the CFD including, but not limited to, the costs of setting the annual levy and the collection of Special Taxes, such as county tax collection fees, consultant fees, legal fees and city staff costs.

   Additionally, Services may include any other facilities permitted under the Mello-Roos Community Facilities Act of 1982, including the facilities described in Section 53313.5 of the California Government Code, as amended from time to time, provided that such services are related to at least one of the following criteria: 1) the augmentation, improvement or expansion of existing Facilities that are primarily for the benefit of the CFD; or 2) the reparation or rehabilitation of existing Facilities.

EXHIBIT B

CITY OF RANCHO CORDOVA

Community Facilities District No. 2018-2

(Community Places and Neighborhood Greens)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax as described herein and authorized under the Mello-Roos Community Facilities Act of 1982 (the "Act") shall be applicable to parcels of land within the Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "CFD") of the City of Rancho Cordova (the "City"), including any parcels of land subsequently annexed into the CFD unless a separate Rate and Method of Apportionment of Special Tax is adopted at the time of annexation. The Special Tax shall be levied and collected as determined by the City through the application of the Rate and Method of Apportionment as described below.

A. Definitions

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Age-Qualified Residential Parcel" means a Residential Parcel within an age-qualified community as defined in the Fair Housing Act of 1968 or the 1995 Housing for Older Persons Act including amendments to those Acts.

"Age-Qualified Multi-Family Residential Parcel" means a Multi-Family Residential Parcel that meets the criteria for an Age-Qualified Residential Parcel.

"Age-Qualified Single Family Residential Parcel" means a Single Family Residential Parcel that meets the criteria for an Age-Qualified Residential Parcel.

"Administrative Expenses" means the actual or reasonably estimated costs incurred by the City acting for and on behalf of the CFD as administrator thereof, to determine, levy and collect the Special Taxes, in responding to public inquiries regarding the Special Taxes, including salaries of City employees and a proportionate amount of the City's general administrative overhead related thereto; the fees of consultants and legal counsel providing services related to the administration of the CFD; any amounts estimated or advanced by the City or CFD for any other administrative purposes; and any other costs required to administer the CFD as determined by the City.

"Annual Special Tax" means the total Special Tax levied against a Residential Parcel in the CFD in a Fiscal Year.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County designating lots or parcels by an Assessor's Parcel Number.

"Assessor's Parcel Number" means the Assessor's Parcel Number for any Parcel based on the County Assessor's secured property tax roll as of July 1 of each Fiscal Year.

"Authorized Facilities and Services" or "Facilities and Services" means the authorized facilities, maintenance activities and/or services, and expenses that may be funded by the CFD pursuant to the Act as amended, including, without limitation, the facilities and services authorized to be funded by the CFD as set forth in the documents adopted by the City Council at the time the CFD was formed.

"Base Year" means the Fiscal Year beginning July 1, 2018 and ending June 30, 2019.

"Building Permit" means a building permit issued by the City prior to the June 30 preceding the Fiscal Year in which the Special Tax is being levied.

"Capital Replacement Reserve Fund(s)" means a fund or funds that may be maintained for the CFD to provide for the accumulation and holding of funds for long-term capital projects, asset replacement, or other large anticipated expenditures.

"CFD" or "CFD No. 2018-2" means Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) of the City of Rancho Cordova.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"City" means the City of Rancho Cordova.

"City Council" means the City Council of the City of Rancho Cordova, acting as legislative body of the CFD.

"County" means the County of Sacramento.

"Developed Residential Parcel" means any residential parcel for which a building permit has been issued by the City prior to the start of the current Fiscal Year.

"Dwelling Unit" means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential dwelling units.

"Final Subdivision Map" means a subdivision of property creating residential buildable lots by recordation of a Final Subdivision Map or parcel map pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.), or recordation of a condominium plan pursuant to the California Civil Code 1352, that creates individual lots for which building permits may be issued without further subdivision and is recorded prior to June 30 preceding the Fiscal Year in which the Special Tax is being levied.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"Maximum Annual Special Tax" means the Maximum Special Tax that may be levied against a Taxable Parcel in a Fiscal Year determined in accordance with Section C and Section D.

"Maximum Special Tax Rate" means the amount shown in Section C that is used in calculating the Maximum Annual Special Tax that may be levied on a Residential Parcel

based on its residential land use and the number of residential Dwelling Units on the Parcel for a Fiscal Year.

"Multi-Family Residential Parcel" means a Residential Parcel with authorized residential use to consist of two or more for-rent Dwelling Units that share common walls, including, but not limited to, apartments and Residential Property that are not for sale to an end user and are under common management.

"Operating Reserve Fund" means a fund that may be maintained for the CFD each Fiscal Year to provide necessary cash flow to pay for the operation, maintenance and servicing of the CFD Facilities, Administrative Expenses and any other allowable CFD costs through the first six months of each Fiscal Year, which is at or around the time in which the City will receive the first allocation from the County of the annual Special Tax levy.

"Other Land Use Parcel" means a Taxable Parcel that does not have authorized residential use that is verified by issuance of a Building Permit for residential use, secured assessment roll classification for residential land use and assessed valuation that includes the improved value of residential Dwelling Unit(s) by the County Assessor, Final Subdivision Map or other authorization of the City or County allowing the Parcel to be used for residential purposes.

"Proportionately" means that the ratio of the Annual Special Tax to the Maximum Annual Special Tax is equal for all Taxable Parcels levied within the CFD.

"Public Parcel" means any Parcel, in its entirety, that is or is intended to be publicly owned and is normally exempt from the levy of general ad valorem property taxes under California law, including, but not limited to, public streets, schools, parks, fire stations, police stations, and public drainage ways; public landscaping, wetlands, greenbelts, and public open space. These parcels are exempt from the levy of Special Taxes and classified as Tax-Exempt Parcels.

"Residential Parcel" means a Taxable Parcel that does have authorized residential use. A Residential Parcel is further classified as either a Single-Family Residential or a Multi-Family Residential Parcel depending on the type of residential use authorized for the Parcel. Once classified as a Residential Parcel, no Parcel shall be removed from the Residential Parcel classification unless the Building Permit or other authorization expires, is revoked, or is otherwise terminated.

"Resolution of Formation" means the City Council resolution establishing the CFD and authorizing the levy the Special Tax.

"Single-Family Residential Parcel" means a Residential Parcel with authorized residential use to consist of one Dwelling Unit that may or may not share common walls with one or more other Dwelling Unit(s), including, but not limited to, detached homes, duplexes, triplexes, townhomes, condominiums, and other Residential Parcels that are for sale to an end user and are not under common management.

"Special Tax" means any Special Tax authorized to be levied in the CFD under the Act and the Resolution of Formation.

"Special Tax Requirement" means the amount, as determined by the CFD Administrator, for any Fiscal Year to: (i) pay the costs for the operation, maintenance and

services of the Authorized Facilities and Services during such Fiscal Year based upon the service levels established at the time of formation or as may be amended by the City in the future, (ii) pay Administrative Expenses associated with the Special Tax, (iii) establish or replenish the Operating Reserve Fund, (iv) establish or replenish the Capital Replacement Reserve Fund(s), (v) pay incidental expenses related to the Authorized Facilities and Services as authorized pursuant to the Act, and less (vi) any excess funds available in the Operating Reserve Fund, the Capital Replacement Reserve Fund(s), or other funds associated with the CFD as determined by the CFD Administrator.

"Tax Escalation Factor" means an annual percentage increase equal to the greater of (i) the annual average Consumer Price Index (CPI), for San Francisco-Oakland-San Jose, All Urban Consumers (CPI-U) for the prior calendar year, or (ii) three percent (3%). If the CPI listed above is no longer published, the Administrator shall select a new tax escalation factor that is reasonably comparable to the CPI that is no longer published.

"Taxable Parcel" means any Parcel that is not a Tax-Exempt Parcel.

"Tax-Exempt Parcel" means a Parcel not subject to the Special Tax. Tax-Exempt Parcels are Public Parcels (subject to the limitations set forth in Section B), or privately owned Parcels that are non-developable, such as common areas, wetlands, and open space, all of which are exempt from the levy of Special Taxes as determined by the City.

"Tax Zone" means one of two (2) mutually exclusive tax zones identified in Exhibit 1 of this Rate and Method of Apportionment, which may be updated to include new assessor's parcels or new Tax Zones added to the CFD as a result of future annexations.

"Tax Zone A" means the Tax Zone that includes parcels located in a development that has local neighborhood greens within such development that will be maintained by the City.

"Tax Zone B" means the Tax Zone that includes parcels located in a development that does not have local neighborhood greens within such development or has local neighborhood greens that will be maintained by an entity or agency other than the City.

"Total Annual Special Tax" means the total of the Annual Special Taxes levied against all Residential Parcels in the CFD in a Fiscal Year.

"Total Maximum Annual Special Tax" means the total of the Maximum Special Taxes that could be levied against all Residential Parcels in the CFD in a Fiscal Year.

"Undeveloped Residential Parcel" means any residential parcel for which a building permit has not been issued by the City prior to the start of the current Fiscal Year.

B. Data Collection for the Annual Special Tax Levy

On July 1 of each Fiscal Year, commencing with the Base Year, the Administrator shall classify the Parcels in the CFD using the Definitions in Section A, the Parcel records of the Assessor's secured property tax roll as of July 1 and other City or County development approval records as follows:

i. Each Parcel shall be assigned to either Tax Zone A or Tax Zone B;

ii. Each Parcel shall be classified as a Taxable Parcel or a Tax-Exempt Parcel;

iii. *Each Taxable Parcel shall be further classified as a Residential Parcel or an Other Land Use Parcel;*

iv. *Each Residential Parcel for shall be classified as a Single-Family Residential Parcel or a Multi-Family Residential Parcel;*

v. *Each Residential Parcel that meets the criteria for an Age-Qualified Residential Parcel shall be further designated as either an Age-Qualified Single Family Residential Parcel or an Age-Qualified Multi-Family Residential Parcel*

If a Tax-Exempt Parcel is converted to a Taxable Parcel as a result of the sale of a Tax-Exempt Parcel to a private owner for residential development, it shall become subject to the Special Tax.

Conversely, if a Taxable Parcel is converted to a Tax-Exempt Parcel as a result of either (i) the sale of the Taxable Parcel to a public entity, and such entity is normally exempt from the levy of general ad valorem property taxes under California law or (ii) the inability of the private owner to develop the parcel as described in the definition of "Tax-Exempt Parcel," it shall become a Tax-Exempt Parcel.

C. Maximum Special Tax Rates

The annual Maximum Special Tax Rates for Residential Parcels for Base Year 2018/19 are as follows:

Residential Land Use	Maximum Special Tax per Dwelling Unit	
	Tax Zone A	Tax Zone B
Single-Family Residential Parcel	$115.84	$28.49
Age-Qualified Single Family Residential Parcel	$78.54	$19.32
Multi-Family Residential Parcel	$60.48	$14.88
Age-Qualified Multi-Family Residential Parcel	$41.01	$10.09

For each Fiscal Year following the Base Year, each of the Maximum Annual Special Tax Rates shall be increased from the prior Fiscal Year's respective Maximum Annual Special Tax Rates by multiplying such prior Fiscal Year Maximum Special Tax Rates by the Tax Escalation Factor.

D. Determination of Multi-Family Residential Parcel's Maximum Annual Special Tax

When a building permit is issued for a Multi-Family Residential Parcel, the Maximum Annual Special Tax for the Parcel for which such building permit has been issued for each Fiscal Year shall be determined by multiplying the number of Dwelling Units assigned to the Parcel times the Maximum Special Tax Rate for the Parcel as determined in *Section C*.

E. Levy of the Annual Special Tax

Each year, the CFD Administrator shall levy the Annual Special Tax commencing with Fiscal Year 2018-2019, and for each Fiscal Year thereafter as follows:

i. Each Year on July 1, the CFD Administrator shall determine the Special Tax Requirement for the current Fiscal Year.

ii. The Annual Special Tax shall be levied proportionately on each Developed Residential Parcel within each Tax Zone up to 100% of the applicable Maximum Annual Special Tax, not to exceed the Special Tax Requirement for the current Fiscal Year.

iii. If additional revenue is required to equal the Special Tax Requirement for the current Fiscal Year, the Annual Special Tax shall be levied proportionately on Undeveloped Residential Parcels up to 100% of the Maximum Annual Special Tax, not to exceed the remainder of the Annual Special Tax Requirement for which a Final Subdivision Map has been approved and Authorized Facilities have been accepted for maintenance by the City.

Under no circumstances will the Annual Special Tax levied in any Fiscal Year against any Residential Parcel be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the CFD by more than 10 percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

F. Manner of Collection

The Annual Special Tax will be collected in the same manner and at the same time as ad valorem property taxes, provided, however, that the Administrator or its designee may directly bill the Annual Special Tax and may collect the Annual Special Tax at a different time, such as on a monthly or other periodic basis, or in a different manner, if necessary, to meet the City's financial obligations.

The Administrator shall prepare a listing of the amount of the of the Annual Special Tax levy for each Taxable Parcel and send it to the County Auditor-Controller requesting that it be placed on the County's secured property tax roll for that Fiscal Year.

G. Limitations

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on any Other Land Use Parcel, Public Parcel or Tax-Exempt Parcel.

H. Duration of the Special Tax

Parcels in the CFD will remain subject to the Special Tax in perpetuity, unless and until such time the City determines the revenues are no longer needed, in which case the Special Tax shall cease to be levied and City shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished. The Notice of Cessation of Special Tax shall additionally identify the book and page of the Book of Maps of Assessment and Community Facilities Districts where the map of the boundaries of the CFD is recorded.

I. Appeals

Any taxpayer who believes that the amount of the Special Tax assigned to a Parcel is in error may file a notice with the City appealing the levy of the Special Tax. The City will then promptly review the appeal, and if necessary, meet with the applicant. If the City verifies that the Special Tax should be modified or changed, the Special Tax levy shall be corrected and, if applicable, a refund or revised tax bill shall be granted for the current Fiscal Year.

Interpretations may be made by Resolution of the City Council for purposes of clarifying any vagueness or ambiguity as it relates to the Maximum Annual Special Tax Rate, the method of apportionment, the classification of properties or any definition applicable to the CFD.

J. Prepayment of the Special Tax Obligation

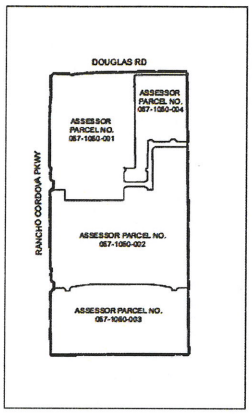
The Special Tax for a Taxable Parcel may not be prepaid. The Special Tax is collected to fund Authorized Facilities and Services in perpetuity, or until the City Council determines that the Special Tax should no longer be collected.

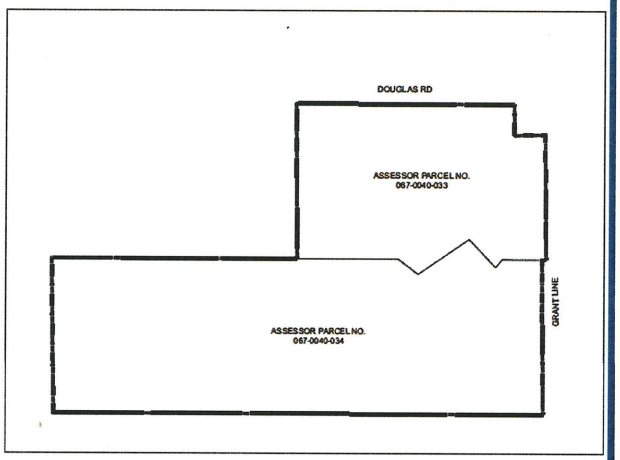
RATE AND METHOD OF APPORTIONMENT

EXHIBIT 1

TAX ZONE DESIGNATIONS

PROPOSED BOUNDARY OF
CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2018-2
(COMMUNITY PLACES AND NEIGHBORHOOD GREENS)
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA





CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS _____ DAY OF _____ 2018.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED BOUNDARY OF COMMUNITY FACILITIES DISTRICT NO. 2018-2, (COMMUNITY PLACES AND NEIGHBORHOOD GREENS), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ___ DAY OF _____ 2018. BY ITS RESOLUTION NO. _____.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT

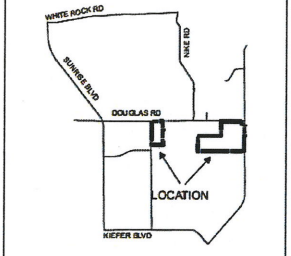
FILED THIS _____ DAY OF _____ 2018. AT THE HOUR OF _____ O'CLOCK ___M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. ____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: _____
DEPUTY

FILE: _____

VICINITY MAP



Legend
Boundary

1 " = 625 '

HARRIS & ASSOCIATES
22 EXECUTIVE PARK SUITE 200
IRVINE, CALIFORNIA 92614
800-827-4901

PROPOSED BOUNDARY MAP

City of Rancho Cordova
Community Facilities District No. 2018-2
County of Sacramento, California

Sheet 1 of 2

MEMORANDUM

ITEM 16.12.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Michelle Mingay, Senior Finance Analyst

SUBJECT: **A RESOLUTION APPROVING THE ANNEXATION OF THE STONE CREEK VILLAGE PROJECT INTO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2013-2 (POLICE SERVICES)**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

In July 2022, the property owners signed a unanimous approval of the annexation to CFD No. 2013-2. Adoption of the Resolution would approve Annexation Map No. 11 for the Stone Creek Village project into Community Facilities District No. 2013-2 (Police Services) (hereinafter "CFD No. 2013-2"), and directs the City Clerk to execute and record the Boundary Map and Notice of Special Tax Lien for the project.

BACKGROUND

On December 17, 2012, the City adopted a resolution of intention to establish a Community Facilities District (CFD) and Future Annexation Area for Citywide police services. On January 22, 2013, the City adopted the resolution forming CFD No. 2013-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"). The action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided for their unanimous consent. Defining the Future Annexation Area provided the resolution of intention, noticing, and public hearing for the entire Future Annexation Area so these steps do not need to be repeated for each annexation.

The annexation process for projects within the Future Annexation Area has been simplified to receiving a petition and waiver from the property owner(s), the City Council approving the Annexation Boundary Map by resolution, followed by the recording of the Annexation Map and Notice of Special Tax Lien by the City Clerk.

FISCAL IMPACT AND FUNDING SOURCE

The project included in this action was conditioned to annex to provide funding for police services. This condition will be met with the annexation of the project into CFD No. 2013-2.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Annexation Boundary Map
3. Exhibit B to the Resolution - Amendment to Notice Spec Tax Ln Police Tax

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE BOUNDARY MAP FOR THE STONE CREEK VILLAGE ANNEXATION INTO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2013-2 (POLICE SERVICES)

WHEREAS, the Conditions of Approval for the Stone Creek Village Subdivision requires the property owner/applicant to provide funding for police services; and

WHEREAS, on December 17, 2012, the City adopted Resolution No. 122-2012 declaring its intention to establish Community Facilities District No. 2013-2 (Police Services) (the "District") and Future Annexation Area. On January 22, 2013, the City adopted Resolution No. 10-2013 forming CFD No. 2013-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"); and

WHEREAS, the action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided for their unanimous consent such that the annexation process for projects within the Future Annexation Area has been reduced to receiving a petition, consent and waiver from the property owner(s); and

WHEREAS, in July 2022, the property owner executed a unanimous approval form which irrevocably consents to and votes in favor of the annexation of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of the District; and

WHEREAS, in the case of annexation proceedings, pursuant to Streets and Highways Code Section 3110.5 a separate map of the area proposed to be annexed is required to be prepared and adopted; and

WHEREAS, City staff has caused to be prepared Annexation Map No. 11 for the property known as the Stone Creek Village project, Exhibit A attached hereto, for the annexation of the property to CFD No. 2013-2 (Police Services).

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, as follows:

1. The Council finds and determines the above recitals are true and correct.

2. Council approves Annexation Map No. 11 and finds and determines that the territory shown in the Annexation Map is hereby added to and made a part of the District with full legal effect.

3. The City Clerk is directed to execute and record Annexation Map No. 11 in the office of the County Recorder of Sacramento County not later than 15 days after the adoption of this resolution.

4. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence as outlined in the rate and method of apportionment of said tax and shall be as set forth in the Resolution of Formation of the District.

5. The City Clerk is directed to execute and record a Notice of Special Tax Lien in substantially the same form as shown in Exhibit B attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Map No. 11.

6. The City Council finds and determines that adoption of this Resolution is not a "project" under the California Environmental Quality Act, because the Resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4).

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July, 2022 by the following vote:

AYES:

NOES:

ABSENT:

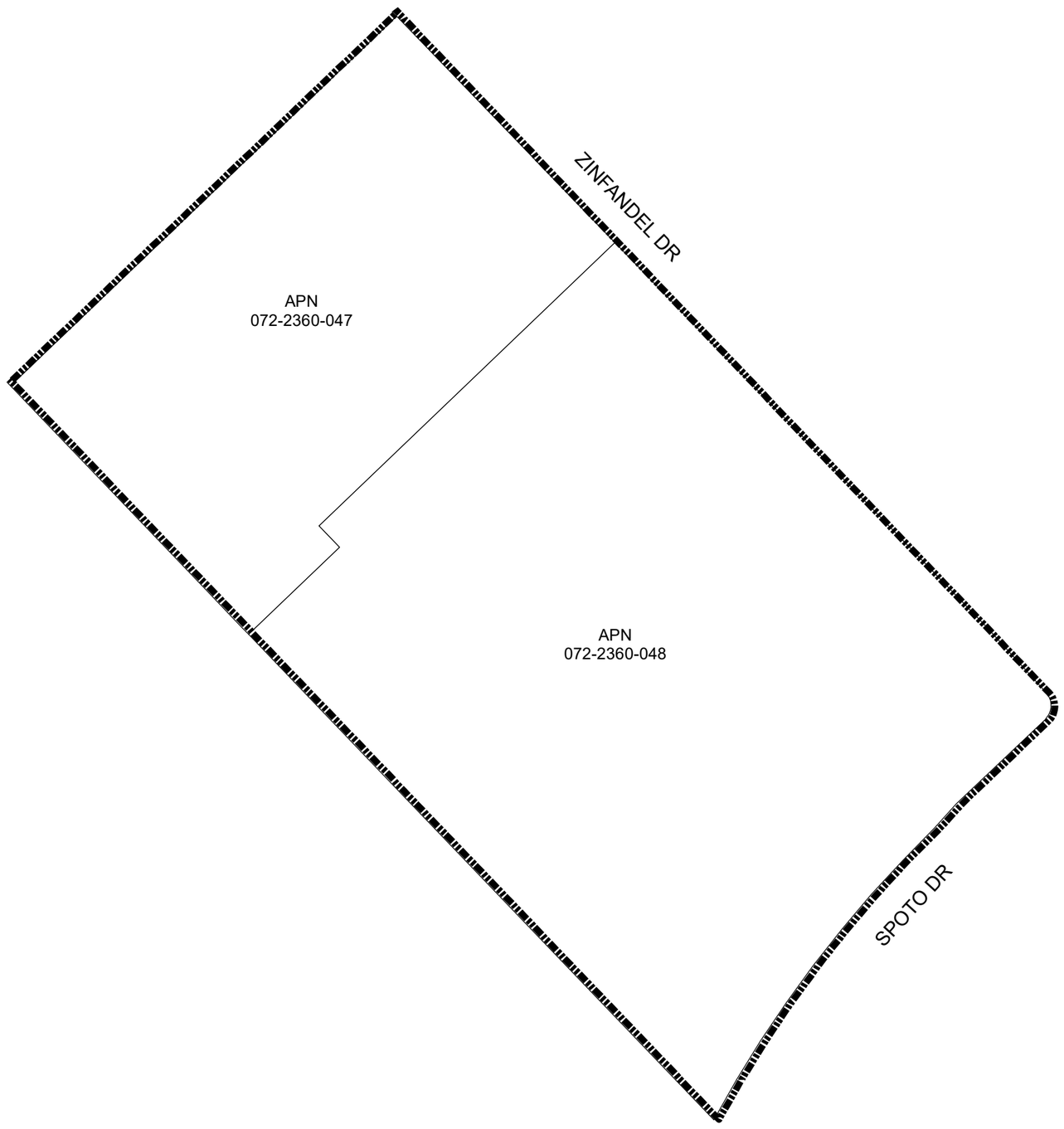
ABSTAIN:

ATTEST:

_____
Donald Terry, Mayor

_____
Stacy Leitner, CMC
City Clerk

PROPOSED BOUNDARY OF ANNEXATION 11 (STONE CREEK VILLAGE) TO CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2013-2 (POLICE SERVICES) COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS _____ DAY OF _____ 2022.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 11 TO COMMUNITY FACILITIES DISTRICT NO. 2013-2, (POLICE SERVICES), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____ 2022. BY ITS RESOLUTION NO. _____.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT

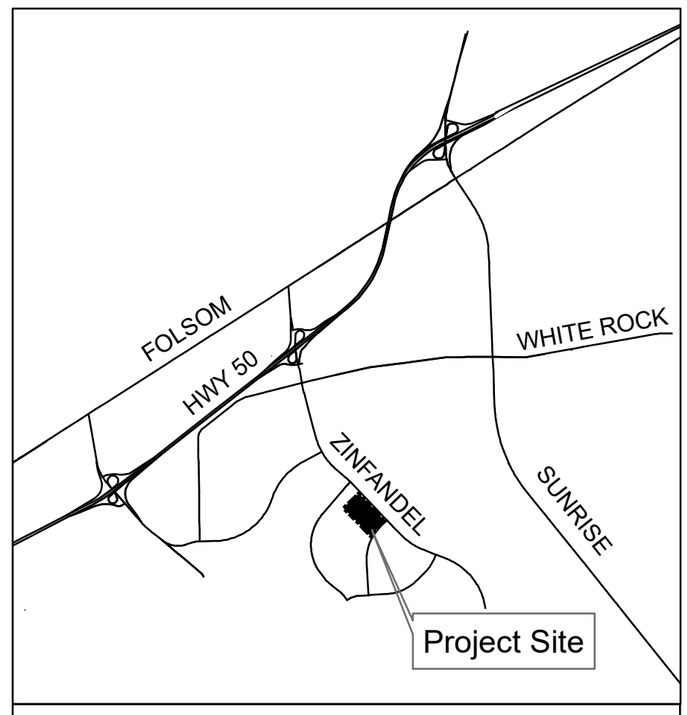
FILED THIS _____ DAY OF _____ 2022. AT THE HOUR OF _____ O'CLOCK ____.M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: _____
DEPUTY

FILE: _____

REFERENCE THE SACRAMENTO COUNTY ASSESSOR'S MAPS FOR A DETAILED DESCRIPTION OF PARCEL LINES AND DIMENSIONS



LOCATION MAP

Legend
Annexation Boundary

1 " = 150 '

HARRIS & ASSOCIATES
22 EXECUTIVE PARK, SUITE 200
IRVINE, CALIFORNIA 92614
800-827-4901

PROPOSED BOUNDARY MAP

City of Rancho Cordova
Community Facilities District No. 2013-2
Annexation 11 (Police Services)
County of Sacramento, California

Sheet 1 **of** 1

RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:

City Clerk
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95363

AMENDMENT NO. 11 TO NOTICE OF SPECIAL TAX LIEN

CITY OF RANCHO CORDOVA
Community Facilities District No. 2013-2
(Police Services)

Annexation No. 11

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, section 53311, *et. seq*., of the California Government Code (the "Act"), the undersigned City Clerk of the City of Rancho Cordova (the "City"), County of Sacramento, State of California, hereby gives notice that a lien to secure payment of a special tax, which the City is authorized to levy, is hereby imposed on the property described herein. The special tax secured by this lien is authorized to be levied for the purpose of paying for certain municipal services set forth in that certain Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder of the County of Sacramento, State of California on March 12, 2013 as Document No. 20130312 page 0318 to which recorded Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated by this reference.

This Amendment No. 11 to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory of the CFD. The territory and future annexation area included in the original CFD is set forth in the map of the CFD heretofore recorded in the Sacramento County Recorder's Office at Book 114 of Maps of Assessment and Community Facilities Districts at Page 18 as Document No. 20130102PG1208, (the "Original Boundary Map") to which map reference is hereby made. The territory to be added from the future annexation area is that certain real property identified in the map of the Annexed Territory recorded in the Sacramento County Recorder's Office at Book ____, at Page ____ as Document No. _____, which map together with the Original Boundary Map are now the final boundary maps of the CFD including the Annexed Territory.

This annexed property is placed in Tax Zone 1 for purposes of computation of the Special Tax.

Exhibit B to the Resolution

The assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included in this Amendment No. 11 to Notice of Special Tax Lien, together with the name(s) of the owner(s) thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to the Authority are as set forth in Exhibit A hereto, and by such reference hereby made a part hereof. The levy is hereby imposed on the property described herein.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Finance Officer of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, CA 95670 (telephone number: 916-851-8738).

Dated: As of _____, 2022

By: _____
Stacy Leitner, City Clerk
City of Rancho Cordova

EXHIBIT A

CITY OF RANCHO CORDOVA
Community Facilities District No. 2013-2
(Police Services)

Annexation No. 11

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND

Assessor's Parcel No(s).	Name(s) of Property Owners
072-2360-048	Elliott Ashton Place, LLC

MEMORANDUM

ITEM 16.13.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Michelle Mingay, Senior Finance Analyst

SUBJECT: **A RESOLUTION APPROVING THE ANNEXATION OF THE SUNDANCE DEVELOPMENT PROJECT INTO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2013-2 (POLICE SERVICES)**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

In June 2022, the property owners signed a unanimous approval of the annexation to CFD No. 2013-2. Adoption of the Resolution would approve Annexation Map No. 10 for the Sundance Development project into Community Facilities District No. 2013-2 (Police Services) (hereinafter "CFD No. 2013-2"), and directs the Clerk to execute and record the Boundary Map and Notice of Special Tax Lien for the project.

BACKGROUND

On December 17, 2012, the City adopted a resolution of intention to establish a Community Facilities District (CFD) and Future Annexation Area for Citywide police services. On January 22, 2013, the City adopted the resolution forming CFD No. 2013-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"). The action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided for their unanimous consent. Defining the Future Annexation Area provided the resolution of intention, noticing, and public hearing for the entire Future Annexation Area so these steps do not need to be repeated for each annexation.

The annexation process for projects within the Future Annexation Area has been simplified to receiving a petition and waiver from the property owner(s), the City Council approving the Annexation Boundary Map by resolution, followed by the recording of the Annexation Map and Notice of Special Tax Lien by the City Clerk.

FISCAL IMPACT AND FUNDING SOURCE

The project included in this action was conditioned to annex to provide funding for police services. This condition will be met with the annexation of the project into CFD No. 2013-2.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Annexation Boundary Map
3. Exhibit B to the Resolution - Amendment to Notice Spec Tax Ln Police Tax

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE BOUNDARY MAP FOR THE SUNDANCE ANNEXATION INTO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2013-2 (POLICE SERVICES)

WHEREAS, the Conditions of Approval for the Sundance project requires the property owner/applicant to provide funding for police services; and

WHEREAS, on December 17, 2012, the City adopted Resolution No. 122-2012 declaring its intention to establish Community Facilities District No. 2013-2 (Police Services) (the "District") and Future Annexation Area. On January 22, 2013, the City adopted Resolution No. 10-2013 forming CFD No. 2013-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"); and

WHEREAS, the action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided for their unanimous consent such that the annexation process for projects within the Future Annexation Area has been reduced to receiving a petition, consent and waiver from the property owner(s); and

WHEREAS, in June 2022, the property owner executed a unanimous approval form which irrevocably consents to and votes in favor of the annexation of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of the District; and

WHEREAS, in the case of annexation proceedings, pursuant to Streets and Highways Code Section 3110.5 a separate map of the area proposed to be annexed is required to be prepared and adopted; and

WHEREAS, City staff has caused to be prepared Annexation Map No. 10 for the property known as the Sundance project, Exhibit A attached hereto, for the annexation of the property to CFD No. 2013-2 (Police Services).

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, as follows:

1. The Council finds and determines the above recitals are true and correct.

2. Council approves Annexation Map No. 10 and finds and determines that the territory shown in the Annexation Map is hereby added to and made a part of the District with full legal effect.

3. The City Clerk is directed to execute and record Annexation Map No. 10 in the office of the County Recorder of Sacramento County not later than 15 days after the adoption of this resolution.

4. The City Council finds and determines that a special tax shall be levied within the territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence as outlined in the rate and method of apportionment of said tax and shall be as set forth in the Resolution of Formation of the District.

5. The City Clerk is directed to execute and record a Notice of Special Tax Lien in substantially the same form as shown in Exhibit B attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Map No. 10.

6. The City Council finds and determines that adoption of this Resolution is not a "project" under the California Environmental Quality Act, because the Resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4)

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

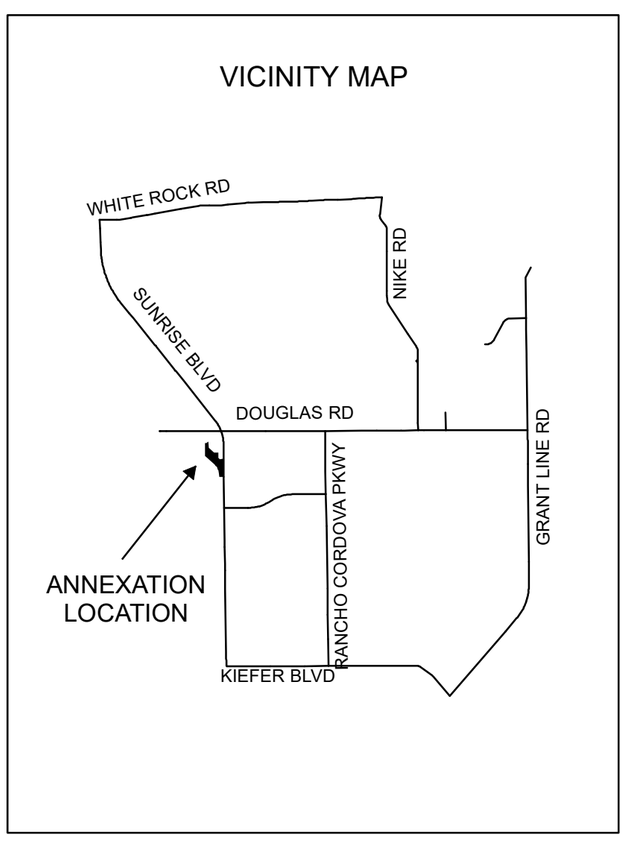
ATTEST:

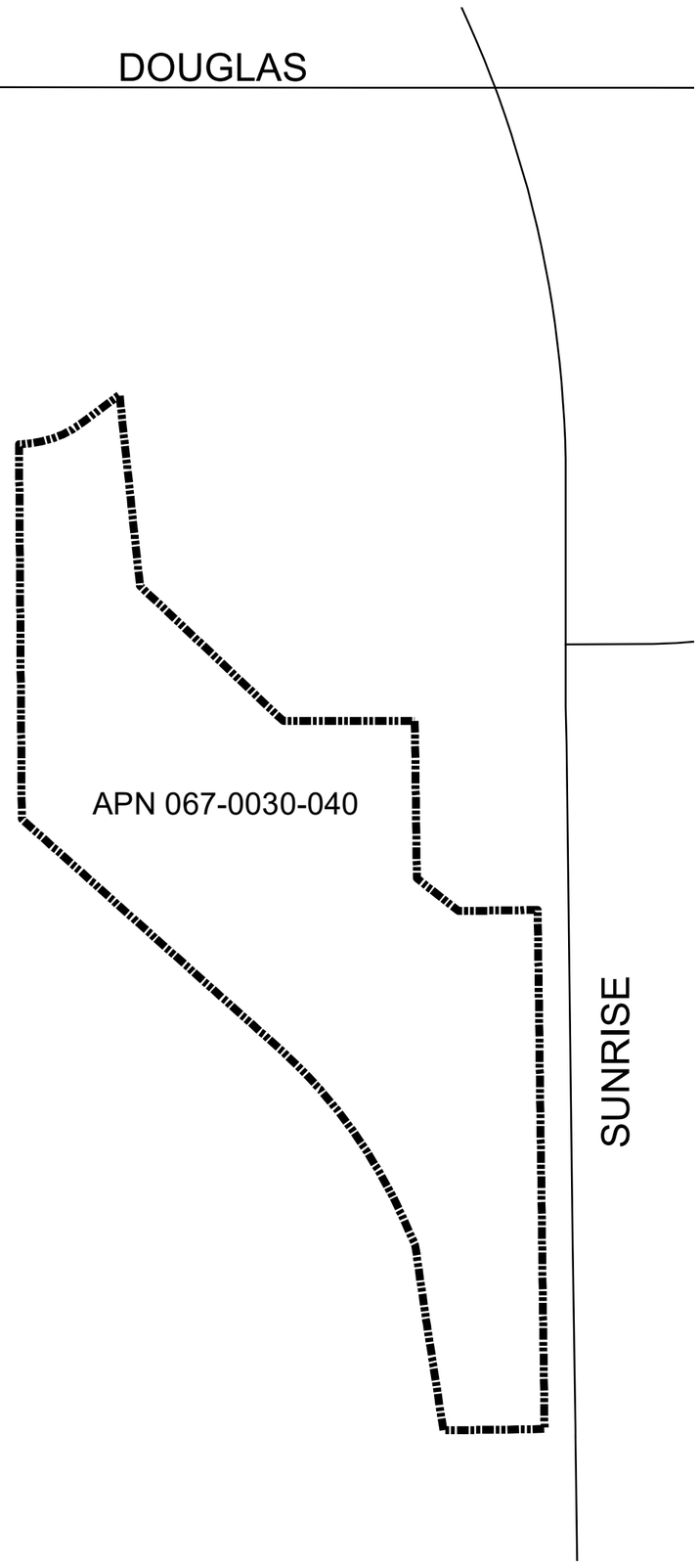
_____
Donald Terry, Mayor

_____
Stacy Leitner, CMC
City Clerk

PROPOSED BOUNDARY OF ANNEXATION 10 SUNDANCE PROJECT TO

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2013-2
(POLICE SERVICES)
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA





CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS _____ DAY OF _____ 2022.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 10 TO COMMUNITY FACILITIES DISTRICT NO. 2013-2, (POLICE SERVICES), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____ 2022. BY ITS RESOLUTION NO. _____.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT

FILED THIS _____ DAY OF _____ 2022. AT THE HOUR OF _____ O'CLOCK ____.M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: _____
DEPUTY

FILE: _____

N

Legend

Annexation Boundary

1 " = 250 '

HARRIS & ASSOCIATES
22 EXECUTIVE PARK SUITE 200
IRVINE, CALIFORNIA 92614
800-827-4901

PROPOSED BOUNDARY MAP

City of Rancho Cordova
Community Facilities District No. 2013-2
Annexation 10 (Police Services)
County of Sacramento, California

Sheet 1 of 1

RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:

City Clerk
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95363

AMENDMENT NO. 10 TO NOTICE OF SPECIAL TAX LIEN

CITY OF RANCHO CORDOVA
Community Facilities District No. 2013-2
(Police Services)

Annexation No. 10

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, section 53311, *et. seq*., of the California Government Code (the "Act"), the undersigned City Clerk of the City of Rancho Cordova (the "City"), County of Sacramento, State of California, hereby gives notice that a lien to secure payment of a special tax, which the City is authorized to levy, is hereby imposed on the property described herein. The special tax secured by this lien is authorized to be levied for the purpose of paying for certain municipal services set forth in that certain Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder of the County of Sacramento, State of California on March 12, 2013 as Document No. 20130312 page 0318 to which recorded Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated by this reference.

This Amendment No. 10 to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory of the CFD. The territory and future annexation area included in the original CFD is set forth in the map of the CFD heretofore recorded in the Sacramento County Recorder's Office at Book 114 of Maps of Assessment and Community Facilities Districts at Page 18 as Document No. 20130102PG1208, (the "Original Boundary Map") to which map reference is hereby made. The territory to be added from the future annexation area is that certain real property identified in the map of the Annexed Territory recorded in the Sacramento County Recorder's Office at Book ____, at Page ____ as Document No. _____, which map together with the Original Boundary Map are now the final boundary maps of the CFD including the Annexed Territory.

This annexed property is placed in Tax Zone 1 for purposes of computation of the Special Tax.

Exhibit B to the Resolution

The assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included in this Amendment No. 10 to Notice of Special Tax Lien, together with the name(s) of the owner(s) thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to the Authority are as set forth in Exhibit A hereto, and by such reference hereby made a part hereof. The levy is hereby imposed on the property described herein.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Finance Officer of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, CA 95670 (telephone number: 916-851-8738).

Dated: As of _____, 2022

By: _____
Stacy Leitner, City Clerk
City of Rancho Cordova

EXHIBIT A

CITY OF RANCHO CORDOVA
Community Facilities District No. 2013-2
(Police Services)

Annexation No. 10

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND

Assessor's Parcel No(s).	Name(s) of Property Owners
067-0030-040	Sunridge Villas Property LLC

MEMORANDUM

ITEM 16.14.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Michelle Mingay, Senior Finance Analyst

SUBJECT: **A RESOLUTION AUTHORIZING DELINQUENT RESIDENTIAL SOLID WASTE SERVICE CHARGES TO BE COLLECTED ON THE 2022-2023 PROPERTY TAX ROLL RESIDENTS**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

This action authorizes delinquent residential solid waste service charges to be collected on the 2022-2023 property tax roll.

BACKGROUND

The Collection Services Contract ("Contract"), between the City of Rancho Cordova and Republic Services, formerly Allied Waste Services, ("Republic"), for residential garbage collection and recycling, allows Republic to take any action legally available to collect past due amounts. Pursuant to Government Code sections 38790.1 and 25831, one such action is for the City to assist Republic by placing the delinquent accounts on the property tax roll.

The City's Municipal Code allows for the property tax rolls to be utilized for collecting delinquent charges but in order for the City to assist Republic, the City Council must approve two separate Resolutions prior to recording a tax levy for delinquent residential solid waste accounts. The first resolution, which was adopted by the Council on June 6, 2022, established the intent of the City Council to transfer delinquent residential solid waste accounts to the tax rolls, as well as setting a Public Hearing for July 18th at 5:30 p.m. to take comments and objections from the public regarding the transfer of delinquent residential solid waste accounts to the tax roll. At the conclusion of the Public Hearing, the Council will be asked to adopt the second resolution titled "A Resolution of the City Council of the City of Rancho Cordova Authorizing Delinquent Residential Solid Waste Service Charges to be collected on the Property Tax Roll."

As of July 8, 2022 the total number of accounts with delinquent charges that have been identified to be transferred to the tax roll is 755, and a total amount of $350,596.65. The amount to be submitted to the County Auditor's Office for inclusion on the tax roll will be reduced by the number of current delinquent accounts that submit payment in the interim. Republic will provide the City with a final delinquency list immediately after the County levy

submission on August 5th, which will capture any last minute payments made to Republic.

The amount collected on the tax rolls may not reflect all of the total-to-date delinquent charges, since the delinquent solid waste levy may only legally include accounts that were delinquent at March 1, 2022.

Public Notification Process

As required by the County Assessor's Office for the property tax lien process, Republic sent two letters to the property owners of delinquent solid waste accounts, one in May and the second in June. The letters requested payment of the account and advised that unpaid delinquent accounts would be included on a list and presented to the City Council at a Public Hearing on July 18th, to be confirmed by Council resolution. The letter also informed the property owners that the confirmed delinquent accounts, together with a ten percent penalty and five percent administrative charge, would be placed on the County of Sacramento tax rolls to be collected with the property tax.

Property Tax (Levy) Collection Process

The Sacramento County Assessor's office places delinquent utility charges on the property tax rolls. Under the Property Tax Collection Process, the delinquent utility charges are placed on the property tax roll annually in August, collected by the County the following December and April, and remitted to the City in January and May. The City then processes a payment to Republic for the amount received from the County minus a city administrative cost.

FISCAL IMPACT AND FUNDING SOURCE

The City will receive a 10% administrative fee, based on the final balance transferred to the property tax roll, to cover the cost of administering the program.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Delinquent Listing

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING DELINQUENT RESIDENTIAL SOLID WASTE SERVICE CHARGES BE COLLECTED ON THE 2022-2023 PROPERTY TAX ROLL

WHEREAS, in 2017 the City of Rancho Cordova executed the Collection Services Contract with Allied Waste Services of North America, LLC, a subsidiary of Republic Services ("Republic") for the provision of residential solid waste collection and recycling services; and

WHEREAS, the Collection Services Contract requires Republic to bill residential solid waste accounts for garbage collection and recycling services; and

WHEREAS, pursuant to Government Code sections 38790.1 and 25831, the City may assist Republic in collection of past due accounts; and

WHEREAS, the property tax collection process has been used, by both the City of Rancho Cordova and County of Sacramento, for many years to collect delinquent utility charges; and

WHEREAS, Republic did, on the 19th day of May, 2022, file with the City of Rancho Cordova a written report containing a description of each parcel of real property and the amount of the delinquent solid waste service charges proposed to be collected on the tax roll; and

WHEREAS, the City Council subsequently did, on the 6th day of June, 2022, adopt a Resolution of Intention No. 91-2022 to order delinquent solid waste service charges and late penalties to be collected on the tax roll at the same time and in the same manner as the general tax levy for County purposes and to set a public hearing for such purpose; and

WHEREAS, the Clerk of said City Council has duly caused notice by publication in the time, form and manner provided by law, of the time when and the place where any and all persons having objections to the proposed collection should not be carried out; and

WHEREAS, this is the time and place set for hearing on said matter; and

WHEREAS, said City Council has received no objections or protests of any kind or nature against the proposed action or against the amount of such charges.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the delinquent solid waste service charges report provided by Republic, attached hereto as Exhibit A, is hereby adopted, confirmed, ratified and approved to be transferred to the County property tax rolls for collection.

BE IT FURTHER RESOLVED that Republic is hereby authorized and directed to delete from the report any and all delinquent accounts which are paid in full on or before the 5th day of August, 2022, the date when the Direct Levy data file must be received by the County.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th

day of July 2022 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Donald Terry, Mayor

Stacy Leitner, CMC
City Clerk

City of Rancho Cordova
Residential Refuse Delinquencies
as of July 8, 2022

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City
225088	07600810070000	TRUST OF LINDKE	2325	MORAINE CIR		RANCHO CORDOVA
21710	06705000220000	OLIVER W CHEN & SHERRY S CHANG	11882	LARISA WAY		RANCHO CORDOVA
55032	06707300060000	MICHAEL SIMMONS & KAREN A BUHR	11967	COUNTRY GARDEN DR		RANCHO CORDOVA
65583	07201520090000	DAVID & MARIA SUMPO	10532	GLENVIEW WAY		RANCHO CORDOVA
38102	05702620070000	KUNJIAN LI	10575	PINOT WAY		RANCHO CORDOVA
90520	05601310110000	CESAR HERRARTE/ALBA DONIS-	2100	KELLOGG WAY		RANCHO CORDOVA
56029	05604270030000	D'MARCO & ERIN JOHNSON	10441	WOOD BRIDGE WAY		RANCHO CORDOVA
68035	07232900220000	JESS CLUSTER	3282	PROSPECT PARK DR		RANCHO CORDOVA
159517	06706600340000	JOSEANNA LIM	4098	KALAMATA WAY		RANCHO CORDOVA
128385	05602700310000	TIMOTHY LARACY	2203	RIVER TRAILS CIR		RANCHO CORDOVA
67489	05604220060000	RICHARD A PAU	2347	PECAN GROVE WAY		RANCHO CORDOVA
96547	05800810090000	ASHLEY FRATIS	2258	RAMO CT		RANCHO CORDOVA
250668	07702210090000	VALENTIN SLIVINSKIY	3237	SANBURY CIR		RANCHO CORDOVA
3615	07229800880000	LEO GRAVIN	3141	FLAGLER WAY		RANCHO CORDOVA
29935	06706000950000	LEJANI LIM-MACILRAITH	11817	CORINO WAY		RANCHO CORDOVA
42909	07225600340000	SUSAN BREMER	3408	OSELOT WAY		RANCHO CORDOVA
42909	07225600340000	SUSAN BREMER	3408	OSELOT WAY		RANCHO CORDOVA
44611	07506800740000	MICHAEL L RUDERT	2633	TIERRA GRANDE CIR		SACRAMENTO
67247	06804430220000	BENJAMIN MARKS	9808	GARDENWOOD WAY		SACRAMENTO
110584	05804500210000	MARK & SARA CASALE	11033	AUTUMNWIND LN		RANCHO CORDOVA
211798	07203640040000	JERRY EDWARDS	10875	PAIUTE WAY		RANCHO CORDOVA
7424	06704800360000	TARA DITLEVSEN	11856	SLATE FALLS WAY		RANCHO CORDOVA
58801	06708200540000	HARDEV S SHERGILL TRUST	12274	CANYONLANDS DR		RANCHO CORDOVA
75988	07229200060000	SUSAN MONTANA	3732	EDINGTON DR		RANCHO CORDOVA
56530	05700920020000	YATRA RACHOGAN	11885	WHITE RAIN WAY		RANCHO CORDOVA
242138	07700910020000	PAUL F DONALDSON	3004	MARGATE WAY		RANCHO CORDOVA
89704	06800710120000	HAN NGUYEN & CHARLENE TRAN	560	WILLIE HAUSEY WAY		SACRAMENTO
106877	07701650010000	FLORES ALEXANDER	10200	SUNOL WAY		SACRAMENTO
137320	05701450170000	ALVIN BOWDEN	10408	CROETTO WAY		RANCHO CORDOVA
112493	05600630090000	KAY VIGNA	2117	RED BROOK WAY		RANCHO CORDOVA
59099	07700400390000	SALAYFO SMITH & SIMONE WATSON	10190	S WHITE ROCK RD		RANCHO CORDOVA
245105	07701130220000	JAMES E ELLIS	1430	VISTA CREEK DR		ROSEVILLE
585392	05604240140000	LUCY TURNER	754	G AVE		CORONADO
105212	05601120090000	ZILLOW HOMES PROPERTY TRUST	4343	N SCOTTSDALE RD	STE 390	SCOTTSDALE
64253	07600910220000	SCOTT F SLOTTERBECK II	9034	RAWHIDE WAY		SACRAMENTO
325	06704800250000	REBECCA LANTZ	11900	SLATE FALLS WAY		RANCHO CORDOVA
20908	06704500730000	YONG JANG	11781	ROSE WIND CT		RANCHO CORDOVA
29128	05701310090000	ANTHONY & JOSE BARCELOS	2501	ARAMON DR		RANCHO CORDOVA
29716	07222100230000	ABDULRAHMAN JARRAR/LULU SABEEN	10840	BELLONE WAY		RANCHO CORDOVA
37313	06704400800000	CLYNISHA JEANEVE FIELDS	3938	RILEY ANTON WAY		RANCHO CORDOVA
39977	06704500920000	GRACE MUNGATI	11773	LILAC CANYON CT		RANCHO CORDOVA
40839	06801350180000	TAH 2016-1 BORROWER LLC	10075	LINCOLN VILLAGE DR		SACRAMENTO
44983	07602320040000	RODNEY NICKALOFF	2450	EL ROCCO WAY		RANCHO CORDOVA
46465	07222200090000	CAL VET	3308	VERDECA WAY		RANCHO CORDOVA
56122	06707000230000	LINDSEY PIERSON	12073	PEACHDALE CT		RANCHO CORDOVA
59167	05600710100000	CHRISTOPHER HOLMES	10483	AMBASSADOR DR		RANCHO CORDOVA
59816	06801420250000	PATRICK JUDSON LLC	8841	WILLIAMSON DR	STE. 70.	ELK GROVE
60167	05701610170000	CLAUDIA AVILA	2625	FURMINT WAY		RANCHO CORDOVA
65861	07601650020000	FORREST & LAURA PENNER	10204	MALAGA WAY		RANCHO CORDOVA
67870	07506900380000	MARIE MENARDO & HUY NGO	2733	TIFFANY WEST WAY		SACRAMENTO
68039	05701430020000	KHALID HAMID	10471	MALAGA WAY		RANCHO CORDOVA
70367	07229500130000	LINDSAY ALMBERG	12563	CORDONIA WAY		RANCHO CORDOVA
70630	07233000320000	VANESSA PYMOT	851	PLEASANT GROVE BLVD	STE 150	ROSEVILLE
83010	06803420100000	ROCHELLE TAYLOR & TRINKA	10047	BROMLEY WAY		SACRAMENTO
83612	05803300070000	ALEXANDER & ANNASTACHIA ORELLI	2212	ELMCREST LN		RANCHO CORDOVA
83967	07213400620000	LIANA KARAPETYAN	225	MUSE DR		EL DORADO HILLS
85089	07701510120000	KATALIN KISH	10487	ABBOTTFORD WAY		RANCHO CORDOVA
85307	07229600560000	FRANK ESSER	3827	IVAN WAY		RANCHO CORDOVA
85460	05603400510000	ERIN WRIGHT	2169	OHIO RIVER DR		RANCHO CORDOVA
90293	07229800300000	ANTHONY STUBBLEFIELD	11059	INTERNATIONAL DR		RANCHO CORDOVA
90945	05701030130000	VICTORIA HARVEY-DETOMA	2537	AUGIBI WAY		RANCHO CORDOVA
100654	05601920070000	ABDIEL GALINDO/MARTHA CASTANDE	10637	AMBASSADOR DR		RANCHO CORDOVA
104898	06707300820000	TROY & KELSIE CRAWFORD-HERMANN	5212	DUSTY ROSE WAY		RANCHO CORDOVA
109352	07232400470000	LIANNA PETROSYAN	11030	INTERNATIONAL DR		RANCHO CORDOVA
110322	06705600700000	BIGTIME HOUSING LLC	8698	ELK GROVE BLVD	STE 1-304	ELK GROVE
136882	05701410130000	BEVERLY JOHNSON 2018 TRUST	10401	MALAGA WAY		RANCHO CORDOVA
177733	06704900360000	VISCHA SAVITRI	4216	SILVER WATER WAY		RANCHO CORDOVA
185553	05801520110000	HELEN FONG SAUCEDO/BRYAN	2370	BYRD DR		RANCHO CORDOVA
219310	06804200750000	JOHN HENNESSY	3341	FELTHAM WAY		SACRAMENTO
359791	05701730200000	CECELIA LYNCH	2693	BARBERA WAY		RANCHO CORDOVA
8857	06705601210000	ALI WOOLF	4382	NIOBE CIR		RANCHO CORDOVA
94170	07600720020000	JOHN IACONO	2236	MAXINE WAY		RANCHO CORDOVA
92182	06711300360000	DANIEL CHOI	4025	HEARST CASTLE WAY		RANCHO CORDOVA
94791	07228800770000	ZIYODABONU NIJMANJONOVA	3611	EDINGTON DR		RANCHO CORDOVA
247159	06800850060000	RITA D FLORES	3508	ASTRAL DR		SACRAMENTO
247591	06801020120000	CYNTHIA KLOCZKO	7628	18TH AVE		SACRAMENTO
77645	06705000200000	NORA R & MANUEL GAVINO JR	1187	FIRE AGATE WAY		RANCHO CORDOVA

City of Rancho Cordova
Residential Refuse Delinquencies
as of July 8, 2022

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City
37311	06704400760000	ARYAR AND YATRA RACHOGAN	11885	WHITE RAIN WAY		RANCHO CORDOVA
86022	07504000080000	CHRIS REDMON/MARIA REDMON	2292	EL CEJO CIR		RANCHO CORDOVA
242652	07701030210000	TRUST OF BIAN	3017	MARGATE WAY		RANCHO CORDOVA
57043	05700510080000	JUAN SALMERON LAINEZMARIA SAL	10431	DOLECETTO DR		RANCHO CORDOVA
64194	07601310030000	JAMES BRADSHAW	10327	DOLECETTO DR		RANCHO CORDOVA
106893	07701650010000	FLORES ALEXANDER	10202	SUNOL WAY		SACRAMENTO
52331	05602500310000	CALEB B HAYES	2104	PANTAGES CIR		RANCHO CORDOVA
156233	05804400040000	DONALD E WROTH	2263	AUTUMNLEAF LN		RANCHO CORDOVA
96953	05602900050000	TRENT E HOSKINS	11232	SAUK RIVER CT		RANCHO CORDOVA
82722	07507000070000	SAMUEL H UNGERER	2844	TIFFANY WEST WAY		SACRAMENTO
85099	07701540220000	VIJAY PARTHASARATHY	620	E BIDWELL ST		FOLSOM
185704	05801530220000	CHARLES J KEENER	2337	BYRD DR		RANCHO CORDOVA
33968	06804910040000	GOHAR A PALYAN	3588	SCORPIO DR		SACRAMENTO
89288	05801520070000	SHANNON PASSAFIUME	2352	BYRD DR		RANCHO CORDOVA
54958	06708200190000	WOODROW SANDERS III	12245	CANYONLANDS DR		RANCHO CORDOVA
27311	07507100350000	AMERICAN PROPERTY MGMT	3613	MARCONI AVE		SACRAMENTO
61968	07232300010000	SAMRITI BASSIE	10930	INTERNATIONAL DR		RANCHO CORDOVA
187210	05801730090000	ANDREW JANOSKO		PO BOX 516		MERIDIAN
10271	05801150020000	KEVIN DABLIN	2517	CORDOVA LN		RANCHO CORDOVA
137325	05701450180000	J ALBERTO CHAVEZ	8500	CLOUDCROFT WAY		ORANGEVALE
249126	06801220090000	STANLEY MACNISH JR	9911	METEOR DR		SACRAMENTO
60498	07602340040000	JOSE M AGUILAR	2524	LA CUMBRA CIR		RANCHO CORDOVA
6140	07600730090000	SALLY MESSAMORE	2253	MAXINE WAY		RANCHO CORDOVA
99469	06705000080000	KEVIN & RICHELLE HOVER	11858	FIRE AGATE WAY		RANCHO CORDOVA
46446	05800920110000	BRITTANY GAVEL/RALPH SULLIVAN	10912	PLUMA CT		RANCHO CORDOVA
62608	07201920300000	JOSEPH M & TERESA REUSCHER	10501	MILLS ACRES CIR		RANCHO CORDOVA
72533	07229901790000	JULIE CHARVET	10921	TOWER PARK DR		Rancho Cordova
64296	07600910220000	SCOTT F SLOTTERBECK	9034	RAWHIDE WAY		SACRAMENTO
10308	07201910180000	BRETT MYNSTED	10515	SILVERWOOD WAY		RANCHO CORDOVA
49344	06706600470000	NINEL AKOPYAN	4104	ARAGON WAY		RANCHO CORDOVA
61236	05603920280000	KATHLEEN & ARTHUR BOTTERELL	2108	TIBER RIVER DR		RANCHO CORDOVA
82709	07601460210000	RAYLENE SMITH/ANTHONY YOUNGER	10226	LA PRESA WAY		RANCHO CORDOVA
195032	06705500170000	QIANG LI	11761	LOISDALE WAY		RANCHO CORDOVA
51004	06804800530000	CHANH QUANG AND MINH VO	9946	BEXLEY DR		SACRAMENTO
8823	06708400990000	PAUL & LINDA ROHRER	12309	MONTAUK WAY		RANCHO CORDOVA
54588	06705300280000	RYAN & CARLIE BEARDSEMPHL	4362	CREGAN CT		RANCHO CORDOVA
95256	06711300580000	ROLAND E AND JUDIE M BASUIL	12733	ROSILLA COAST LN		RANCHO CORDOVA
99618	07201630030000	NICOLE KENNEDY	2908	HUNT DR		RANCHO CORDOVA
85461	05701630170000	MICHAEL MCGREGOR/ZACHARY	10589	MALAGA WAY		RANCHO CORDOVA
73457	05701720010000	SIERRA PAUL & BRANDON STEEGE	2667	ARAMON DR		RANCHO CORDOVA
29729	07601740020000	DIANA ARANA	2672	LOS AMIGOS DR		RANCHO CORDOVA
34084	07601120020000	MICHAEL W & DEE A MENZEL	10306	NEWTON WAY		RANCHO CORDOVA
80530	05700820150000	CHELSEA R BRYANT & JACK BOWMAN	10629	CHARDONAY DR		RANCHO CORDOVA
58312	07225800230000	ANI & LEVUSH & ELIZA DARMOYAN	3417	LISTAN WAY		RANCHO CORDOVA
128548	05602700580000	HAROLD D MITCHELL		PO BOX 181		RANCHO CORDOVA
107850	07602450150000	TRENTON CRAIG/TRENTON MARY	2843	GRANDVIEW ST		SAN DIEGO
44225	05801340020000	JASON BILLINGTON	2507	QUEENWOOD DR		RANCHO CORDOVA
44225	05801340020000	JASON BILLINGTON	2507	QUEENWOOD DR		RANCHO CORDOVA
100330	05803110220000	CREAM LLC	2541	BERRYWOOD DR		RANCHO CORDOVA
112084	07700730070000	MONICA & CRAYTON MILTON	3044	BLACKPOOL WAY		RANCHO CORDOVA
43670	06708800240000	GARNIK VOSKANYAN/SHAKE SIMONYA	4082	PINOCHE PEAK WAY		RANCHO CORDOVA
181477	05801210150000	COLLEEN HONESTO	10815	WALNUTWOOD WAY		RANCHO CORDOVA
110483	07213400450000	ZILLOW HOMES PROPERTY TRUST	10536	RAGTIME CIR		RANCHO CORDOVA
33693	05601730040000	MARK MCCAULEY	10650	VAN STRALEN WAY		RANCHO CORDOVA
62851	05700730170000	TRACY HOWARD	10560	CATAWBA WAY		RANCHO CORDOVA
83574	05802210280000	JANET ROWLANDS	10678	AUDUBON WAY		RANCHO CORDOVA
85839	05803400070000	RONALD R KESLER/JOY L WEST	2226	KINGSTREE LN		RANCHO CORDOVA
87441	06707700510000	ROBIN CONNOLLY/KENDALL ENGLISH	10902	STOURPORT WAY		RANCHO CORDOVA
90954	05805000140000	MARISSA RITTIRON	2427	RASHAWN DR		RANCHO CORDOVA
153104	05800610040000	PAUL RATKOVICH	2240	BENITA DR		RANCHO CORDOVA
111045	05801520080000	HRIPSIME & DAVID MANUKYAN	2356	BYRD DR		RANCHO CORDOVA
223127	07600510010000	JAMES A AND JULIA A BAGSHAW	10263	OCTAVIA WAY		RANCHO CORDOVA
98930	05604240160000	ERIC GUSTAFSON	2305	MILLS RANCH WAY		RANCHO CORDOVA
43808	05804000330000	TONY BECKINGER	2436	BERRYWOOD DR		RANCHO CORDOVA
614965	07222200630000	ANDREY & NADIA BRYKOV	3329	VERDECA WAY		RANCHO CORDOVA
110710	07225400100000	DANIEL CARBAJAL	11040	VIANSA WAY		RANCHO CORDOVA
110574	07507000340000	MAURICE & LAKISHA MARTIN	2837	BLACK CORAL WAY		SACRAMENTO
40058	05802230160000	ANNA & HAO CHEN	2375	CORDOVA LN		RANCHO CORDOVA
110513	07507000100000	OPENDOOR PROPERTY TRUST I	2856	TIFFANY WEST WAY		SACRAMENTO
249240	06801230110000	RONALD J POLANI	9942	METEOR DR		SACRAMENTO
219603	06804330280000	SILFREDO HERNANDEZ	3336	VIRGO ST		SACRAMENTO
10290	06704400580000	MIAE JEON	11856	WHITE RAIN WAY		RANCHO CORDOVA
19447	07203610100000	ABDIEL GALINDO	10637	AMBASSADOR DR		RANCHO CORDOVA
31125	05702530060000	CHRISTINE MCVICKER	2713	CABERNET WAY		RANCHO CORDOVA
33541	06804800070000	LEVI & DEIRDRE COLLIER	3421	CORBIN WAY		SACRAMENTO
34277	06705800270000	RALPH BARGAS	12095	ERATO CIR		RANCHO CORDOVA

City of Rancho Cordova
Residential Refuse Delinquencies
as of July 8, 2022

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City
40051	07222100450000	LAWRENCE DOTSON	10809	BELLONE WAY		RANCHO CORDOVA
44319	06706000610000	MICHAEL MAMO OR MILTON CASTRO	11752	ARISTA WAY		Rancho Cordova
52437	07203620260000	CHRISTOPHER CARTER	10009	CRISTO DR		SACRAMENTO
60350	07701610140000	A1 PROPERTY MGMT	4465	GRANITE DR	STE 1015	ROCKLIN
60368	07701610140000	A1 PROPERTY MGMT	3111	SUNSET BLVD	STE R	ROCKLIN
85090	07701330010000	FRANK & ROXANNE ORONA	10346	CARDIFF WAY		RANCHO CORDOVA
85098	07701540220000	VIJAY PARTHASARATHY	620	E BIDWELL ST		FOLSOM
90216	05804200110000	IRINA PROSHAK	2656	LOS NOGALES WAY		Rancho Cordova
90292	05804200110000	IRINA PROSHAK	2656	LOS NOGALES WAY		Rancho Cordova
91317	05701110340000	CHRISTOPHER SARCONA/AMANDA	10557	MALAGA WAY		RANCHO CORDOVA
92704	07601750080000	GREGORY WILSON	2687	LOS AMIGOS DR		RANCHO CORDOVA
93780	05701030010000	BRITTANI BIBBS	2534	FURMINT WAY		RANCHO CORDOVA
101992	06711700280000	CHOON & YUNJEE AHN	12124	MAYA CT		RANCHO CORDOVA
103545	07701540080000	ROBERT MCDONALDS	14	BINACA CT		SACRAMENTO
136035	05701040040000	DOUGLAS L BARNARD	2568	RIBIER WAY		RANCHO CORDOVA
22171	06804200100000	EDGAR AVETISYAN	9965	BEXLEY DR		SACRAMENTO
66022	05801150120000	JAMAL J MAULE	10840	BALLANTRAE WAY		RANCHO CORDOVA
79497	05604000140000	ARTUR ZHUCHENKO	11112	CROOKEN RIVER CT		RANCHO CORDOVA
55755	05602040110000	DAVID SMITH	2249	FORESTLAKE DR		RANCHO CORDOVA
54869	05701130080000	JULIE MAXEY	2529	SARDA WAY		RANCHO CORDOVA
100478	06805200520000	JERRY A DELOACH	3231	SEAL CT		SACRAMENTO
150882	05800440240000	WILDWOOD PROPERTIES	10864	SCOTSMAN WAY		RANCHO CORDOVA
82642	07228800420000	HAROLD COPE	12658	THORNBERG WAY		RANCHO CORDOVA
94530	06709200370000	NATASHA AND ALEXEY KISHKOVSKY	11788	SOCRATES WAY		RANCHO CORDOVA
73271	05804200120000	PAMELA HILLMON & ELBERT THOMAS		PO BOX 1026		RANCHO CORDOVA
23998	05603000720000	CHI-TEH SHEN	10976	MIRA RIVER CT		RANCHO CORDOVA
109115	06707700690000	OM KANNUSAMI	11836	WINDHAM WAY		RANCHO CORDOVA
110455	05602900170000	ZILLOW HOMES PROPERTY TRUST	11204	BOLD RIVER CT		RANCHO CORDOVA
111102	07201820070000	ANTHONY & RENEE SANTIAGO	3024	EVADNA DR		RANCHO CORDOVA
547444	05600430040000	SCOT BROWN		PO BOX 5140		SACRAMENTO
89345	05600410010000	LAUREN WILLIAMS	10425	GEORGETOWN DR		RANCHO CORDOVA
67061	06704500980000	KENNETH & JENNIFER BANGHART	11764	LILAC CANYON CT		RANCHO CORDOVA
153500	05800740010000	BARBARA MARKHAM	2321	SONATA DR		RANCHO CORDOVA
46678	07225300210000	LYUDMILA PETRASHISHINA	3383	MARQUAM WAY		RANCHO CORDOVA
70444	06803480190000	NIDIA HOLMES		PO BOX 276501		SACRAMENTO
64627	07228900110000	JOHN P TRIBVIANO	12743	THORNBERG WAY		RANCHO CORDOVA
93488	07229600610000	NORMAN FUJIWARA	3807	IVAN WAY		RANCHO CORDOVA
525408	05702020090000	RICHARD SNELL	2708	CABERNET WAY		RANCHO CORDOVA
103470	07225300060000	JOANN RULLODA	3357	OSELOT WAY		RANCHO CORDOVA
109347	07703700500000	HIEN NGUYEN & NU CAO	3537	MISTY MORNING CIR		SACRAMENTO
128213	05602700050000	CHAD M MCKEOWN	2212	RIVER TRAILS CIR		RANCHO CORDOVA
30497	05702820070000	MATTHEW LAWRANCE	2411	ARAMON DR		RANCHO CORDOVA
67955	06801420280000	JENNIFER CARTER	10009	CRISTO DR		SACRAMENTO
156758	05804700210000	CHAD LESTER THOMPSON	11056	GINGERWOOD WAY		RANCHO CORDOVA
81609	07225400220000	JOSEPH NOVAK	11030	CARMENET WAY		RANCHO CORDOVA
82008	07601010180000	ALEXANDRA & SHERRI BENSON	10229	LOS PALOS DR		RANCHO CORDOVA
100177	06801430070000	JUAN AND SELENA ROCHA	3416	VIKING DR		SACRAMENTO
593224	05601230240000	JERRY L ATTEBERY JR	2107	FORESTLAKE DR		RANCHO CORDOVA
104800	07701520200000	BKSP PROPERTIES LLC	10457	ROCKINGHAM DR		RANCHO CORDOVA
603106	05702030230000	RONALD SPEAR	2601	CABERNET WAY		RANCHO CORDOVA
110459	05603100310000	JOANNE COX	1633	KLAMATH RIVER DR		RANCHO CORDOVA
107742		AMBER BENNETT		PO BOX 221664		SACRAMENTO
59409	05803500210000	ADRIAN SLADE	2207	BAYWATER LN		RANCHO CORDOVA
12081	05701630080000	ROMILDA MARTINS	2605	SARDA WAY		RANCHO CORDOVA
112067	07702340010000	CHERYL KEITH	2442	ARAMON DR		RANCHO CORDOVA
11498	07600540070000	ROBERTA L TWEEDY	2229	MAXINE WAY		RANCHO CORDOVA
41924	07506800740000	TRUJILLO FAMILY TRUST	2621	TIERRA GRANDE CIR		SACRAMENTO
210255	06803500130000	WILLIE A MARTIN	10010	BEXLEY DR		SACRAMENTO
111103	05801420080000	MING LU	3053	MILLAR AVE		SANTA CLARA
108484	06708600450000	IH6 PROPERTY WEST LP		PO BOX 6098		LOGAN
108781	05700720150000	IRENE MORALES	10559	CATAWBA WAY		RANCHO CORDOVA
550062	07702210270000	TORRES SANDERS	850	BEN INGRAM LN		TRACY
64837	07201820150000	JUAN GUZMAN	3021	LA RUE WAY		RANCHO CORDOVA
19730	07226000970000	GIGI LOPEZ	3586	NOUVEAU WAY		RANCHO CORDOVA
35793	05803400100000	RICK GLENN	2238	KINGSTREE LN		RANCHO CORDOVA
61230	06708600690000	COREY EDGAR/DANIELLE MONTALVO	12312	PAWCATUCK WAY		RANCHO CORDOVA
67750	06707100330000	KASEY CRONQUIST	5361	OTTER POND WAY		RANCHO CORDOVA
74282	07229100640000	JAMIE LEPPANEN	3705	EDINGTON DR		RANCHO CORDOVA
81214	07232500300000	LINJINENTERPISES LP	3251	PITKIN WAY		RANCHO CORDOVA
87401	05804200320000	ANTHONY YANOS/ROSARIO YANOS	10930	NOGALERA WAY		RANCHO CORDOVA
92021	07703000140000	ROBERT SHARRATT JR	3205	HOGARTH DR		SACRAMENTO
92269	07602700270000	JULIA JOHNSON	2704	LA VERTA CT		RANCHO CORDOVA
194217	06705500940000	HABIB ALEREZA	11794	BAGOTA WAY		RANCHO CORDOVA
219335	06804200800000	LARRY W RUSHING	3332	FELTHAM WAY		SACRAMENTO
223199	07600520030000	MELINDA ROUSH	2212	RHODA WAY		RANCHO CORDOVA
560546	07506800450000	KANG HYUN/JEFF LEE	2756	TIERRA GRANDE CIR		SACRAMENTO

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Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City
651021	05803500160000	PENNY SANCHEZ	2224	BAYWATER LN		RANCHO CORDOVA
110504	05800710090000	SAMUEL BELL	2320	PINTURO WAY		RANCHO CORDOVA
227147	07601030050000	ERIC MORRISON	10252	LOS PALOS DR		RANCHO CORDOVA
156406	06705100910000	SYED MALEKH	11891	APPOLON DR		RANCHO CORDOVA
159095	07700720070000	YURIY PASECHNIK		PO BOX 3367		RANCHO CORDOVA
91697	07701310080000	ELISA AND JEREMY SIMPSON	2978	JOERGER ST		RANCHO CORDOVA
106981	06707300440000	OPENDOOR PROP ACQUISITION LLC	5125	DUSTY ROSE WAY		RANCHO CORDOVA
69252	07503120160000	SERA BENESH	2587	CAPITALES DR		RANCHO CORDOVA
109394	07700640170000	RECORE GROWTH INVESTMENTS INC	10421	BLACKBURN WAY		RANCHO CORDOVA
109015	07600320020000	DANIEL JUARROS	2733	LA LOMA DR		RANCHO CORDOVA
47184	05600720080000	VALENTIN SLIVINSKIY	10482	AMBASSADOR DR		RANCHO CORDOVA
77797	06706300350000	ERIC AUGUSTO	11885	BLUSHING CIR		RANCHO CORDOVA
68831	07702700510000	JIA YAH & JOUA XIONG	10233	COUNTRY WAY		SACRAMENTO
110319	05702330050000	TROUTMANS FAMILY DREAM LLC	2712	BARBERA WAY		RANCHO CORDOVA
346135	06804200810000	KRISTIE ROOT	3328	FELTHAM WAY		SACRAMENTO
65537	05602700780000	GABRIEL AMBRIZ	2216	TRAILS CT		RANCHO CORDOVA
208802	06803460190000	BONNIE ATKINSON	10024	VANGUARD DR		SACRAMENTO
19340	06707700250000	LORINE HAILE	4366	MOUNT KISCO WAY		RANCHO CORDOVA
80828	05604240210000	SABRA A TUCKER	603	W 4TH ST	APT 29	BUCHANAN
58702	07202010040000	VICTOR F GOMEZ	10545	SILVERWOOD WAY		RANCHO CORDOVA
9173	07703220040000	ASIM SHAH	3317	NUT PLAINS DR		SACRAMENTO
100178	06801430070000	JUAN AND SELENA ROCHA	3418	VIKING DR		SACRAMENTO
169615	07225500090000	MARILYN EDGAR	3576	DEBINA WAY		RANCHO CORDOVA
28283	05700820080000	SVETLANA MEDVEDEV	2500	MOSCANO WAY		RANCHO CORDOVA
88828	05701720250000	KOLOSIA TALIAULI/NILASONI	2636	BARBERA WAY		RANCHO CORDOVA
153533	05800750030000	ELIZABETH PEARCE	2316	BENITA DR		RANCHO CORDOVA
107013	07500540100000	TATSUYA KAWAI	2714	BRAVADO DR		RANCHO CORDOVA
211417	07203620130000	LINDA A HALLBERG	10720	STERLING WOOD WAY		RANCHO CORDOVA
107034	05700520010000	ERICKSON JAMES	10284	COLOMA RD		RANCHO CORDOVA
525259	05803700440000	AMY MOORE	10948	ALANDALE WAY		RANCHO CORDOVA
108730	07702400130000	TRIVEDI J C & B J TRUST	3311	CHETTENHAM DR		RANCHO CORDOVA
100409	06705900810000	JASMINE & MARCUS FLETCHER	4340	HARTLAND WAY		RANCHO CORDOVA
3413	06708700510000	BRENDA BUCKANS	4147	BORDERLANDS DR		RANCHO CORDOVA
64223	05603100450000	ANGELA & JOSEPH RIGDON	10079	KERN RIVER CT		RANCHO CORDOVA
82733	05700830010000	ENRIQUE & KIMBERLY A OCHOA	2551	MOSCANO WAY		RANCHO CORDOVA
85250	05702820080000	MARY CHIPMAN	2410	MASONI WAY		RANCHO CORDOVA
589181	07220200300000	TRACY OLIHOVIK	10991	PELARA WAY		RANCHO CORDOVA
85109	07702500560000	LACEY JOHNSON/MARK ENDO	3260	GOULD WAY		SACRAMENTO
53897	06707000130000	PEDRO & LUPE TROCHE	5026	MOSSY STONE WAY		RANCHO CORDOVA
108681	07225800280000	PETROS TRUNYAN	10701	LUELLA CT		RANCHO CORDOVA
54050	07225700260000	KEVIN/ROSHELLE/EDWARD/T MILLER	3433	GRAPPA WAY		RANCHO CORDOVA
66836	07229900240000	FREIDBERG LAW CORP PSP	2443	FAIR OAKS BLVD		SACRAMENTO
225635	07600930120000	EDWARD D SHAFER	10348	DANIEL WAY		RANCHO CORDOVA
201921	07201350010000	DALE HESTER	2931	SHAWN WAY		RANCHO CORDOVA
34262	05801450110000	JOSEPH MANUKYAN	4125	ORZO CT		SACRAMENTO
56868	05800430130000	DULCE M CHRISTENSEN	320	GRAND ST	APT 210	ALAMEDA
62265	07701920100000	HUGH & LUCILLE FULGHAM	10140	REBA CT		SACRAMENTO
62322	07703700660000	MARTIROSYAN ARMENAK	3464	WILDWIND CT		SACRAMENTO
74450	05803900550014	MIKE CHARLSON	758	LAKESHORE CT		FAIRFIELD
77624	06708100030000	JOSE I ESCOLERO	4135	PRESERVE WAY		RANCHO CORDOVA
91781	07701920020000	ROMAN MITROS	6829	FAIR OAKS BLVD	STE 200	Carmichael
92134	07701920020000	ROMAN MITROS	6829	FAIR OAKS BLVD	STE 200	Carmichael
116769	05601250010000	ROBERT HEN SMITH	2129	KELLOGG WAY		RANCHO CORDOVA
185593	05801530040000	TERRIE VILLEGAS	2320	ZINFANDEL DR		RANCHO CORDOVA
231789	07601640250000	ANDREW J GEORGI	10201	MALAGA WAY		RANCHO CORDOVA
142248	05701930070000	RITA M LAVELLE	2646	CHASSELLA WAY		RANCHO CORDOVA
79640	07223900110000	DWAYNE BOWKER	3375	TUALATIN WAY		RANCHO CORDOVA
100184	07700830130000	MICHAEL CLARK TRUST	204	COSKY DR	#214	MARINA
57470	05602030220000	STANLEY R WILLIAMS	10632	COLISEUM WAY		RANCHO CORDOVA
108487	07701930110000	ELLIE TRUONG	3337	GOULD WAY		SACRAMENTO
109097	07503120170000	JINGWEI TU	2589	CAPITALES DR		RANCHO CORDOVA
106804	07201720270000	ROBIN MORRIS	2945	WESTON WAY		RANCHO CORDOVA
362920	07601640170000	DAWNIELL KELSCHLL	10223	MALAGA WAY		RANCHO CORDOVA
106772	07602420040000	PAUL BARDWILL	10118	LA PLACITA DR		RANCHO CORDOVA
35182	06705100220000	JENNIFER WHITING	11924	RUBILITE WAY		RANCHO CORDOVA
209680	07203200510000	DOLLY GREEN	2944	KACHINA WAY		RANCHO CORDOVA
40639	05803900580017	RICK LAM & LING TANG	11049	COBBLESTONE DR		RANCHO CORDOVA
171686	06704400980000	SELENA BRUSUELAS	3974	IRON GATE WAY		RANCHO CORDOVA
96907	07228800490000	NICHOLAS TATE/DANIELLE BECK	12686	THORNBERG WAY		RANCHO CORDOVA
110481	07229500580000	JANET E WHITAKER	3778	ROCKDALE DR		RANCHO CORDOVA
172981	06704500810000	CONNIE BUNGARNER	11764	ROSE WIND CT		RANCHO CORDOVA
48456	05801720070000	EALIE & PATRICIA SHIVERS	2223	WHISTLER WAY		RANCHO CORDOVA
106875	07701930110000	TRUONG ELLIE K	3337	GOULD WAY		SACRAMENTO
16940	06801530010000	ALLA NAUMOV	3504	GEMINI WAY		SACRAMENTO
68457	05604100120000	QUANG T PHAM	11140	RHINE RIVER CT		RANCHO CORDOVA
93761	06710900210000	DAVID STOLLER	4315	ORPHEUS CIR		RANCHO CORDOVA

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212258	06804530180000	SEAN FERGUSON	9825	CULP WAY		SACRAMENTO
108729	07702400130000	TRIVEDI J C & B J TRUST	299	W PORTAL AVE		SAN FRANCISCO
153846	05800830050000	TRUST OF BRANTLEY	2216	CERVANTES DR		RANCHO CORDOVA
50383	07601640090000	GEARY A LYONS	1411	EAGLESFIELD LN		LINCOLN
69165	07232900140000	KIMBERLY GOWENLOCK	11084	INTERNATIONAL DR		RANCHO CORDOVA
199384	05803800180000	M E HEINEKE	2253	WINDWARD LN		RANCHO CORDOVA
248367	07701520260000	CAROL L BERGSTROM	10490	DREXEL CT		RANCHO CORDOVA
605865	07702700180000	MACK FORGEY	3217	SAGEWOOD CT		SACRAMENTO
66871	07701710170000	IRINA M PETRASHISHINA	6576	THALIA WAY		CITRUS HEIGHTS
20161	07701710040000	GARTH MASON	10413	MILLS TOWER DR		RANCHO CORDOVA
228139	07601410010000	EDGAR L PIERSON JR	2540	LAS CASAS WAY		RANCHO CORDOVA
104827	07232500480000	OPENDOOR PROPERTY TRUST I	10904	ARRINGTON DR		RANCHO CORDOVA
424101	06803630090000	PRAVEEN J SINGH	91-1531	WAIMAHUI PL		EWA BEACH
106784	06708100470000	2018 3 IH BORROWER	4099	BORDERLANDS DR		RANCHO CORDOVA
239227	07700640160000	BENNIE M MANZANARES	10431	BLACKBURN WAY		RANCHO CORDOVA
109060	05804000210000	ERGHEI & ELVIRA TARLOVSCHI	10948	GADSTEN WAY		RANCHO CORDOVA
106951	06709200090000	ANILA MADHULIKA KUMARI	250	MCADOO DR	APT 1322	FOLSOM
65649	07602610030000	FLORENTINA URIE		PO BOX 366		RANCHO CORDOVA
65623	07602610030000	FLORENTINA URIE		PO BOX 366		RANCHO CORDOVA
100097	05802410250000	JAMEER & GULSITARA HUSSAN	10860	MCBRIDE CT	4	RANCHO CORDOVA
100098	05802410250000	JAMEER & GULSITARA HUSSAN	10860	MCBRIDE CT	3	RANCHO CORDOVA
100101	05802410250000	JAMEER & GULSITARA HUSSAN	10860	MCBRIDE CT	2	RANCHO CORDOVA
100102	05802410250000	JAMEER & GULSITARA HUSSAN	10860	MCBRIDE CT	1	RANCHO CORDOVA
114232	06705500060000	SRINIVASA VILLVRI	11805	LOISDALE WAY		Rancho Cordova
22613	05601510110000	VITALIY & LYUDMILA BOBYLEV	2024	KELLOGG WAY		RANCHO CORDOVA
7159	05805200140000	DANIEL J ALVES	11131	WOODKIRK CT		RANCHO CORDOVA
201350	06705501260000	ALONA JENNINGS	11861	LOISDALE WAY		RANCHO CORDOVA
30217	07601010140000	DALE & JOLINE LAYTON	10213	LOS PALOS DR		RANCHO CORDOVA
91659	06803500330000	ARA KIRAKOSYAN/KARAPET	3305	ROMFORD WAY		SACRAMENTO
68542	05602500340000	MATTHEW & DANIELLE LOVE	2116	PANTAGES CIR		RANCHO CORDOVA
8606	06801350330000	NIKOLAY & NATALYA DEMCHIK	6525	MAUANA WAY		CITRUS HEIGHTS
18720	06803700420000	JOHN E ALMEIDA	3665	SCORPIO DR		SACRAMENTO
22563	06709200890000	MICHELE KOEHLER	3929	ARISTOTLE CIR		RANCHO CORDOVA
25471	06704500790000	KAWALJIT BAJWA	11756	ROSE WIND CT		RANCHO CORDOVA
58128	06804800050000	NEAL & JENNIFER BECK	3429	CORBIN WAY		SACRAMENTO
67831	05802410290000	LYUDMILA ELLIASON/GREGORY	10857	MCBRIDE CT		RANCHO CORDOVA
84748	06704700370000	ANATOLIA INVESTMENTS LLC	11881	COBBLE BROOK DR		RANCHO CORDOVA
137428	05701510170000	CHARLES HOLLIDAY		PO BOX 15215835		SIOUX FALLS
205779	07201910060000	EARL L ARCHIE	10520	SPAULDING WAY		RANCHO CORDOVA
219356	06804200840000	ROLAND JENNINGS SR	136	FOUNTAINHEAD CT		MARTINEZ
224126	06804720090000	SONI JOHNSON		PO BOX 1351		ALAMEDA
539026	05604400480000	CHAROENSUK PORNTIP	2255	GREEN BLOSSOM CT		RANCHO CORDOVA
563719	05604400090000	RAFAEL ESCAMILLA	235	NORTHLAKE DR		FOLSOM
1197	06706200160000	ANGELO AND SUSY GUEVARA	11827	PYXIS CIR		RANCHO CORDOVA
62223	07700810020000	ANTHONY MARTINEZ	3073	RAMSGATE WAY		RANCHO CORDOVA
76823	07703700430000	ELIZABETH LOVING	3567	MISTY MORNING CIR		SACRAMENTO
98764	05603000640000	GUY THOMAS MCCONNELL	10981	MIRA RIVER CT		RANCHO CORDOVA
100059	07702900280000	TIEN TRUST	3356	CRISTOM DR		SACRAMENTO
158536	05805100140000	GERALD D CRITES	2447	RASHAWN DR		RANCHO CORDOVA
638699	07223900500000	CHRIS ALLEY	3337	BROLIO CT		RANCHO CORDOVA
27942	06704501080000	DAVID & ROBIN MUELLER	11771	JUSTINIAN DR		RANCHO CORDOVA
72532	05602040040000	REMI QUEYRANE/SHANNON DOHERTY	2221	FORESTLAKE DR		RANCHO CORDOVA
82423	07229200400000	LORETA SANTOS	12583	FARLEN CIR		RANCHO CORDOVA
210084	06803420120000	JOAN COOKE	10039	BROMLEY WAY		SACRAMENTO
226790	06805130190000	JOSEPH & ROBERTA CARCIONE	732	CROSSWAY RD		BURLINGAME
106767	05800610070000	AVILA JOSE R	2252	BENITA DR		RANCHO CORDOVA
252732	07702700310000	HARVEY RAY MONTGOMERY	10225	COUNTRYSIDE WAY		SACRAMENTO
57905	07223800250000	CHUN K LEE	3332	CRISTOM DR		RANCHO CORDOVA
48722	05600810140000	STANLEY H BELL	10465	RUGBY CT		RANCHO CORDOVA
84218	05600340120000	JAMES FRANCE III/DAJEAN HORGER	2205	RIVER EDGE WAY		RANCHO CORDOVA
64789	07229900250000	EDWARD FREIDBERG	10958	DISK DR		RANCHO CORDOVA
205851	07201910170000	LAWRENCE L AND ANTOINETTE MACK	10517	SILVERWOOD WAY		RANCHO CORDOVA
79314	05802160080000	TONY & CINDY ZEPEDA	10718	SEGOVIA WAY		RANCHO CORDOVA
102240	07229800540000	CHE-HUNG LIU	10962	STOURPORT WAY		RANCHO CORDOVA
44119	06805200220000	TAH 2018-1 BORROWER LLC	9752	GREENSBORO CIR		Sacramento
86758	05702630130000	AQUEEL MOHAMMAD	17101	SANTA CRUZ CT		YORBA LINDA
14474	06705900750000	ALAN R GIBLIN	4300	HARTLAND WAY		RANCHO CORDOVA
41534	05602800410000	EDUARDO R GARCIA	11210	PLATTE RIVER CT		RANCHO CORDOVA
104508	05603850110000	HERSCHEL MEREDITH	11048	NEW RIVER CIR		RANCHO CORDOVA
122515	06705500180000	THU KHUC		PO BOX 3136		SANTA CLARA
543953	07203200430000	THU KHUC		PO BOX 3136		SANTA CLARA
42385	06708600590000	CRYSTAL VARGAS	4182	BORDERLANDS DR		RANCHO CORDOVA
11074	05800820190000	DEVIN & RAINY BRUCE	2261	CERVANTES DR		RANCHO CORDOVA
105102	07229700030000	KANCHARLA & BOPPUDI TRUST	11035	INTERNATIONAL DR		RANCHO CORDOVA
154492	05801020080000	DELORIS R JOHNSON	2393	PINTURO WAY		RANCHO CORDOVA
8596	06706400430000	KAMBIZ GHAZANFARI	11836	DELAVAN CIR		RANCHO CORDOVA

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21050	05603920030000	CARLOS & LEA HERNANDEZ	2620	SARDA WAY		RANCHO CORDOVA
28212	05802210140000	JOHN ELLIS	10607	VIANI WAY		RANCHO CORDOVA
35641	07507000190000	JUDITH M REYNEN	10630	MATHER BLVD		MATHER
62373	07701920220000	AULAH M BOSTICK	3332	GOULD WAY		SACRAMENTO
477033	05801740050000	SESHA REDDY	1291	PROMENADE ST		RODEO
225379	07600910120000	KARL HANSEN	10343	DOYLE WAY		RANCHO CORDOVA
99625	07234000140000	AUDRI SMITH	10741	PORTICO CIR		RANCHO CORDOVA
96888	06704800580000	ESTER NERSISYANA	4194	TULIP PARK WAY		RANCHO CORDOVA
9982	07203610600000	MARCEL VALIM	10874	PAIUTE WAY		RANCHO CORDOVA
114289	05600830070000	REZA AZIMI	10493	GEORGETOWN DR		RANCHO CORDOVA
119183	05601430040000	FIDEL VAZQUEZ	10804	AMBASSADOR DR		RANCHO CORDOVA
66233	07602620090000	SANDI BEAR	11344	COLOMA RD	SUITE: 542	GOLD RIVER
65615	07602610030000	FLORENTINA URIE		PO BOX 366		RANCHO CORDOVA
100662	07229701570000	PARMJIT SINGH/SUKHWINDER KAUR	10888	NEDERLAND WAY		RANCHO CORDOVA
6922	05702020020000	JOHN & STEPHANIE BROKAW	2606	CABERNET WAY		RANCHO CORDOVA
142093	05701910010000	JOSE BARCELOS JR	10641	PEDRO WAY		RANCHO CORDOVA
28499	06801530130000	TRUST OF ZUNINO		PO BOX 277761		SACRAMENTO
64896	06801320100000	GEORGE 111 PORTILLO	10017	LINCOLN VILLAGE DR		SACRAMENTO
85867	06704900370000	HYMAN TRUST	4212	SILVER WATER WAY		RANCHO CORDOVA
91211	07226000740000	GEVORG DAVTYAN	3567	RULANDER WAY		RANCHO CORDOVA
108206	05604240100000	DAVID A MUNOZ	2238	PALMWOOD CT		RANCHO CORDOVA
209648	07203200460000	PATRICIA LARSON	2924	KACHINA WAY		RANCHO CORDOVA
84591	05801910140000	GUSTAVO VILLANUEAVA	10645	BISCAY WAY		RANCHO CORDOVA
193857	05803500050000	RICHARD & SU OLDHAM	3061	SAND DOLLAR WAY		SACRAMENTO
228935	07601520090000	ZACHARIA J CONSTANTINE	2660	ELLENBROOK DR		RANCHO CORDOVA
137	06704900120000	JOSEPH DEMITRO	11800	SLATE FALLS WAY		RANCHO CORDOVA
64480	05805100030000	TAMMY HOANG	2438	KAYWOOD CT		RANCHO CORDOVA
181654	05801250050000	SHARI CALTA	10870	WALNUTWOOD WAY		RANCHO CORDOVA
41446	07501510090000	EMILY HOUSTON	2721	LA CHOVA CT		RANCHO CORDOVA
98003	05602900130000	MICHAEL R LOCKS	11213	BOLD RIVER CT		RANCHO CORDOVA
12413	06803700460000	BUGHAO FAMILY TRUST	111	POWERS DR		EL DORADO HILLS
60363	05601440170000	AMAL SABOUL	2092	EL MANTO DR		RANCHO CORDOVA
103316	05601510150000	YUNYUN TAO & LIBO WENG	2040	KELLOGG WAY		RANCHO CORDOVA
6869	06707101010000	GEOFFREY HARMON	5436	MOSSY STONE WAY		RANCHO CORDOVA
64802	07226000460000	TRACI E REYNOLDS	10866	WATERBROOK WAY		RANCHO CORDOVA
89270	05603400600000	KATHERINE D WOOD TRUST	11011	RAINBOW RIVER CT		RANCHO CORDOVA
213045	06803640470000	TRUST OF COHEN		PO BOX 2083		SARATOGA
79121	07232900270000	ELIZABETH M & ERIC D STAHL	10989	MERRICK WAY		RANCHO CORDOVA
17072	05803110100000	VIOLA E WHITE	4424	DAYTON ST		SACRAMENTO
2757	07229701000000	FORREST O'SULLIVAN	11121	MACE RIVER CT		RANCHO CORDOVA
66218	07602620090000	STONECREEK PROPERTY MGMT	3009	MAISON WAY		SACRAMENTO
95283	06801520130000	SANTIAGO AREVALO	3557	GEMINI WAY		SACRAMENTO
100648	07701540080000	ROBERT MCDONALDS	14	BINACA CT		SACRAMENTO
247735	06801110020000	J N ROBINSON	3306	JUPITER DR		SACRAMENTO
27967	07225900060000	YAN JIN	3693	HALTER CT		SACRAMENTO
24240	07213400350000	VADIM CHERNYY	10576	RAGTIME CIR		RANCHO CORDOVA
166838	07213500090000	WILLIAM G GONZALES	3409	MARDI GRAS CT		RANCHO CORDOVA
98961	05603100190000	EUGENE AND MURIEL ANNE JACKSON	1597	KLAMATH RIVER DR		RANCHO CORDOVA
61609	07501920070000	BARBARA REAGAN	2226	W LA LOMA DR		RANCHO CORDOVA
101829	06803460210000	ROBERT DEOROSAN	10016	VANGUARD DR		SACRAMENTO
77991	06710700330000	KIMBERLY GRAHAM	4352	ORPHEUS CIR		RANCHO CORDOVA
84122	05601310050000	SARA M MULLEN	2076	KELLOGG WAY		RANCHO CORDOVA
96543	06705600740000	RAJANI & SRINIVAS PENUMECHCHU	11755	KOUROS WAY		RANCHO CORDOVA
224657	06804910060000	JOHN BADGER III	3582	SCORPIO DR		SACRAMENTO
140610	05701740040000	CHRISTEL J & ROBERT K STAUB	10616	CHARBONO WAY		RANCHO CORDOVA
40464	06708800310000	KELLIE CABRAL	4110	PINOCHE PEAK PL		RANCHO CORDOVA
219508	06804330120000	JOHN D TATMAN	9817	WOODHOLLOW WAY		SACRAMENTO
114821	05600960020000	LAWRENCE H ROJAS	10604	VALLEY VIEW DR		RANCHO CORDOVA
252513	07702400400000	BIMLESH LAL	10473	EL MERCADO DR		RANCHO CORDOVA
103637	06801050010000	HIGH SIDE ENTS		PO BOX 417484		SACRAMENTO
61694	06804310070000	JAMEEL TAYYEB	9792	RED CEDAR CIR		SACRAMENTO
245128	07701130260000	GERTRUDE MITCHELL	10425	ABBOTTFORD WAY		RANCHO CORDOVA
4092	07229700110000	ANDREW ARMSTRONG	11019	INTERNATIONAL DR		RANCHO CORDOVA
67283	06705200720000	KATHLEEN & PATRICK LARKIN	4399	KILROY CT		RANCHO CORDOVA
181501	05801210190000	LORI BROOKS	2469	CORDOVA LN		RANCHO CORDOVA
130399	05700430110000	TRUST OF HILTON	10612	BECLAN DR		RANCHO CORDOVA
34839	05604000530000	LAKSHMI VALMETI	1433	KLAMATH RIVER DR		RANCHO CORDOVA
39443	05601950040000	GULFSTREAM PORTFOLIO MGMT LLC	2030	VAN NUYS WAY		RANCHO CORDOVA
63865	06707300100000	HP CALIFORNIA LLC	180	N STETSON AVE	#3650	CHICAGO
91408	07229600270000	JOHN FIELDS	3262	KNOLLRIDGE DR		EL DORADO HILLS
223633	07600660030000	NORMAN M BUCZEK	2447	MORAINE CIR		RANCHO CORDOVA
527200	05803600020000	PEGGY RHEAULT	12674	MANOR WAY		AUBURN
228052	07601350050000	ELSINE COX	10257	COLOMA RD		RANCHO CORDOVA
36845	05601910020000	BRIAN NAGLE	2377	GOLD MEADOW WAY	SUITE 100	GOLD RIVER
37753	05603830130000	TROY BACCUS	1448	KLAMATH RIVER DR		RANCHO CORDOVA
17073	05803110100000	VIOLA E WHITE	4424	DAYTON ST		SACRAMENTO

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19403	07701920210000	VIOLA WHITE	4424	DAYTON ST		SACRAMENTO
615145	05803300130000	ANDLOU INVESTMENTS	166	HAMILTON DR	STE E	NOVATO
64985	07701510040000	KRYSTLE & ROCHELLE PATTERSON	10533	ABBOTTFORD WAY		RANCHO CORDOVA
87405	06705000190000	PAUL KURIAN/BEULAH VEJENDLA	11883	FIRE AGATE WAY		RANCHO CORDOVA
34449	05602900260000	SHALAINE REDDIC	11204	CEDAR RIVER CT		RANCHO CORDOVA
58613	07201730070000	SAMANTHA REDSTONE	2953	HUNT DR		RANCHO CORDOVA
636638	07601510210000	LAURA LI	2609	DAWES ST		RANCHO CORDOVA
22322	07702700450000	JAMES RICHEY	10282	COUNTRYSIDE WAY		SACRAMENTO
155168	06705200830000	CRAIG OSBORN	4398	KELMAN CT		RANCHO CORDOVA
101666	07701660220000	DANIEL & LEAH JUARROS	10161	ELLENWOOD AVE		SACRAMENTO
101669	07701660220000	DANIEL & LEAH JUARROS	10159	ELLENWOOD AVE		SACRAMENTO
227886	07601320100000	JOHNNY B ROBINSON	10336	DOLECETTO DR		RANCHO CORDOVA
48574	06707700910000	TONY GIVANGIS	1000	BROADWAY	#350	OAKLAND
63337	06708001270000	NICOLAS HERRERA	12189	CONSERVANCY WAY		RANCHO CORDOVA
118069	07213400430000	MICHAEL L SIECZKO	10544	RAGTIME CIR		RANCHO CORDOVA
154228	05800930020000	ERNEST J LUJAN	10906	ANZA WAY		RANCHO CORDOVA
42627	06707700090000	ARTEM NERSESYAN	4314	MOUNT KISCO WAY		RANCHO CORDOVA
45656	07229701580000	QINZHI GONG & XIAOWEN JIANG	3142	LEA STERLING WAY		RANCHO CORDOVA
58454	05604400450000	HONGBING YANG AND JUN LI		PO BOX 2053		RANCHO CORDOVA
58754	05703140050000	RAIZYLYN FLORES/ERNANIE HINAHO	10761	PEDRO WAY		RANCHO CORDOVA
193811	05803400200000	JOHN A KING		PO BOX 720038		SAN FRANCISCO
528190	06804410170000	ROB CLARK	3153	EXPLORER DR		SACRAMENTO
191027	05802210300000	JOSEPH CHR GARCIA	10686	AUDUBON WAY		RANCHO CORDOVA
17100	05701420090000	RICHARD F VANDAGRIFF JR	10431	MALAGA WAY		RANCHO CORDOVA
65631	07602610030000	FLORENTINA URIE		PO BOX 366		RANCHO CORDOVA
19102	05804300320000	CARRIE MURRELL	2462	STOKEWOOD WAY		RANCHO CORDOVA
69600	06801370010000	NORMA ORTIZ & MARIA GARCIA	1529	36TH ST		SACRAMENTO
69603	06801370010000	NORMA ORTIZ & MARIA GARCIA	1529	36TH ST		SACRAMENTO
51048	05601620090000	JAMES V ATKINS	2013	MARYVALE WAY		RANCHO CORDOVA
71830	07600810040000	WESLEY CALDWELL	1000	STONECREST DR		ANTIOCH
71846	07600810040000	WESLEY CALDWELL	1000	STONECREST DR		ANTIOCH
45073	06705901000000	KUO-KENG KUO	12021	MANDOLIN WAY		RANCHO CORDOVA
140060	05701640060000	DOMINIQUE YANEZ	2694	BARBERA WAY		RANCHO CORDOVA
103541	06706700170000	ISMAIL CHAUDHRY	13378	CHRISTIE DR		SARATOGA
535025	07213400680000	MELISSA WARDELL	10637	BASIE WAY		RANCHO CORDOVA
15630		HORIZON PROPERTIES	9827	FAIR OAKS BLVD		FAIR OAKS
33058	05701610120000	MD A MOMEN	3580	S DELAWARE ST		CHANDLER
87575	05602010040000	PATRICK AGUELE	2112	MCGREGOR DR		RANCHO CORDOVA
34168	06705400770000	MONICA SAFFOLD	11751	VILLAGE POND WAY		RANCHO CORDOVA
9003	07701320190000	MARIA TERESA VIRGEN	2963	JOERGER ST		RANCHO CORDOVA
223391	07600540080000	CAROL A CAHOON	2225	MAXINE WAY		RANCHO CORDOVA
224433	06804800670000	LEAH ZHURKO	9913	BEXLEY DR		SACRAMENTO
66441	07600930140000	CECILEE MAUGHAN	10356	DANIEL WAY		RANCHO CORDOVA
148821	05800210080000	LORAN K CALVERT & MARYANN H	10729	ATWOOD DR		RANCHO CORDOVA
235873	07602430070000	TRUST OF MITSUE	2424	EL CHICO CIR		RANCHO CORDOVA
52281	06707600360000	LETICIA MADAN	4831	AZALEA PARK WAY		RANCHO CORDOVA
20663	07701220060000	EARL R COUCH	10420	ABBOTTFORD WAY		RANCHO CORDOVA
65558	07228900170000	DEREK & JUDY NORRIS	12719	THORNBERG WAY		RANCHO CORDOVA
571925	05600630080000	SUSAN DEGITZ	2149	DANBURY WAY		RANCHO CORDOVA
10050	07601410110000	MARIA TRUSLER	2582	LAS CASAS WAY		RANCHO CORDOVA
247878	06801120130000	JANIS MAHONE	10067	TERRIER WAY		SACRAMENTO
13049	07229900960000	JENAE ALECHKO	3112	EADES WAY		RANCHO CORDOVA
219490	06804330100000	MARLENE CELESTE TUTHILL	2809	TOURMALINE WAY		ANTELOPE
45603	07702400470000	TIM BAILEY	10485	SIERRA CREST DR		RANCHO CORDOVA
156657	05804700060000	SHERRIE D TRUSLER	11124	GINGERWOOD WAY		RANCHO CORDOVA
70076	07229500110000	CHRISTI PERKINS	12555	CORDONIA WAY		RANCHO CORDOVA
8335	06801340020000	REBECCA & ROGER HORNER	3417	COMET CT		SACRAMENTO
45387	05701720190000	DOUGLAS PARKER	2610	BARBERA WAY		RANCHO CORDOVA
5830	06705100490000	JUAN VELASCO	11887	RUBILITE WAY		RANCHO CORDOVA
205928	07201920110000	CARL R LOSER	10522	SILVERWOOD WAY		RANCHO CORDOVA
33053	06708100010000	MOHAMMAD ARIFUZZAMAN	4143	PRESERVE WAY		RANCHO CORDOVA
593879	07222100250000	MORGAN MITCHELL	10852	BELLONE WAY		RANCHO CORDOVA
90096	05804400130000	ROBERT L WRIGHT JR	11009	WINTERWIND LN		RANCHO CORDOVA
128726	05700100340000	MARIO LA SCHIAZZA	2325	RUDAT CIR		RANCHO CORDOVA
90682	07229200240000	ALYSSA MEPHAM	12528	FARLEN CIR		RANCHO CORDOVA
209482	07203200200000	JOHN E KURAKO & SPENCER KURAKO	2916	CALLE DEL SOL WAY		RANCHO CORDOVA
201910	07201340250000	SAMUEL REED	2947	EVADNA DR		RANCHO CORDOVA
36720	07601820040000	ERNESTO PAZ	2688	ELLENBROOK DR		RANCHO CORDOVA
450517	05700540040000	GEORGE TUCKER	2518	GANZAN WAY		RANCHO CORDOVA
161205	07703400040000	ROBERT J HILDITCH	3051	LAURELHURST DR		RANCHO CORDOVA
469510	07703700110000	RUTHUS W & SHIRLEY A WHITE	3456	MISTY MORNING CIR		SACRAMENTO
89719	07232900190000	PENNYMAC LN SVCS LLC	3043	TOWNSGATE RD	# 200	WESTLAKE VILLAGE
4693	07203610750000	JOHN E SPENCER JR	2909	GWENDOLYN WAY		RANCHO CORDOVA
100392	07504100020000	CHRISTINA RODRIQUEZ	2252	EL CEJO CIR		RANCHO CORDOVA
205056	07201720050000	TRUST OF CURRY	2952	HUNT DR		RANCHO CORDOVA
546425	05701630050000	EMILIO & GUADALUPE RAMIREZ	9461	TWIN LAKES AVE		ORANGEVALE

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39900	07601730100000	GEORGE MYERS III	2653	PALO VISTA WAY		RANCHO CORDOVA
226744	06805130110000	DURWIN WESGATE & CHUN YAO	10212	GOINYOUR WAY		SACRAMENTO
83464	05604210030000	NATALIA TEN	10574	HOME RANCH CT		RANCHO CORDOVA
6337	05803120130000	MARLEENE STEVENSON	3476	MONTEREY BLVD		SAN LEANDRO
27708	05601950150000	LEE & KARINE NORMAN	2005	MCGREGOR DR		RANCHO CORDOVA
45654	07702400470000	TIM BAILEY	10485	SIERRA CREST DR		RANCHO CORDOVA
89627	06711300480000	ALFRED AND YVONNE DOMINGUEZ	4030	MACKERRICHER WAY		RANCHO CORDOVA
56896	07220900250000	NADER & JAYNE KAMAL	3289	BALADA WAY		RANCHO CORDOVA
34459	07502910030000	ALLEN SCARBROUGH	2418	EL BURLON CIR		RANCHO CORDOVA
58612	06804440140000	WESLEY P WEIGLE	9833	CRIMSONWOOD WAY		SACRAMENTO
97050	07703240330000	CHUN YAO	10212	GOINGYOUR WAY		SACRAMENTO
609211	07222000120000	TERESA MCTERNAN	3409	NOBLESSA WAY		RANCHO CORDOVA
114347	05600840010000	TOSHIKO CONNER		PO BOX 8531		CITRUS HEIGHTS
53230	07703800200000	LOURDES NABABAN	3557	MADDIEWOOD CIR		SACRAMENTO
104058	05603810040000	CHRIS LYON	2221	EAGLE RIVER CT		RANCHO CORDOVA
13907	07701110030000	AAK INVESTMENTS INC	3238	LAURELHURST DR		RANCHO CORDOVA
405289	06805150060000	CONNIE GREKOFF	9738	WOODHOLLOW WAY		SACRAMENTO
531939	07213500680000	DAVID GIN	10706	BASIE WAY		RANCHO CORDOVA
210032	06803410040000	SUSAN SELJUK	3345	CHISWELL WAY		SACRAMENTO
432331	07203610850000	GLENN AND LEANN RAE OSBORNE	2911	PLATINUM CT		RANCHO CORDOVA
534422	05603200260000	REGINALD VELTEN	11230	GOLD EXPRESS DR	STE #310-114	GOLD RIVER
68850	05600920110000	JOSE & ELDI ORTEGA	3009	HANDEL WAY		SACRAMENTO
89349	06801320090000	BONFILIO URAGA	10021	LINCOLN VILLAGE DR		SACRAMENTO
36159	06801350170000	JERRIE J SAID SR		PO BOX 277872		SACRAMENTO
219782	06804350060000	MICHAEL R ANDREW	9820	CRIMSONWOOD WAY		SACRAMENTO
26752	05700630090000	PHILIP R LEIBER	2521	AUGIBI WAY		RANCHO CORDOVA
26622	06804200830000	PATRICK KELLY	3320	FELTHAM WAY		SACRAMENTO
75851	07602520110000	THERON SKYLES	10245	ATLANTIS DR		ELK GROVE
78698	05803110130000	TREVOR FERREIRAE	10962	HIRSCHFELD WAY		RANCHO CORDOVA
68566	07701130230000	STEVEN R & LAURA A BERRY	10439	ABBOTTFORD WAY		RANCHO CORDOVA
102862	05603700460000	MARGO FRANK	5155	ARDEN WAY	APT 17	CARMICHAEL
38649	07703100090000	YURI ZHUKOV & NINA TIMOFEYEVA	3242	FOLKLORE WAY		SACRAMENTO
128470	07503120170000	ASHOK PAL	2591	CAPITALES DR		RANCHO CORDOVA
114494	05600910020000	CHRISTINA LAXTON	2117	FARNSWORTH WAY		RANCHO CORDOVA
13556	07229702090000	KAY WILSON	3143	RUSHALL CT		RANCHO CORDOVA
116386	05601130040000	JOHN KEVIN MCCANTS	2118	STARRLYN WAY		RANCHO CORDOVA
48007	05700620030000	HUGO ROJAS & OLGA O NUNEZ	2514	AUGIBI WAY		RANCHO CORDOVA
75691	05803110130000	TREVOR FERREIRAE	10960	HIRSCHFELD WAY		RANCHO CORDOVA
61389	06707000810000	MARY HARRIS	5025	COPPER SUNSET WAY		RANCHO CORDOVA
33057	06706000360000	MICHELLE AND CHRIS WILCOX	4233	THALIA WAY		RANCHO CORDOVA
97509	07702900290000	RHONDA J BALDO	10048	VIEWOODS CT		SACRAMENTO
24847	05701410040000	MICHAEL MARTINEZ	2640	TRONERO WAY		RANCHO CORDOVA
643716	05701620100000	ANGEL AMAYA	2712	ARAMON DR		RANCHO CORDOVA
136258	05701110230000	WALTER A TAYLOR	2557	VERNACCIA CIR		RANCHO CORDOVA
2890	05801220100000	JOHN & MARY E MCCANTS	2118	STARRLYN WAY		RANCHO CORDOVA
142122	05701910060000	JOHN MCCANTS	2118	STARRLYN WAY		RANCHO CORDOVA
65230	05700920120000	ANGELA LEE	2616	VERDELLO WAY		RANCHO CORDOVA
203241	07201520020000	RAED S AWABDEH	10504	GLENVIEW WAY		RANCHO CORDOVA
68574	05801260010000	SHANE ENGSTROM	10842	WALNUTWOOD WAY		RANCHO CORDOVA
119	07702310020000	LISA ZOLFARELLI	3133	CHETTENHAM DR		RANCHO CORDOVA
34943	07701030140000	ALBERT E GILDING JR	3028	PORTSMOUTH DR		RANCHO CORDOVA
68328	076-0270-024-0000	ISMAIL AGUILAR	2710	LA VERTA CT		RANCHO CORDOVA
78768	06705600590000	ARUN SELVARAJ/BHARATHI RAJASEK	11722	KOUROS WAY		RANCHO CORDOVA
61102	07228900350000	THOMAS E GONSALVES	12721	SOLSBERRY WAY		RANCHO CORDOVA
30170	05703130060000	TIFFANY AUBEL	2609	LUVETA WAY		RANCHO CORDOVA
71840	07602700050000	ALYA ALNASSIRY	10115	MALAGA WAY		RANCHO CORDOVA
11281	05803900520009	NAUY HUYNH	2345	BRIDLEWOOD DR		RANCHO CORDOVA
42976	06704900540000	JAWII CHEN & SUHFEN SHYU TRUST	11809	OPAL RIDGE WAY		RANCHO CORDOVA
226697	06805130030000	JAMES M KRAUS	15265	WINCHESTER BLVD	#7W	LOS GATOS
28439	06801520150000	MAISHA L WEARY	3549	GEMINI WAY		SACRAMENTO
64779	06803660280000	LAURIE SMITH & BARBARA SCHERER	9923	OLD PLACERVILLE RD		SACRAMENTO
96570	05602900210000	ERNESTO VELAZQUEZ	11217	CEDAR RIVER CT		RANCHO CORDOVA
77774	07703700100000	TANA J BUNDITRUTAVORN	3452	MISTY MORNING CIR		SACRAMENTO
27345	07700640030000	KYLE ROBINSON	10408	WHITE ROCK RD		RANCHO CORDOVA
217568	07501910110000	DIANE C RAFAEL	2229	W LA LOMA DR		RANCHO CORDOVA
51895	07701660300000	BENJAMIN JOHNSON & JOHN DAY	3366	GLENMOOR DR		SACRAMENTO
22192	06706700270000	FRANKE WAROUW	5405	CRYSTAL COVE DR		RANCHO CORDOVA
29717	06804530140000	DEBBIE MILLER		PO BOX 279364		SACRAMENTO
26552	05803900580002	LATANYA NORSE	2372	COBBLEOAK CT		RANCHO CORDOVA
21708	07225200050000	WAHIDA TANIA	3285	OSELOT WAY		RANCHO CORDOVA
205294	07201740020000	KARIE HULST-MARTINEZ	2945	GRAYSON WAY		RANCHO CORDOVA
22864	05701110290000	CARLOS & LEA HERNANDEZ	2620	SARDA WAY		RANCHO CORDOVA
545589	06800720020000	PEGGY COLEMAN		PO BOX 277591		SACRAMENTO
60070	07232300130000	LESLYE JONES	10958	INTERNATIONAL DR		RANCHO CORDOVA
61890	05805100160000	ARNESIA CLARK	2451	RASHAWN DR		RANCHO CORDOVA
70162	07213400310000	KELLY DRISKELL	10579	RAGTIME CIR		RANCHO CORDOVA

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Residential Refuse Delinquencies
as of July 8, 2022

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City
95064	07702600150000	BENNIE ROBINSON JR	10263	ELLENWOOD AVE		SACRAMENTO
199395	07201310010000	SCOTT KEREKES	10425	MILLS TOWER DR		RANCHO CORDOVA
56	05600920130000	BRAD LITTLEJOHN	10513	GEORGETOWN DR		RANCHO CORDOVA
349800	06801140020000	BETH A SAMMS	10006	CIRRUS WAY		SACRAMENTO
29020	05801040150000	ALEX TEJADA	2337	ROSADO WAY		RANCHO CORDOVA
64734	06803660150000	VETERANS ADMN	9975	OLD PLACERVILLE RD		SACRAMENTO
605263	06804600240000	SUZANNE GEORGE	9849	CULP WAY		SACRAMENTO
572109	05603810080000	RICHARD COKER	11075	CILKER RIVER WAY		RANCHO CORDOVA
74149	06708400100000	DAVID & MONICA HUIZAR	4077	BIG MEADOW WAY		RANCHO CORDOVA
597322	07222100640000	CHRISTOPHER BUDGE	10729	BELLONE WAY		RANCHO CORDOVA
42231	06707100860000	TIFFANY BAKER	5448	COPPER SUNSET WAY		RANCHO CORDOVA
65719	07232600120000	FERNANDA LUCIO	10847	BARDEN DR		RANCHO CORDOVA
153397	05800730050000	KALATRI M CAISE	2325	PINTURO WAY		RANCHO CORDOVA
63707	07501540060000	ARBIN KUMAR	7593	SANGIOVESE DR		EL DORADO HILLS
63708	07501540060000	ARBIN KUMAR	7593	SANGIOVESE DR		EL DORADO HILLS
537267	05804300480000	SOCORRO MAYORGA	11008	GINGERWOOD WAY		RANCHO CORDOVA
93514	07703000240000	ROBERT O PACHELBEL	1650	CLAYCORD AVE		CONCORD
4717	05805000230000	BILLY BARNES	2015	ZINFANDEL DR		RANCHO CORDOVA
62789	07701130170000	STACEY A BASE	10467	ABBOTTFORD WAY		RANCHO CORDOVA
67014	07202020140000	TIMOTHY BAKER	10556	SILVERWOOD WAY		RANCHO CORDOVA
224402	06804800620000	LYDIA V MAURITS	9933	BEXLEY DR		SACRAMENTO
61070	06707000760000	ESTANISLAO GODINEZ	5005	COPPER SUNSET WAY		RANCHO CORDOVA
231251	07601540110000	COLIN MCELWEE	2647	GARRETT WAY		RANCHO CORDOVA
154536	05801030010000	TROY J MARILAO	2339	SONATA DR		RANCHO CORDOVA
128712	05700100320000	ROSA L ELLIOTT	2317	RUDAT CIR		RANCHO CORDOVA
185375	05801450160000	IDA F STRINGFELLOW	2271	WHISTLER WAY		RANCHO CORDOVA
34486	05801710060000	KARLEN NALBANDYAN	10717	CAMPANA WAY		RANCHO CORDOVA
40069	05603100540000	STEWART A JUDSON	10058	KERN RIVER CT		RANCHO CORDOVA
347365	07601440170000	JACOB ROSEN	2605	PALO VISTA WAY		RANCHO CORDOVA
14556	07700920070000	NATHAN WENELL	3005	RAMSGATE WAY		RANCHO CORDOVA
25261	07223500110000	ALEXANDER ILYUSHIN	11041	FIORE DR		RANCHO CORDOVA
622583	07223500230000	JACOB ROUSH	3325	SPANNA CT		RANCHO CORDOVA
14547	06705700110000	NICHOLAS JOHNSON	11790	DIONYSUS WAY		RANCHO CORDOVA
55661	06704400340000	THI DO	11838	HERODIAN DR		RANCHO CORDOVA
137379	05701510090000	ASSET INVESTMENT MANAGERS INC	10512	MALAGA WAY		RANCHO CORDOVA
239765	07700730200000	LISA ANDERSON & LORIA MARTIN	3073	SWANSEA WAY		RANCHO CORDOVA
231333	07601550070000	CASTULO MA ROBLES	10213	COLOMA RD		RANCHO CORDOVA
405037	06803470150000	MARIO LOPEZ	10005	VANGUARD DR		SACRAMENTO
22167	07701030260000	NATHAN WENELL	3005	RAMSGATE WAY		RANCHO CORDOVA
25285	07602340130000	SANDRA KAY ANDERSON	2572	LA CUMBRA CIR		RANCHO CORDOVA
228621	07601470080000	JOHN V PALMER	10923	PROGRESS CT		RANCHO CORDOVA
239938	07700810070000	ROY T PICKERING	3079	RAMSGATE WAY		RANCHO CORDOVA
112419	05600610250000	COLLEEN AND MICHAEL VILLA	10455	AMBASSADOR DR		RANCHO CORDOVA
28099	06801340010000	JAMICA F THOMAS	3423	JUPITER DR		SACRAMENTO
10198	07213500460000	DEBRA DIANO	10794	BASIE WAY		RANCHO CORDOVA
238615	07602700070000	PATRICIA M SMITH	10119	MALAGA WAY		RANCHO CORDOVA
568673	06803640430000	KAREN J & DOUGLAS LEARDINI	9910	PALM GROVE DR		SACRAMENTO
4178	06708001020000	BENJAMIN AVILA	12212	CONSERVANCY WAY		RANCHO CORDOVA
9857	07702900450000	GARRET CHERI RANDALL	10080	BISCANEWOODS WAY		SACRAMENTO
11661	07601640330000	ERIN PLETCHER	2621	LA LOMA DR		RANCHO CORDOVA
35069	05702850080000	JESSE C PALMER	2424	ARAMON DR		RANCHO CORDOVA
75119	07701660070000	GRADY DILLENBURG	10154	DE SOTO WAY		SACRAMENTO
75127	07701660070000	JUDY DILLENBURG	10154	DE SOTO WAY		SACRAMENTO
96306	07225200270000	EDWARD REGAN	3300	OSELOT WAY		RANCHO CORDOVA
100690	05603400320000	KIM GIVENS		PO BOX 266		RANCHO CORDOVA
106514	05603910040000	JOHN TENEYUCA	11008	WABASH RIVER CT		RANCHO CORDOVA
114216	05600820030000	BERNARD JACOBS	10482	ROSE HILL CT		RANCHO CORDOVA
123703	06704500140000	CORNELIA DOSTY	11761	AZALEA GARDEN WAY		RANCHO CORDOVA
166041	05702720090000	JAMIE MACH		PO BOX 2764		RANCHO CORDOVA
191268	05802230170000	ROBERT CHA EDWARDS	2371	CORDOVA LN		RANCHO CORDOVA
215111	06704900160000	MICHAEL OFFIAH	4228	TOPAZ VALLEY WAY		RANCHO CORDOVA
219130	06804200460000	TERRANCE R & AUDREY L JONES	3309	CAHILL CT		SACRAMENTO
246950	07701420090000	JERRYLN BURGESS	10434	REYMOUTH AVE		RANCHO CORDOVA
343320	07203640080000	NANCY L GRAHAM		PO BOX 578		RANCHO CORDOVA
362842	05702860010000	GREGORY CAMPION	2404	NEGRARA WAY		RANCHO CORDOVA
433097	06803500050000	ORAWAN SYNHORST	10033	BEXLEY DR		SACRAMENTO
458247	07601030170000	LINDA KAEHLER	2527	EL SEGUNDO DR		RANCHO CORDOVA
528691	05802160160000	CHRIS THOMAS	2321	MCGREGOR DR		RANCHO CORDOVA
548482	07501910030000	BADIE BAHRAM		PO BOX 661471		SACRAMENTO
597644	05800310020000	JAIME MIRANDA	2606	BETSY WAY		RANCHO CORDOVA
601836	05700520120000	JENNIFER BOTTIMORE	2512	TORMOLO WAY		RANCHO CORDOVA
1077635	05601320140000	DAVID LEAL	2071	KELLOGG WAY		RANCHO CORDOVA
17023	06706200350000	DARLENE M GRAY	2021	E 22ND ST		OAKLAND
246879	07701410040000	KARAPET ELBAKYAN	3220	LAURELHURST DR		RANCHO CORDOVA
500321	07701020020000	BADIE BAHRAM		PO BOX 661471		SACRAMENTO
127983	05602500280000	RICHARD A GIVENS	10641	COLOMA RD		RANCHO CORDOVA

City of Rancho Cordova
Residential Refuse Delinquencies
as of July 8, 2022

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City
15202	06706700580000	PETER PARRENAS	5412	JADE SPRINGS WAY		RANCHO CORDOVA
90896	07701620100000	JOSE GARCIA-SANCHEZ	3352	GOULD WAY		SACRAMENTO
71554	07232900010000	KRISHNAPPA BANGALORE	11058	INTERNATIONAL DR		RANCHO CORDOVA
189048	05801920230000	CARRIE BARBIER	10625	CAMPANA WAY		RANCHO CORDOVA
28015	06801250040000	FRANKIE LY SINGH	10013	NEBULA WAY		SACRAMENTO
40163	05701510120000	KELLY LINN	2608	MORETTO CT		RANCHO CORDOVA
92501	05801310380000	BING PING GAN	2548	QUEENWOOD DR		RANCHO CORDOVA
17182	05800230060000	CHERYL DORMAN/MICHAEL MANOFF	2530	ANGIE WAY		RANCHO CORDOVA
60653	06800910310000	JAMI N GORDON	9921	REDSTONE DR		SACRAMENTO
398065	07201820060000	JOSE CHAVEZ	2980	WINCHESTER DR		RESCUE
35446	05801620120000	SHARON CEBRIAN	2320	CANO CT		RANCHO CORDOVA
77798	07702800510000	NOR NORK ENTERPRISES LLC	10180	COUNTRY WAY		SACRAMENTO
250770	07702210260000	LORI MEJIA	3117	CHETTENHAM DR		RANCHO CORDOVA
252691	07702700240000	ARBIN C KUMAR	3390	OTTER CT		HAYWARD
579783	07703000270000	TINA MANNING	3230	HOGARTH DR		SACRAMENTO
60122	05804700150000	WILLIAM & CATHERINE R MOHRING	11088	GINGERWOOD WAY		RANCHO CORDOVA
80350	07232400620000	DEVIREDDY FAMILY TRUST	10953	MERRICK WAY		RANCHO CORDOVA
42941	05800240130000	ROBERT & AMBER YOUNG	2505	ANGIE WAY		RANCHO CORDOVA
436343	06804720170000	SENGPHET PHIMMASENE	3200	SATURN DR		SACRAMENTO
96857	05602800810000	MARK T HOPKINS	3637	EASTERN AVE		SACRAMENTO
17155	05700610020000	DENISE CRAVEN	10467	DOLECETTO DR		RANCHO CORDOVA
239078	07700610010000	TRUST OF HENDRIX	3243	PORTSMOUTH DR		RANCHO CORDOVA
187827	05801910090000	ROBERT D CLARK	10665	BISCAY WAY		RANCHO CORDOVA
14857	06707300600000	AMY LEUGERS & ERIC WORRELL	5317	DUSTY ROSE WAY		RANCHO CORDOVA
11939	05801220070000	RAY TOLENTINO	2271	ZINFANDEL DR		RANCHO CORDOVA
19333	07701420010000	JAVIER RAMIREZ	3207	LAURELHURST DR		RANCHO CORDOVA
53119	07201620020000	BRIDGET T GOMEZ	2904	WESTON WAY		RANCHO CORDOVA
4668	07701040080000	PATTY BARBA	3017	PORTSMOUTH DR		RANCHO CORDOVA
66057	07701030060000	GERARDO PEREZ	10282	CROYDON WAY		RANCHO CORDOVA
74928	07701140030000	JESSIE D DAVIS	3233	CHETTENHAM DR		RANCHO CORDOVA
64166	06803480060000	DEREK POINTER	6323	SEYFERTH WAY		SACRAMENTO
71747	05803900530015	BRIE M BENNETT	11012	COBBLESTONE DR		RANCHO CORDOVA
82421	07223900050000	REBECCA KRAMER	3351	TUALATIN WAY		RANCHO CORDOVA
148247	05703110150000	BROOKE KENT	2406	CARIEL CT		RANCHO CORDOVA
67872	077-0141-001-0000	FRANCIS NELSON	3208	LAURELHURST DR		RANCHO CORDOVA
585867	07220200280000	JAMES CANNON	10981	PELARA WAY		RANCHO CORDOVA
518043	05800610060000	ABGAR SARKISIAN	2248	BENITA DR		RANCHO CORDOVA
21163	06706800130000	THELMA CASH	6971	MITCHLEN CT		SLOUGHHOUSE
627945	07223700060000	LINDA HERNANDEZ	3521	CAP ROCK WAY		RANCHO CORDOVA
29493	05801030110000	WILLIAM F FECHER JR	2344	ROSADO WAY		RANCHO CORDOVA
549766	05601120080000	TERRY FORTNER	2117	DANBURY WAY		RANCHO CORDOVA
395027	07703700880000	JOHN BALBUENA	1205	E IBERIA RD		STERLING
189910	07701720190000	WAYNE MONTOYA	10413	BUENA PLAZA CIR		RANCHO CORDOVA
142229	05701930050000	BETTY J SMITH	2638	CHASSELLA WAY		RANCHO CORDOVA
32857	07703240040000	CHRIS FRY	10218	ROCKINGHAM DR		SACRAMENTO
638648	06803460230000	DEMETRIUS BELLAMY	5050	LAGUNA BLVD	UNIT 112 555	ELK GROVE
27605	07703800010000	ALISON BAKER	3633	MADDIEWOOD CIR		SACRAMENTO
28025	06801260050000	CAROLYN THOMAS	10005	LINCOLN VILLAGE DR		SACRAMENTO
558433	06805200200000	EBONY ALLEN	3059	EXPLORER DR		SACRAMENTO
5858	06801520090000	RICHARD TALLEY	9936	ZION WAY		SACRAMENTO
9479	06704900170000	RICHARD PATTERSON	4224	TOPAZ VALLEY WAY		RANCHO CORDOVA
127886	05602500120000	RICHARD AL GIVENS	10641	COLOMA RD		RANCHO CORDOVA
142379	05702010010000	LU ELLA B WILSON 2005		PO BOX 35		RANCHO CORDOVA
485008	06804920270000	JOANN WOOLFOLK	10082	LINCOLN VILLAGE DR		SACRAMENTO
136109	05701040120000	ANNE H MATTHEWS	2541	FURMINT WAY		RANCHO CORDOVA
551892	06805000330000	DENISE LEMONS	10044	CRIMORA CT		SACRAMENTO
60314	05603400420000	DAMIEN HALL	2185	EDEN RIVER CT		RANCHO CORDOVA
77780	07703240160000	TELISA S LEAVY	3369	HARTSELLE WAY		SACRAMENTO
556663	07502430020000	BETTY KRAUS	2274	LA GRAMA DR		RANCHO CORDOVA
541422	07601330140000	EVELYN GAYFIELD	10370	DOLECETTO DR		RANCHO CORDOVA
612312	05701610080000	MARIBEL TREJO	2628	RIBIER WAY		RANCHO CORDOVA
45883	06709300160000	ANJELEECA WOOD	4060	BRANIGAN LAKE WAY		RANCHO CORDOVA
52927	05700710100000	RYAN SPROULL	10547	DOLECETTO DR		RANCHO CORDOVA
646971	07223700670000	RAZA TOUHIDUR	3601	AMICI CT		RANCHO CORDOVA
204370	06705600260000	SCOTT HAYNES	4415	NIOBE CIR		RANCHO CORDOVA
77760	07701630110000	JOSEPH LOUIS & MARQUEL FOSTER	10160	CRAWFORD WAY		SACRAMENTO
222658	06804710290000	KRYSTAL WILLIAMS	3245	PEGASUS WAY		SACRAMENTO
44721	05600520110000	KINGSTON HAFLICH	10513	COLOMA RD		RANCHO CORDOVA
181067	05801140050000	SCOTT WILLLIAMS	10816	BERWICK WAY		RANCHO CORDOVA
77762	07701630110000	JOSEPH LOUIS & MARQUEL FOSTER	10162	CRAWFORD WAY		SACRAMENTO

MEMORANDUM

ITEM 16.15.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Adam Lindgren, City Attorney

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AND ON BEHALF OF COMMISSIONS AND COMMITTEES CREATED BY THE CITY COUNCIL PURSUANT TO GOVERNMENT CODE SECTION 54952(B) CONFIRMING THE STATE OF EMERGENCY UNDER GOVERNMENT CODE SECTION 8625, RECOGNIZING CONTINUED MEASURES TO PROMOTE SOCIAL DISTANCING, AND RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY FOR THE PERIOD FROM JULY 19, 2022 TO AUGUST 17, 2022**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the attached Resolution would allow the City Council and the City's other legislative bodies to continue to meet via teleconference ("virtually") in a manner substantially similar to the manner in which they have met during the COVID-19 pandemic, if a proclaimed State of Emergency remains in effect and other requirements are satisfied.

BACKGROUND

All meetings of the City Council and the City's other legislative bodies are open and public, as required by the Ralph M. Brown Act, Government Code section 54950 et seq., so that any member of the public may attend, participate, and watch the City's legislative bodies conduct their business. On March 17, 2020, in response to the COVID-19 pandemic, Governor Newsom issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow local legislative bodies to conduct virtual meetings to slow the spread of COVID-19. As a result of Executive Order N-29-20, City Staff set up virtual meetings for the City Council and other City legislative bodies. On June 11, 2021, Governor Newsom issued Executive Order N-08-21, which, effective September 30, 2021, ended the provisions of Executive Order N-29-20 that allowed local legislative bodies to conduct meetings telephonically or by other means.

On September 16, 2021, Governor Newsom signed Assembly Bill 361 ("AB 361"), which allows local legislative bodies to continue to conduct meetings via teleconferencing under specified

conditions. AB 361 took effect upon the expiration of Executive Order N-29-20 on October 1, 2021. On September 20, 2021, the City Council held a meeting in compliance with AB 361's requirements for remote meetings.

In order for AB 361 to remain effective for meetings of the City's legislative bodies, the City Council is required to make specified findings every 30 days. AB 361 allows a legislative body to continue holding meetings utilizing teleconferencing without complying with the standard teleconferencing requirements if a State of Emergency is proclaimed under Government Code section 8625, the City has reconsidered the emergency conditions, and if the local Public Health Officer continues to recommend social distancing measures to protect the public's health and safety during local government meetings. These conditions are present.

Governor Newsom's March 4, 2020 Proclamation of Emergency related to the COVID-19 pandemic is still in effect. The potential spread of COVID-19 continues to threaten public health and safety during indoor public gatherings, including indoor gatherings of the Rancho Cordova City Council and other Rancho Cordova legislative bodies. In addition, the Sacramento County Public Health Officer continues to recommend teleconferencing or social distancing to protect the public's health and safety during local government meetings.

SUMMARY

The attached Resolution makes the required findings that the current conditions exist to allow teleconference meetings pursuant to AB 361 for the City Council and on behalf of all of the legislative bodies commissions and committees created by the City Council pursuant to Government Code section 54952(b). This will allow members of the public to safely observe and participate in local government meetings during the pandemic.

If a meeting is held via teleconference under AB 361, the following requirements apply:

1.Notices and agenda requirements remain the same under the Brown Act;

2.No physical location is required for public attendance or public comment.However, the public must be able to access and participate in the meeting through a call-in or an internet-based service, and instructions for how to participate must appear in the posted notices or agenda;

3.Teleconference meetings must protect the statutory and constitutional rights of the parties and the public;

4.If there is any disruption of the call-in or internet-based service, the agency must suspend the meeting until the problem is fixed;

5.Legislative bodies may allow public comments to be submitted prior to a meeting but must also allow the public to participate in real time through call-in or internet-based service;

6.If an internet-based service requires registration through a third-party, individuals can be required to register with the third-party to participate in the meeting; and

7.When providing a public comment period, whether after each item or during a general comment period, a legislative body must allow reasonable time for members of the public to comment and must also include reasonable time for members to register with a third-party host if applicable.

FISCAL IMPACT AND FUNDING SOURCE

The cost of continued remote access to Council meetings and the meetings of other City committees.

ATTACHMENT(S)

1. Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AND ON BEHALF OF COMMISSIONS AND COMMITTEES CREATED BY THE CITY COUNCIL PURSUANT TO GOVERNMENT CODE SECTION 54952(b) CONFIRMING THE STATE OF EMERGENCY UNDER GOVERNMENT CODE SECTION 8625, RECOGNIZING CONTINUED MEASURES TO PROMOTE SOCIAL DISTANCING, AND RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY FOR THE PERIOD FROM JULY 19, 2022 TO AUGUST 17, 2022

WHEREAS, the City is committed to preserving and promoting public access and participation in meetings of the legislative bodies; and

WHEREAS, all meetings of the City are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the City conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, on September 20, 2021 the City held a meeting during a state of emergency under Government Code section 8625 and during a period of recommended social distancing by state and local officials while complying with Government Code section 54953(e)(2); and

WHEREAS, the City is required to make certain findings every thirty (30) days to continue teleconferencing under Government Code section 54953(e)(3), including reconsideration of the state of emergency declared by the Governor pursuant to Government Code section 8625, and State or local officials continue to impose or recommend measures to promote social distancing; and

WHEREAS, the City continues to experience emergency conditions due to COVID-19, specifically, the highly transmissible SARS-CoV-2 B.1.617.2 (“Delta”) continues to threaten public health and safety during indoor public gatherings; and

WHEREAS, the City Council has considered the circumstances of the Governor’s state of emergency proclamation pursuant to Government Code section 8625, which remains active; and

WHEREAS, on July 30, 2021, the Sacramento County Health Officer issued an order requiring all individuals, regardless of vaccination status, to wear a mask while indoors in public spaces; and

WHEREAS, the Centers for Disease Control and Prevention ("CDC") continues to recommend physical distancing of at least six feet (6') from others outside of the household; and

WHEREAS, the Sacramento County Health Officer's order incorporates the CDC's guidance for vaccinated and unvaccinated people; and

WHEREAS, the City Council, acting as a legislative body pursuant to Government Code section 54952(a) and for the benefit of the commissions, committees, and other bodies that were created by the City Council pursuant to Government Code section 54952(b) (collectively referred to as the "Legislative Bodies"), does hereby find that the Legislative Bodies shall continue to conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that the Legislative Bodies shall continue to comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953 as a consequence of the ongoing state of emergency and the continued social distancing measures required by local officials.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Affirmation that Local Emergency Persists. The City Council hereby considers the conditions of the state of emergency pursuant to Government Code section 8625 and proclaims that a local emergency persists throughout the City, affirms the Sacramento Health Order's required and recommended measures to promote social distancing, and finds that the conditions continue to exist pursuant to Government Code section 54953(e)(3) to allow the Legislative Bodies to use teleconferencing to hold public meetings in accordance with Government Code section 54953(e)(2) to ensure members of the public have continued access to safely observe and participate in local government meetings.

Section 3. Remote Teleconference Meetings. City Staff are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, continuing to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 4. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) August 17, 2022 or such time the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of City may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova, this 18th day of July 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Donald Terry, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

MEMORANDUM

ITEM 17.1.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Arlene Granadosin-Jones, Senior Planner

SUBJECT: **A RESOLUTION TO APPROVE SHALAKO LARGE LOT TENTATIVE SUBDIVISION MAP AND PHASING PLAN PROJECT NO. PLND-1121-0021**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
Shalako Investors 11344 Coloma Road, Suite 350 Gold River, CA 95670	Shalako Investors 11344 Coloma Road, Suite 350 Gold River, CA 95670

PROJECT:	The applicant requests approval of the Shalako Large Lot Tentative Subdivision Map and Phasing Plan
FILE:	PLND-1121-0021
LOCATION:	East of Sunrise Boulevard and South of Kiefer Boulevard, within Suncreek Specific Plan
APN:	067-0090-026-0000
PLANNER:	Arlene Granadosin-Jones, Senior Planner

RECOMMENDATION

Adopt the Resolution approving the Shalako Large Lot Tentative Subdivision Map, subject to the findings contained in the attached Resolution, Conditions of Approval and Phasing Plan.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the Shalako Large Lot Tentative Subdivision Map and allow the applicant to submit for Final Map and necessary improvement plans and permits to begin construction of the proposed project and associated infrastructure**.**

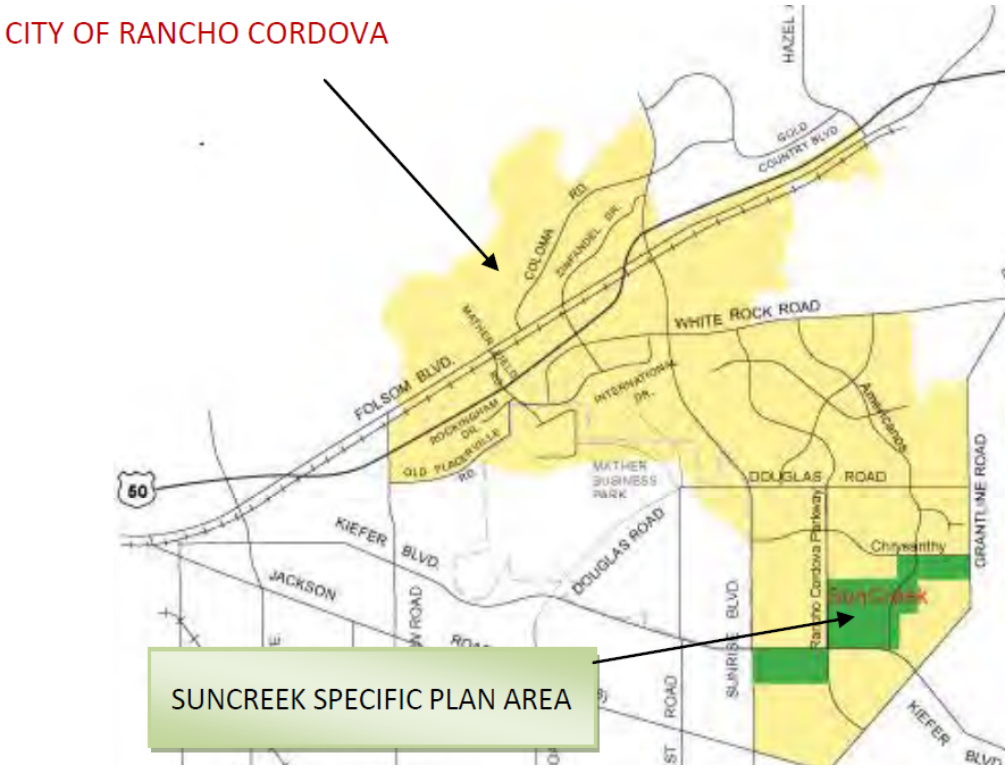
BACKGROUND

Approved in 2013, the Suncreek Specific Plan area is located west of Grant Line Road and East of Sunrise Boulevard and includes approximately 1,264 acres. **Figure 1: Suncreek Specific Plan location**. The Suncreek Specific Plan provides a blueprint for a mixed-use development with a combination of residential uses, employment-generating uses, retail and retail supporting services, and recreational uses. Uses include the following:

- 4,646 residential units at various densities on approximately 603 acres;
- Approximately 70 acres of commercial use;

- Elementary schools and a combined middle/high school on 111 acres;
- 78 acres of parks and neighborhood greens; and,
- Approximately 316 acres of wetland preserve, detention basins and buffers.

Figure 1: Project Location



The Suncreek area is split into different ownership areas and correlating neighborhoods as shown in **Figure 2: Land Ownership in the Plan Area** and **Figure 3: Neighborhood Locations.** The Shalako area is outlined in red on both maps.

Figure 2: Land Ownership in the Plan Area

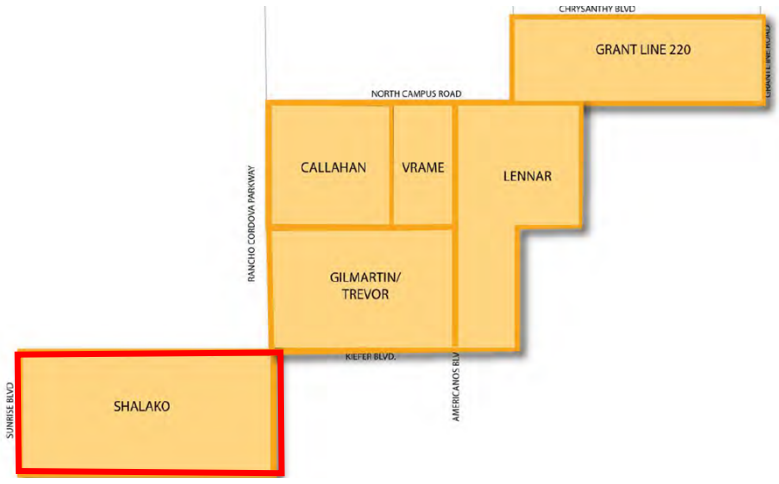
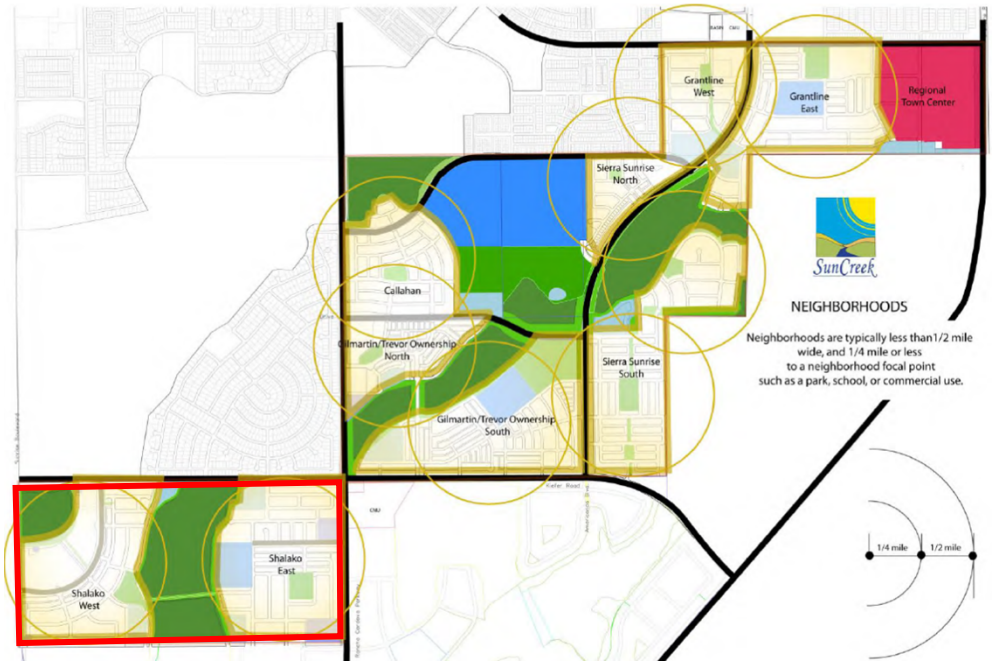


Figure 3: Neighborhood Site Locations



2020 Specific Plan Amendment: Several major amendments were made to the Specific Plan as follows:

1. Adoption of the South Sacramento Habitat Conservation Plan.
2. Updated technical studies that were prepared since the specific plan was adopted. The drainage study was updated due to assumptions that required the basins to be oversized by 30 percent until additional analysis was performed. The subsequent additional analysis demonstrated the basins were oversized. Therefore, the basins have been reduced in number and some basins have been combined which altered the size and location thereby shifting some of the land use designations.
3. Land use acres and densities have been transferred between the neighborhood areas. However, the overall unit count in the specific plan has decreased by 200 units. All Land Use Figures within the Specific Plan have been amended to include the Land Use Summary Table.
4. Circulation Chapter updated to reflect current City standards and requirements to street cross-sections.

2020 Shalako Large Lot Map: The Large Lot map subdivided the Shalako neighborhood area of 321.4 acres into a total of 37 large lots.

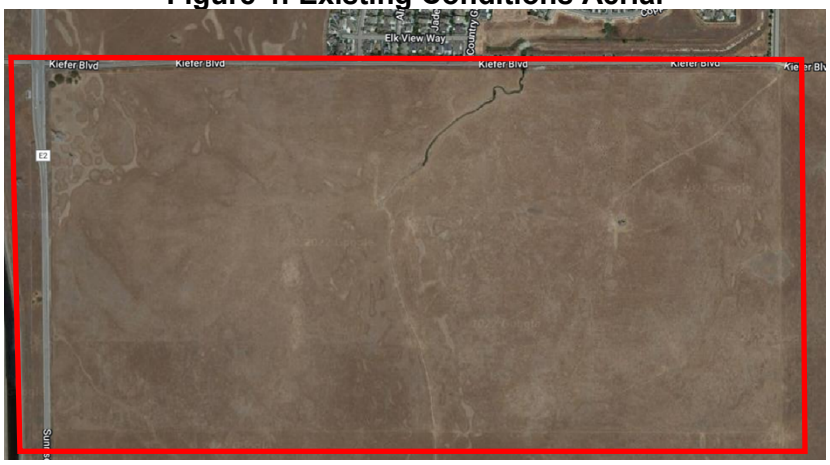
2021 Specific Plan Amendment: Removed areas that showed a gated, age-restricted community and re-introduce a school site that was previously removed.

2022 Administrative Specific Plan Amendment: Minor amendment that increased the number of dwelling units by 18 units. The total dwelling units for Suncreek is 4,646. Revised the corresponding tables regarding the increase of 18 lots: required park land, land use table, etc.

EXISTING CONDITIONS

The project site is undeveloped land. Dry land farming and grazing on spring grasses was the historic use of the plan area. **Figure 4: Existing Conditions Aerial**. A Pacific Gas and Electric (PG&E) easement (75 feet wide) and a Sacramento Municipal Utility District (SMUD) easement (200 feet wide) transect the northwest corner of the Shalako neighborhood area. This area designation is "wetland preserve" and includes the overhead utilities and several trees. The upper reach of a tributary to Laguna Creek transects in the middle of the Plan Area. The Shalako neighborhood plan includes approximately 47 acres of wetland preserve area.

Figure 4: Existing Conditions Aerial



ANALYSIS

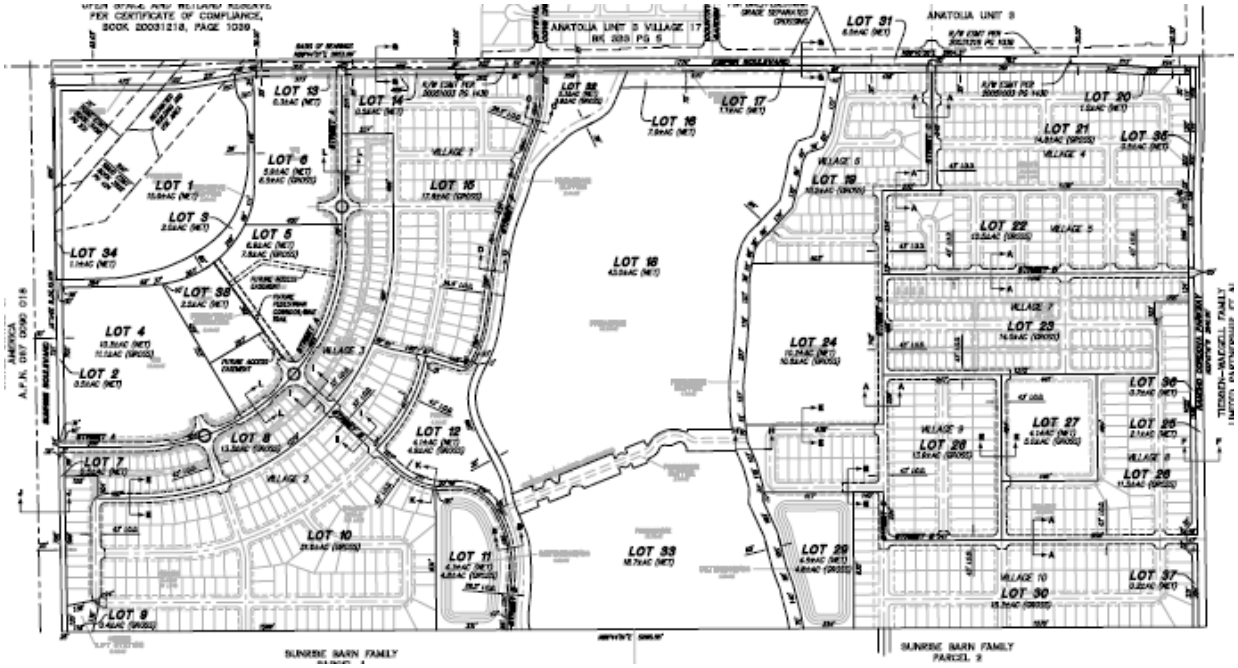
TENTATIVE SUBDIVISION MAP

Large Lot Tentative Subdivision Map
The applicant, Shalako Investors, LLC, is requesting the following:

Subdivide the 321.5 acres into a total of 38 large lots. **Figure 5: Proposed Shalako Large Lot Subdivision Map**.

- The Large Lot Map would allow for the sale of the property in total, in development Phasing areas 1 and 2, or large lot parcel by parcel. As stated earlier, a Large Lot Map was approved for 37 lots in 2020.
- The purpose for the Map is to create the boundaries for the multiple land uses and zoning districts as well as the major roadways within the Shalako Neighborhood area.
- The Map also represents the basic foundation for the future build-out of the neighborhood area as all subsequent project phasing plans, infrastructure plans, and small lot tentative subdivision maps are based on the design of the proposed Map.

Figure 5: Proposed Shalako Large Lot Subdivision Map



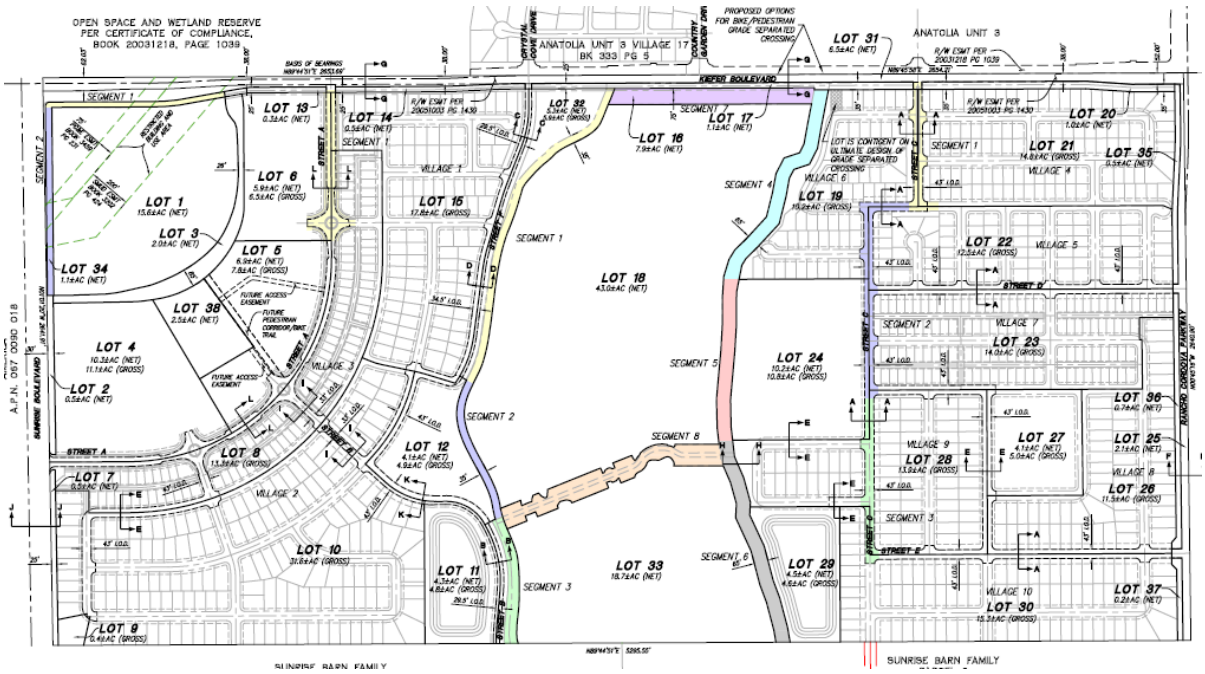
Typical of all proposed subdivisions, approval of the proposed Map requires the incorporation of conditions of approval that address important details associated with the development of the Plan Area including:

- Land dedications
- Public utility easements
- Infrastructure improvements/dedications
- Public right-of-way improvements
- Funding mechanisms for various maintenance and service districts
- Landscaping requirements

Phasing plan

A phasing plan was approved with the Large Lot Map in 2020. The proposed Phasing Plan includes updates in correlation to the proposed Large Lot Map. **Figure 6: Proposed Phasing Plan.** The phasing plan shows the logical, timely and appropriate completion of the infrastructure and roadway facilities, required to serve the phased build-out of the plan area.

Figure 6: Proposed Phasing Plan.



INFRASTRUCTURE

Water

The Shalako neighborhood area is within the Sacramento County Water Agency (SCWA) service area. A water distribution system will be constructed in phases, providing water in the quantity and pressure necessary for the intended development. Water demands were projected for the Suncreek Specific Plan based on land uses identified and the standard methodology implemented by SCWA.

Sewer

The Shalako neighborhood area is located within the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). SASD included the Suncreek Specific Plan in the buildout expansion facilities. Design and construction of phased sewer infrastructure into and through the plan area will be done with the approval and to the satisfaction of the City of Rancho Cordova and SASD staff.

Trails:

The Shalako Large Lot Map is consistent with the Suncreek Specific Plan Bicycle and Trail Plan. **Figure 7: Bicycle and Pedestrian Trail Map**.

- The bicycle and trails provide a direct access to the Village Center, parks, and future school site.
- In addition, 10-foot wide trails are located adjacent to open space: wetland preserve and detention basins, and parks. **Figure 8: City of Rancho Cordova City Bike Route System (Areas East of Sunrise Blvd)** .
- The Shalako neighborhood area is outlined in red in Figure 8, which shows how the trails connect to the larger area of the trail system east of Sunrise Blvd.

Figure 7: Bike and Pedestrian Trail Map

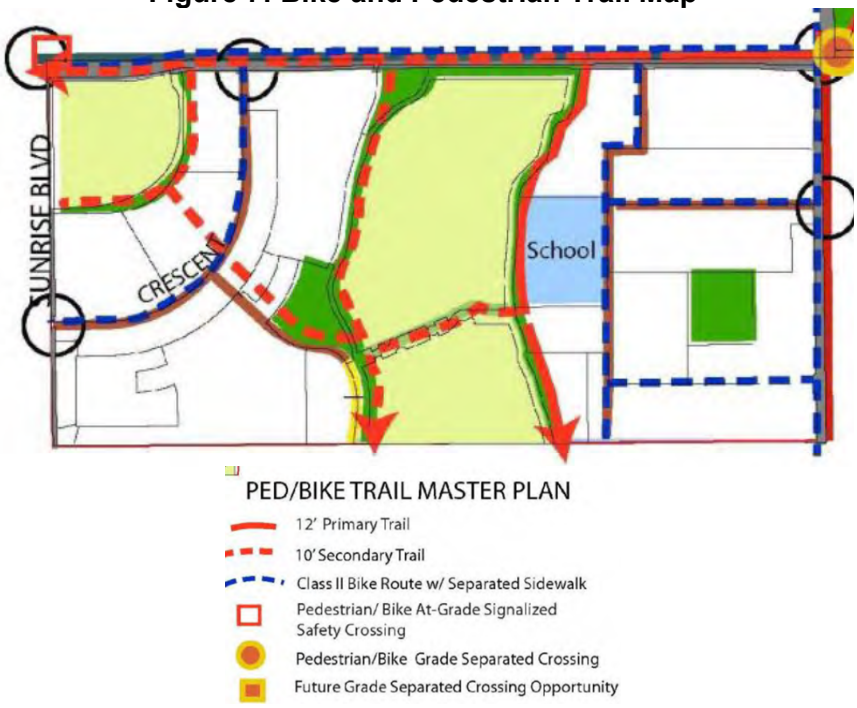
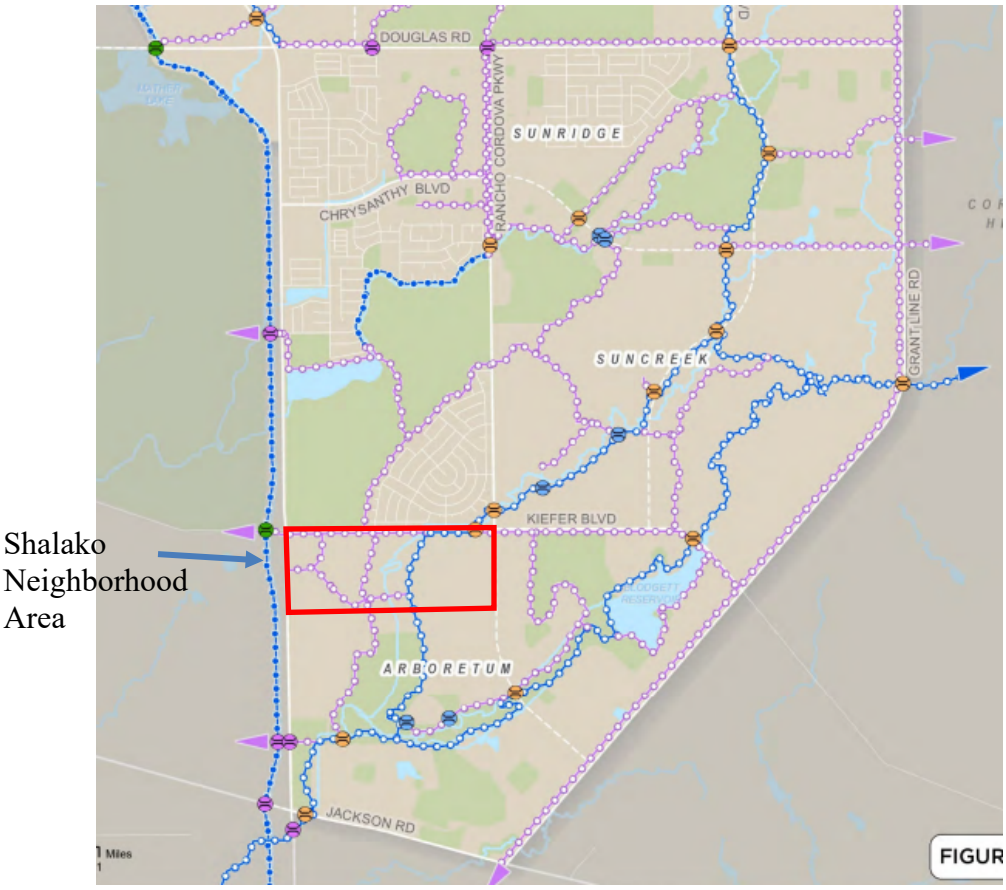
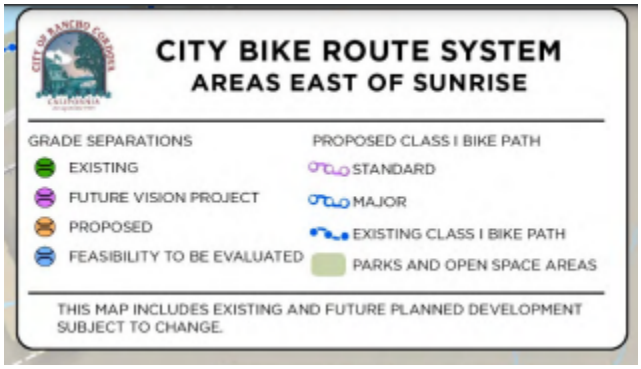


Figure 8: City of Rancho Cordova City Bike Route System (Areas East of Sunrise Blvd)



Shalako Neighborhood Area



Environmental Impact Report
The Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Shalako project was analyzed in the EIR as part of the overall Suncreek Specific Plan.

Habitat Conservation Plan
The City has adopted the South Sacramento Habitat Conservation Plan (SSHCP) in order to mitigate impacts on protected natural resources through a coordinated regional approach, which provides a variety of biological and economic benefits. The project is within the boundaries of the SSHCP and the Developer has applied for a Habitat Conservation Plan (HCP) permit with the City. The Developer will pay the City a per-acre fee for impacts on protected natural resources, based upon the methodology established by the SSHCP. Prior to issuance of the SSHCP permit by the City, the Developer will obtain and have all necessary permits (federal, state, regional and/or local) to ensure compliance with the adopted SSHCP.

FISCAL IMPACT

Approval of the Shalako Large Lot Tentative Subdivision Map would allow for the necessary improvement plans and permits to begin construction of the project and associated infrastructure.

While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

RECOMMENDED MOTIONS

Staff recommends that the City Council take the following actions:

Adopt Resolution of the City Council of the City of Rancho Cordova approving the Shalako Large Lot Tentative Subdivision Map with attached Conditions of Approval and Phasing Plan.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution – Shalako Large Lot Tentative Subdivision Map
3. Exhibit B to the Resolution - Conditions of Approval
4. Exhibit C to the Resolution - Phasing Plan

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING THE SHALAKO LARGE LOT TENTATIVE SUBDIVISION MAP AND PHASING PLAN LOCATED WITHIN THE SUNCREEK SPECIFIC PLAN AREA PROJECT NO. PLND-1121-0021

WHEREAS, Shalako Investors, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for the Shalako Large Lot Tentative Subdivision Map, located within the Suncreek Specific Plan area. Parcel Number: 067-0090-026-0000; and

WHEREAS, the applicant has met all applicable requirements under State law and City ordinances related to this tentative subdivision map and the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, the attached Large Lot Tentative Map meets the requirements of the Subdivision Map Act and the Rancho Cordova Municipal Code as set forth in findings below, and the City Council has conducted a properly noticed public hearing for the approval of the Large Lot Tentative Map attached hereto in accordance with the Subdivision Map Act requirements.

WHEREAS, on July 18, 2022, the City Council held a properly noticed public hearing at which it received a report from City Staff regarding the Shalako large lot map and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code section 65090 and 65091

NOW THEREFORE, the City Council of the City of Rancho Cordova hereby resolves as follows:

Section 1. RECITALS

The foregoing recitals are true and correct and made a part of this Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes approval of the Shalako Large Lot Tentative Subdivision Map (Exhibit A), subject to the following findings, attached Conditions of Approval (Exhibit B) and Phasing Plan (Exhibit C):

A. The City Council finds the project site was adequately analyzed pursuant to the California Environmental Quality Act (CEQA), the Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Draft EIR identifies issues determined to have no impact or a less-than-significant impact and provides

analysis of potentially significant and significant impacts. The proposed project is consistent with the project analyzed in the Environmental Impact Report.

Section 2. LARGE LOT TENTATIVE MAP WITH ATTACHED CONDITIONS OF APPROVAL FINDINGS AND APPROVAL

In accordance with Government Code section 66473.5, the proposed Large Lot Tentative Map with attached Conditions of Approval ("Tentative Map") attached hereto is consistent with the applicable General and Specific Plan objectives, policies, land uses and programs. Section 66474 of the Government Code requires a City to deny approval of a tentative map if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:

1. Finding: That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

   Evidence: The Shalako Tentative Subdivision Large Lot is consistent with the Suncreek Specific Plan that includes the General Plan seven Smart Growth principles. The map provides protection of open space and natural preserves. The tentative large lot map will subdivide the 321.5 acre Shalako neighborhood area into 38 large lots that creates boundaries for the multiple land uses, zoning districts, and major roadways within the project. All such identified uses within the Tentative Map are consistent with the allowed land uses set forth in the General Plan and Specific Plan Area land use, which call for the Shalako area to include a mix of residential, commercial (Village Center), parks and open space, and natural resources uses.

2. Finding: That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

   Evidence: The proposed Tentative Subdivision Map is consistent with the General Plan and Specific Plan Land use designations for the Shalako neighborhood area.

3. Finding: That the site is not physically suitable for the type of development.

   Evidence: The site is physically suitable to subdivide. The plan area is undeveloped land with relatively poor agricultural soils. Dry land farming and grazing on spring grasses was the historic use of the area. There are no existing structures. Trees are located within the open space/preserve area in the northwestern area of Shalako. The project site will be split into multiple land uses, zoning districts, major roadways, parks, a school site, and natural preserve/open space that include drainage basin and landscape lots.

4. Finding: That the site is not physically suitable for the proposed density of development.

   Evidence: The site is physically suitable for the proposed density of development. The proposed project includes low density (2.1-6.0 dwelling units per acre (du/ac), medium density (6.1-12.0 du/ac), compact density (12.1 to 18

du/ac) and high density (18.1 to 40 du/ac). The proposed subdivision map is consistent with the proposed General Plan designations. Improvements are provided as shown on the Tentative Subdivision Map and subject to the Conditions of Approval and subject to the attached Phasing Plan.

5. Finding: That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

   Evidence: An Environmental Impact Report (EIR) was prepared for Suncreek Specific Plan where single-family lots, multi-family lots, commercial, parks/open space, and the protection of natural resources were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA). The EIR contains a description of the Project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less-than-significant impact and provides analysis of potentially significant and significant impacts. In addition, a CEQA Addendum was prepared for the Shalako project and concluded that new or substantially more severe impacts will not result from these modifications and that the prior analyses contained in the originally certified SCSP EIR adequately address all environmental impacts. Therefore, no further analysis is required. The proposed project is consistent with the project analyzed in the Environmental Impact Report.

6. Finding: That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

   Evidence: The proposed large lot subdivision map includes natural preserve, drainage basins, low, medium, and high density residential, commercial (Village Center) and several parks. Proposed development has been planned outside of the protected natural preserve. The proposed Tentative Subdivision Map includes necessary improvements to serve the project. The proposed improvements are consistent with the approved Suncreek Specific Plan. The approved EIR includes a Mitigation Monitoring and Reporting Program. No public health problems will result from approval of the tentative subdivision map.

7. Finding: That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

   Evidence: The proposed improvements on the Tentative Subdivision Map and included within the project are consistent with the approved Suncreek Specific Plan and the City of Rancho Cordova Ordinances and Standards and do not conflict with public easements and related necessary access through the project.

B. Approval.

The City Council approves the attached Shalako Large Lot (Exhibit A) Tentative Map with attached conditions of approval (Exhibit B) and phasing plan (Exhibit C) as attached.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July 2022 by the following vote:

AYES:

NOES:

ABSENT:

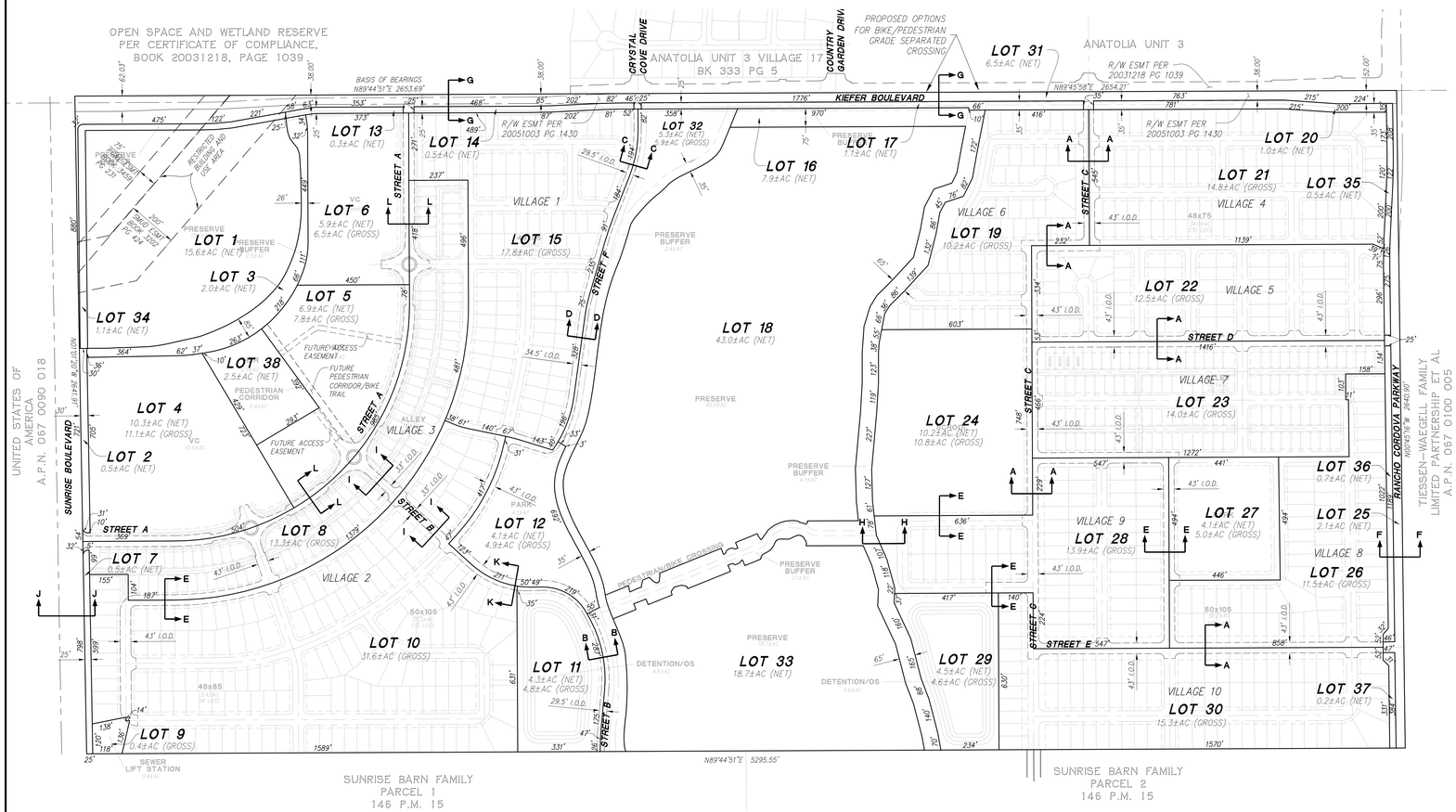
ABSTAIN:

_____
Donald Terry, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

LARGE LOT TENTATIVE MAP
SHALAKO
CITY OF RANCHO CORDOVA, CALIFORNIA



SHALAKO LAND USE TABLE

LOT #	DESCRIPTION	LAND USE	AREA (AC)	DWELLING UNIT
1	WETLAND PRESERVE	WETLAND	15.6±	–
2	SUNRISE BLVD LANDSCAPE CORRIDOR	PC	0.5±	–
3	WETLAND BUFFER	WB	2.0±	–
4	VILLAGE COMMERCIAL	VC	11.1±	–
5	HDR	HDR	7.8±	172
6	VILLAGE COMMERCIAL	VC	6.5±	–
7	SUNRISE BLVD LANDSCAPE CORRIDOR	PC	0.5±	–
8	VILLAGE 3	MDR	13.3±	103
9	SANITARY SEWER PUMP STATION	POP	0.4±	–
10	RESIDENTIAL VILLAGE 2	MDR/LDR	31.6±	162
11	DETENTION BASIN	DB	4.8±	–
12	PARK	PARK	4.9±	–
13	KIEFER BLVD PARK CORRIDOR	PC	0.3±	–
14	KIEFER BLVD PARK CORRIDOR	PC	0.5±	–
15	RESIDENTIAL VILLAGE 1	MDR	17.8±	99
16	WETLAND BUFFER	WB	7.9±	–
17	KIEFER BLVD PARK CORRIDOR	PC	1.1±	–
18	WETLAND PRESERVE	WETLAND	43.0±	–
19	RESIDENTIAL VILLAGE 6	MDR	10.2±	57
20	KIEFER BLVD PARK CORRIDOR	PC	1.0±	–
21	RESIDENTIAL VILLAGE 4	MDR	14.8±	103
22	RESIDENTIAL VILLAGE 5	MDR	12.5±	75
23	RESIDENTIAL VILLAGE 7	MDR	14.0±	116
24	ELEMENTARY SCHOOL	SCHOOL	10.8±	–
25	RANCHO CORDOVA PARKWAY	ROAD	2.1±	–
26	RESIDENTIAL VILLAGE 8	LDR	11.5±	62
27	PARK	PARK	5.0±	–
28	RESIDENTIAL VILLAGE 9	LDR	14.6±	70
29	DETENTION BASIN	DB	4.6±	–
30	RESIDENTIAL VILLAGE 10	LDR	14.6±	84
31	KIEFER BLVD	ROAD	6.5±	–
32	NEIGHBORHOOD GREEN/WETLAND BUFFER	NG/WB	5.9±	–
33	WETLAND PRESERVE	WETLAND	18.7±	–
34	WETLAND BUFFER	WB	1.1±	–
35	RANCHO CORDOVA PARKWAY CORRIDOR	PC	0.5±	–
36	RANCHO CORDOVA PARKWAY CORRIDOR	PC	0.7±	–
37	RANCHO CORDOVA PARKWAY CORRIDOR	PC	0.2±	–
38	HDR–AFFORDABLE	HDR	2.5±	65

NOTES: (1) LOTS 4, 5, 6, AND 8, PART OF THE CENTER DISTRICT, SHALL HAVE A SEPARATE DESIGN REVIEW PER THE REQUIREMENTS OF THE SPECIFIC PLAN.
(2) FINAL ALIGNMENT OF PEDESTRIAN CORRIDOR/BIKE TRAIL TO BE EVALUATED DURING DESIGN REVIEW OF LOT 5.
(3) LOT 12(PARK) AND 27(PARK) SHALL HAVE VERTICAL CURB & GUTTER UNLESS OTHERWISE NOTED.

PROJECT NOTES

ASSESSOR'S PARCEL NO.
067–0090–026

OWNER
SHALAKO INVESTORS
11344 COLOMA ROAD, SUITE 350
GOLD RIVER, CA 95670
CONTACT: LARRY GILZEAN
PHONE: (916) 859–5910

APPLICANT
SHALAKO INVESTORS
11344 COLOMA ROAD, SUITE 350
GOLD RIVER, CA 95670
CONTACT: LARRY GILZEAN
PHONE: (916) 859–5910

AREA
321.5 ACRES

EXISTING USE
VACANT

PARK DISTRICT
CORDOVA RECREATION & PARK DISTRICT

FIRE PROTECTION
SACRAMENTO METROPOLITAN FIRE DISTRICT

SCHOOL DISTRICT
ELK GROVE UNIFIED SCHOOL DISTRICT

SEWER
SACRAMENTO AREA SEWER DISTRICT (SASD)

STORM DRAIN
SACRAMENTO COUNTY
CITY OF RANCHO CORDOVA

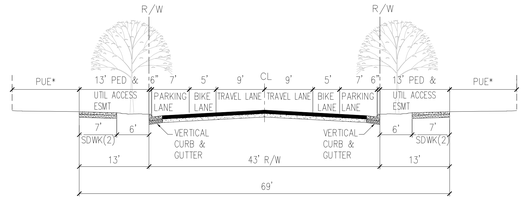
WATER
SACRAMENTO COUNTY

ELECTRICITY
SMUD

GAS
PG&E

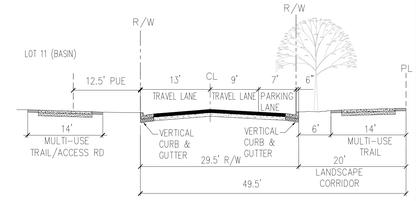
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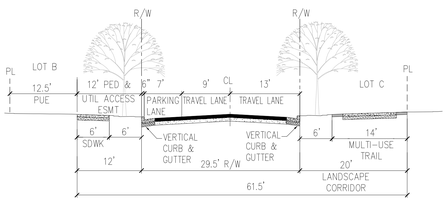


(1) 12.5' PUE ALONG SINGLE FAMILY LOTS, MULIT–FAMILY LAND USE AND COMMERCIAL LAND USE. 10' PUE ALONG ALLEY LOTS. ADDITIONAL PUE OUTSIDE OF LANDSCAPE CORRIDOR SHALL BE LOCATED ON ONE SIDE ONLY WHEN REQUIRED.
(2) SIDEWALKS ALONG SCHOOL FRONTAGE SHALL BE 8' WIDE.

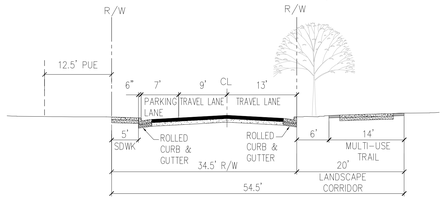
(A) 43' R/W STANDARD COLLECTOR STREET
N.T.S.



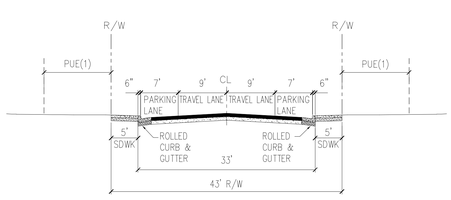
(B) 29.5' R/W COLLECTOR STREET ADJACENT TO DETENTION BASIN AND SECONDARY TRAIL
N.T.S.



(C) 29.5' R/W STANDARD RESIDENTIAL STREET ADJACENT TO SECONDARY TRAIL IN OPEN SPACE
N.T.S.

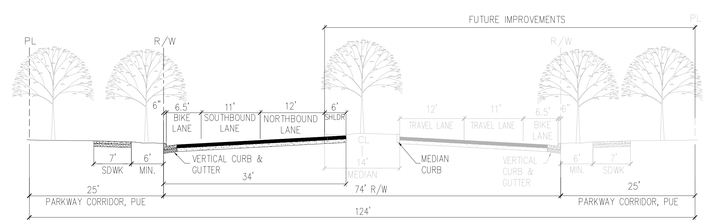


(D) 34.5' R/W STANDARD RESIDENTIAL STREET ADJACENT TO SECONDARY TRAIL IN OPEN SPACE (ROLLED CURB)
N.T.S.

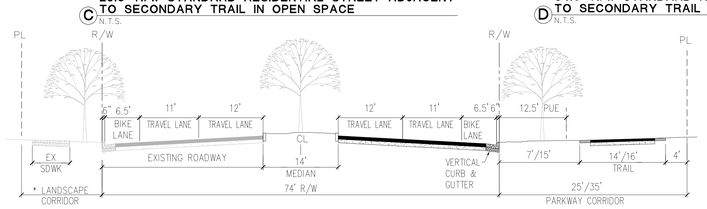


(1) 12.5' PUE ALONG SINGLE FAMILY LOTS AND 10' PUE ALONG ALLEY LOTS.
(2) LOT 12, 24 & 27 SHALL HAVE VERTICAL CURB & GUTTER.

(E) 43' R/W STANDARD RESIDENTIAL STREET
N.T.S.

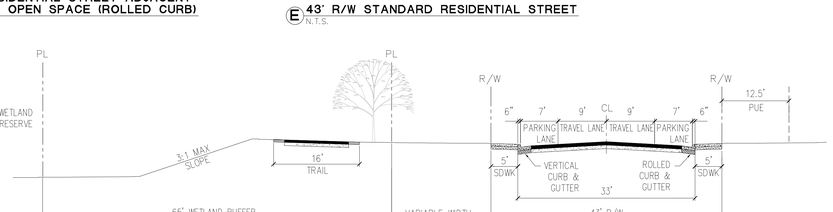


(F) 74' R/W (RANCHO CORDOVA PARKWAY) - INTERIM
N.T.S.

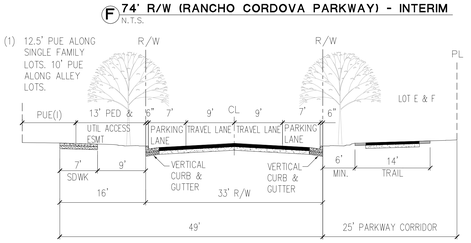


* LANDSCAPE CORRIDOR IS EXISTING ON NORTH SIDE OF KIEFER BLVD AND ALONG OPEN SPACE IT IS REDUCED TO CONTIGUOUS SIDEWALK WITH POST AND CABLE FENCE.

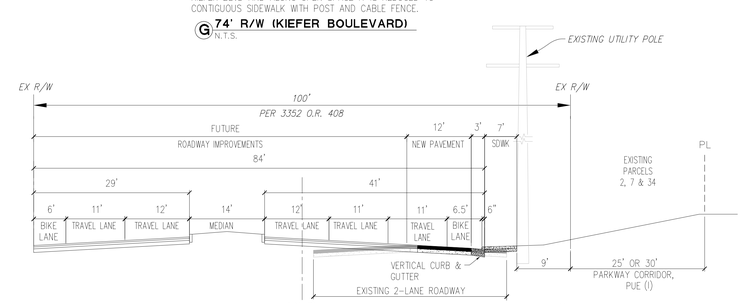
(G) 74' R/W (KIEFER BOULEVARD)
N.T.S.



(H) 42' R/W STANDARD RESIDENTIAL STREET ADJACENT TO WETLAND BUFFER
N.T.S.

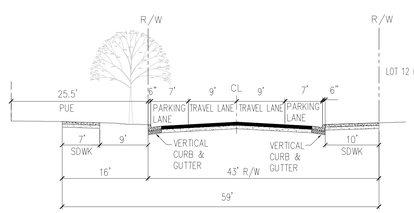


(I) 33' R/W MODIFIED COLLECTOR STREET WITH 25' PARKWAY CORRIDOR
N.T.S.

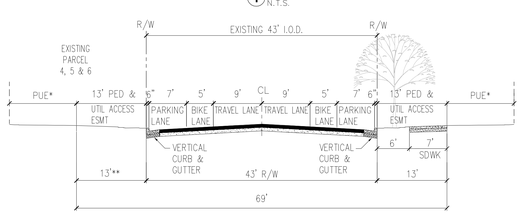


(J) 100' EX R/W (SUNRISE BOULEVARD)
N.T.S.

(I) SEPARATED SIDEWALK CAN BE PLACED IN PC WHEN SPACING BETWEEN EXISTING POLES ALLOWS A SIDEWALK TRANSITION.



(K) 43' R/W MODIFIED COLLECTOR STREET WITH SIDEWALK
N.T.S.



* 12.5' PUE ALONG SINGLE FAMILY LOTS, MULIT–FAMILY LAND USE AND COMMERCIAL LAND USE. 10' PUE ALONG ALLEY LOTS.

** SIDEWALK AND LANDSCAPING IN THIS AREA WILL BE DEVELOPED DURING PLANNING OF CENTER DISTRICT.

(L) 43' R/W STANDARD COLLECTOR STREET AT CENTER DISTRICT
N.T.S.

N

0 200 400 600
(IN FEET)
1 inch = 200 ft.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630–8900 FAX: (916) 630–8909

DATE: MARCH 2022 JOB NO. 085008

PLOT BY: SEAN DAVIS – Mar/29/2022 6:07 PM
DRAWING: C:\Jobs\085008\Vertical\Tie Map\085008–01TM.dwg

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
1.	The approved entitlement is for the Shalako Large Lot Tentative Subdivision Map ("LLTSM") within the Suncreek Specific Plan Area property (APN 067-0090-026 as described in the City Council staff report dated July 18, 2022 and subject to the conditions of approval herein, for project number PLND 1121-0021 ("Project"). These Master Conditions of Approval" are applicable to this entitlement for a Large Lot Tentative Map. Additionally, new Conditions may be added as applicable to future entitlements.	Project Description	On-Going	Planning
2.	Developer shall indemnify, defend with counsel selected by City and hold harmless City, and its elected and appointed councils, boards, commissions, officers, officials, agents, employees, and representatives from any and all claims, costs (including legal fees and costs incurred by City or awarded to plaintiffs) and liability incurred by the City and/or awarded to any plaintiff in any legal or equitable action or other proceeding instituted by any third party challenging the validity of any provisions of this permit.	General	On-Going	Planning
3.	Per the project's Development Agreement, consistent with the authority provided in Government Code Section 66452.6(a)(1), the term of the LLTSM shall be the later date of the date the Development Agreement expires or the date the tentative map expires pursuant to City approval of the tentative map.	Time/ expiration	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please e-mail the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Planning
5.	In accordance with Government Code Section 65864 through 65869.5 and Zoning Code 23.158, all active Development Agreements must maintain a minimum deposit balance of $5,000 and report to the	Funding	On-Going	Planning

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
	Planning Department annually. This report should include the status of the project, payment of fees, and any change in ownership.			
6.	The Applicant shall submit payment as needed for Plan Review/ Plan Check Fees required by the Cordova Recreation and Parks District (CRPD).	Park Application	On-Going	CRPD
7.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement/Police
8.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
9.	The project shall comply with Suncreek Specific Plan Mitigation Monitoring Plan.	MMRP	On-Going	Planning
10.	Prior to any ground disturbing activities, the Project proponent shall submit a South Sacramento Habitat Conservation Plan (SSHCP) permit application package to the City of Rancho Cordova ("Land Use Authority Permittee") as a request that the incidental take coverage provided by City's SSHCP Incidental Take Permit (ITP) be extended to the proposed activities consistent with the United States Fish and Wildlife Service (USFWS) Biological Opinion (BO) for the Project. The City of Rancho Cordova shall review the SSHCP permit application for consistency with the SunCreek Specific Plan Transition Document (USFWS 2020) and the requirements of the SSHCP for any changes in land use from those identified in the BO and Transition Document and shall provide the South Sacramento Conservation Agency ("Implementing Entity) with a copy of the SSHCP requirements for tracking purposes. The Project proponent shall be responsible for paying all SSHCP development fees associated with obtaining coverage from the City of Rancho Cordova. Any proposal to provide land in fee title or provide a conservation easement in lieu of paying all or part of the required SSHCP development fees, other than the approved on-site preserves identified in the BO and Transition	SSHCP Permit	Prior to approval of small lot tentative map or ground disturbance	Planning

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
	Document, shall include a consistency analysis in the application that sufficiently shows that the proposal is consistency with the SSHCP Conservation Strategy.			
Prior to Recordation of the Final Map				
11.	The Large Lot Map shall include a note on each page as follows: "The lots depicted on this map are not developable building sites. These lots may only be developed upon approval of further subdivision maps or approval of other discretionary entitlements by the City of Rancho Cordova."	Map Note	Prior to final map	Public Works
12.	The final map shall show an irrevocable offer of Dedication (IOD).	IOD	Prior to recordation of any final map	Public Works
13.	Property owner hereby agrees to record Covenants, Conditions and Restrictions (CC&Rs) against the property in a form as approved by the City Attorney. The City shall be named a third-party beneficiary to the duties and covenants imposed therein and shall be entitled to, without obligation, take appropriate legal action to enforce the CC&Rs. If an action is commenced, the City shall be entitled to recover costs including reasonable attorney's fees.	CC&Rs	Prior to recordation of a Small Lot Subdivision Map	Planning
14.	Dedicate a standard 12.5-foot public utility easement, or smaller to the satisfaction of SMUD, for underground facilities and appurtenances adjacent to all public street rights of ways.	Infrastructure	Prior to Recordation of the Small Lot Subdivision Map	Public Works
15.	Grant the right of direct vehicular access to the City along all lots fronting Sunrise Boulevard. Adjacent property owners shall not have direct access vehicular access to Sunrise Boulevard.	Vehicular access	Prior to recordation of the Final Map	Public Works
16.	Enter into a subdivision improvement agreement for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Public Improvements	Prior to Approval of Final Map	Public Works
17.	The final map shall show easements or other mapped provisions for the placement of centralized mail delivery units.	Mail Easement	Prior to recordation of small lot final map	Public Works
18.	Dedicate a standard 12.5-foot public utility easement, or smaller to the	Easement	Prior to	Public Works

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
	satisfaction of SMUD, for underground facilities and appurtenances adjacent to all public street rights of ways for all units that take front access. Alley loaded homes shall locate water and sewer facilities to the satisfaction of CSD-1, Zone 40 and the City. Dry utilities shall be located to the satisfaction of SMUD, the other dry utility providers and the City. Developer shall work with all utilities and the City to determine the best locations for all utilities, to the satisfaction of the Public Works Director.		recordation of a final map	
19.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of $7,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Funding	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works
20.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, street lights and safety lighting, public frontage and median and landscape improvements, and trails. This may be accomplished through annexation to the City's Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's public improvements. Costs associated with the annexation	Funding	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
	shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of $5,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.			
21.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services. This may be accomplished by annexation to the City's Transit Related Services Special Tax Area by voting to approve a special tax for the parcels created for this subdivision approval, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund transit-related services. The tax shall be the per parcel annual amount as specified in an approving ordinance (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the recording of the final map. Costs associated with the annexation and election of the annual tax shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of $5,000 per annexation. In addition, the Property Owner shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property or other form as shall be approved by the City, which assessment will take effect in the event described in this Condition Approval is reduced or repealed. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Funding	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works
22.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new community places and neighborhood greens as required by the City's Open Space Standards. This may be accomplished through annexation to the City's Community Facilities District No. 2018-1 (Maintenance of Community Places and Neighborhood Greens), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's	Funding	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Public Works

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
	public improvements related to community places and neighborhood greens. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of $5,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.			
23.	The Landowner shall support the annexation of the Project into the Police Services CFD and cover Landowner's fair-share costs of the CFD annexation, not to exceed $5,000 for the Property. City agrees that the CFD will provide that on lands designated for all residential land use categories, the base year Police Special Tax shall be $450.00 annually per residential dwelling unit, including multi-family units. The special tax imposed by the CFD will be payable on a parcel within the Property only after a building permit has been issued by City for the construction of a building on that particular parcel, and there will be no undeveloped land tax imposed by the CFD. The CFD shall further provide that on each July 1 commencing July 1, 2012, the Police Special Tax shall be escalated by the increase, if any, in the City CPI Index. However, in no event shall the tax per parcel for any fiscal year be less than the amount established for the prior fiscal year. The CFD shall specify that the Police Special Tax shall commence being payable annually following the issuance of a building permit for each parcel subject to the Police Special Tax.	Funding	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Public Works
24.	Prior to development, participate in the financing strategies identified in the Suncreek Specific Plan Fee Program.	Financing Plan	Prior to the recordation of any small lot final map or issuance of a building permit	Public Works
25.	Reservations for bus turnouts will be required along potential bus routes, including areas served by neighborhood shuttle services. Provide bus shelter easements, approximately 10 feet in width by 20 feet in length, for future Regional Transit routes if bus shelters cannot be accommodated within the public utility easements adjacent to public streets right-of-way.	Bus turnouts	Prior to recordation of the applicable small lot final map	Public Works

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
26.	Fee Program shall be fully implemented to the satisfaction of the City prior to recordation of the first small lot map.	Fee program	Prior to recordation of any small lot final map or issuance of a building permit	Public Works
27.	Dedicate to the City all the rights-of-way as shown on the Tentative Map and install or bond for public street improvements, consistent with the City adopted cross sections to the satisfaction of the City Engineer.	Infrastructure	Prior to recordation of a small lot final map or issuance of building permit, whichever occurs first	Public Works
28.	The maps shall include a disclosure statement regarding the Kiefer Landfill and Rendering plant location.	Disclosure Statement	Prior to recordation of the Final Map	DWMR and Public Works
29.	Dedicate Public Utility Easements for the installation and maintenance of water, gas, sewer and drainage pipes, traffic control devices and for poles and overhead and underground wires and conduits for electrical, television and telephone services and appurtenances adjacent to all public ways, private drives and/or irrevocable offers of dedication as shown on the tentative map. Dedicate Pedestrian Easement and Landscape Easements as shown on the tentative map.	Easements	Prior to recordation of the Final Map	Public Works
30.	Based on anticipated overall population of 3,112 residents, the Shalako Subdivision is required to provide 15.56 acres of Quimby Parkland. The Quimby Parkland shall be provided as follows: 8.2 acres of Neighborhood Parks within Shalako Subdivision and payment of Quimby in-lieu fees in accordance with a Park Development Agreement between CRPD and the landowner for the under dedicated 7.36 acres of park land. Dedicate land through an irrevocable deed of dedication or pay in-lieu fees or both for park purposes, as required and in accordance with the Development Agreement between the City and the Developer and in the Park Development Agreement between the Park District and the Developer.	Parks	Prior to recordation of small lot Final Maps and prior to building permit for multi-family lots	Planning/CRPD

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
31.	The District shall provide and the developer shall deliver a certificate from the Cordova Recreation and Parks District stating that all fees as required by the District have been paid and a Park Development Agreement has been executed.	Parks	Prior to recordation of each Final Map	Planning/CRPD
32.	**LAND DEDICATION / EASEMENTS**: All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title as separate parcels. Underground pipelines and open channels shall be located in the public right-of-way or parcels to be conveyed to the City. Parcels to be conveyed shall be a minimum of 25 feet wide. The applicant shall provide minimum 20 foot wide maintenance service roads along the entire water course(s) to be conveyed. No conditional easements shall be placed on these drainage parcels.	Stormwater	Prior to recordation of the final map	Public Works
33.	The developer shall enter into a Park Development Agreement (Park DA) with the Cordova Recreation and Park District (the District). All costs to prepare the Park DA shall be borne by the Developer. The Park DA shall include, but not be limited to, all of the following; A. The developer's obligation to dedicate land or the payment of in lieu fees or both for park purposes; B. The developer's obligation to construct all necessary street frontage improvements abutting the dedicated park site(s) including, but not limited to, vertical curb, gutter, sidewalk, gutter, street paving, utilities (water, sewer, electrical, storm drain, phone, gas) and street lights. Any deviations from the current standards will need to be reviewed and approved by the District; C. All property to be transferred to the District shall be free and clear of any past or future taxes or assessments, any liens or encumbrances. Any structures, walls, fences, wells or storage tanks must be removed in accordance with all applicable laws and regulations prior to acceptance of any grant deeds or easements;	Parks	Prior to recordation of the first Large Lot Final Map	Planning/CRPD

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
	D. If the Developer delivers turnkey parks the PDA will address: i) The timing of construction of all parks; ii) The design and improvement of all parks within the project. All plans and specifications shall be prepared by a licensed landscape architect with all subconsultants found to be mutually acceptable to the District and the developer; iii) The credits and reimbursement to which the landowner/applicant is entitled in connection with the construction of such park improvements; iv) A landscape architect of record shall be retained by the developer, at the developer's expense, throughout the construction process to review the construction as it occurs and attend construction meetings on a weekly basis; v) The landscape architect of record shall be required to authorize all changes to the approved improvement plans in coordination with the District; vi) The landscape architect of record and all appropriate subconsultants shall provide as-constructed plans and certify that the project has been constructed per the approved plans, as amended.			
34.	The Landowner shall support the annexation of the Project into the Cordova Recreation and Park District – Community Facilities District 2018-01 (Park Facilities and Services). All costs of annexation into the CFD will be borne by the Developer. The District shall provide and the developer shall deliver a certificate from the Cordova Recreation and Parks District stating that the annexation has been fully executed and recorded as an Official Document in the Sacramento County record.	Parks	Prior to recordation of the Large Lot Final Map	Public Works/CRPD
35.	The developer shall record a Covenant for Active Park Uses notifying all future property owners that a future public park(s) is located within the proposed subdivision, and that the public park may include facilities (basketball courts, a baseball field, softball fields, soccer fields, and playground equipment) that may generate vehicular and pedestrian traffic and noise impacts during various times, including but not limited	Parks	Prior to recordation of the Large Lot Final Map	Public Works/CRPD

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
	to evening and nighttime hours and that the–public park may include nighttime sports lighting that may generate lighting impacts during evening and nighttime hours.			
Prior to Submittal or Approval of Improvement Plans				
36.	The project has a Level 2 addendum under review. This addendum will need to be approved prior to trunk plan submittal. SASD will also require a Level 3 sewer study prior to the submittal of improvement plans for plan check to SASD. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SASDs' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SASD in advance and in compliance with SASD Design Standards.	Sewer	Prior to Submittal of Improvement Plans	SASD
37.	To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Sewer	Prior to Improvement Plan Approval	SASD
38.	SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.	Sewer	Prior to Improvement Plan Approval	SASD
39.	Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Sewer Infrastructure	Prior to Improvement Plan Approval	SASD
40.	Applicant shall prepare and submit a project specific drainage study that includes, but not limited to: a pre- and post-project drainage analysis of the project and project impacts, identification of off-site	Drainage Study	Prior to Improvement Plan Approval	Public Works

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
	project impacts or required offsite improvements, delineation of existing and expected post project 100-year floodplain, and identification of proposed connections to the City's storm drain system with adequate supporting calculations. The study must be consistent with the approved SunCreek Master Drainage Study, and determined by the City to be accurate, and adequate.			
41.	The improvement plans shall provide post & cable fencing around basins as required by City of Rancho Cordova Drainage Maintenance and Planning staff.	Basin fencing	Prior to approval Improvement Plan	Public Works
42.	Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova's Public Works Department.	Drainage impact fee	Prior to approval Improvement Plan	Public Works
43.	All stormwater basins shall be designed with a natural appearance including meandering non-linear side slopes and include amenities such as trails and landscaping in accordance with the City's Open Space Guidelines. The basin side slopes shall be 3:1 max. Basin design and construction shall include irrigation. Top of basin shall have separate irrigation and controllers from basin slopes.	Stormwater Basins	Prior to approval of Improvement Plan	Public Works
44.	All development within the City must comply with the City of Rancho Cordova's Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the improvement plans and the hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 of the Improvement Standards.	FEMA	Prior to approval of improvement plans	Public Works
45.	The project shall meet all applicable SMUD requirements: • SMUD has existing overhead 69/12kv facilities on project site that will need to remain. The applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during	Utilities	Prior to Improvement Plan Approval and On-Going	SMUD

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
	construction. • SMUD occupies a transmission line easement within the boundaries of the subject map and certain uses are not permitted or compatible. If the applicant proposes any use within the transmission line easement, the applicant shall route its plans to SMUD for review. • Prior to issuance of any grading or building permits, the applicant shall obtain a joint-use agreement from SMUD consenting to proposed development within SMUD's transmission line easement. • Applicant shall include phasing of development and order of planned construction upon submitting a new service application to SMUD for initial subdivision phase and/or road improvement backbone project. • Development should be phased to start adjacent to existing electrical infrastructure. • All structural setbacks shall be a minimum of 14-feet from the edge of the roadway right-of-way. Structural setbacks less than 14 feet shall require the applicant to conduct a pre-engineering meeting with all utilities to ensure proper clearances are maintained. • In the event the applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the applicant shall coordinate with SMUD. The applicant shall be responsible for the cost of relocation or removal. • In the event the City requires Irrevocable Offer of Dedication (IOD) for future roadway improvements, the applicant shall dedicate a 12.5 foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD and public street right-of-ways. • SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed			

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
property within said easement that unreasonably interferes with those needs. • The applicant shall comply with SMUD siting requirements. • The applicant shall disclose existing or proposed 68kV electrical facilities to future and/or potential owners. • The applicant shall not place any building foundations within 5 feet of any SMUD trench to maintain adequate trench integrity. The applicant shall verify specific clearance requirements for other utilities. • The applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD. • The applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD. • The applicant shall dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication (and 10-feet adjacent thereto) as public utility easement for underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. • The applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20 feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15 feet from the drivable surface. • Under no circumstances shall any grading or construction activities be permitted within SMUD's transmission line easements without the conveyance of rights from SMUD's real estate department. Should the applicant be found performing unapproved improvements, the applicant shall be responsible for returning the property to its original condition at their expense.			

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
	• Project owner or contractor is responsible for assessing any impacts to its facilities as a result of constructing and operating their facilities within close proximity to SMUD's high voltage transmission lines. • Show all SMUD transmission towers and poles in the drawings. • Project owner shall provide detailed engineering drawings for any improvements that are proposed within the SMUD transmission line easement and will require SMUD's consent to do work within the transmission line easement. The applicant shall comply with the SMUD drawing requirements. • Identify SMUD's transmission line easement as a "Restricted Building and Use Area" on the subject map • Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement as determined prior to SMUD performing work on the applicant's property.			
46.	In cases where the roadway cross-sections are phased, extend all utilities beyond edge of pavement to accommodate future roadway build out.	Infrastructure	Prior to Improvement Plan Approval	Public Works
47.	The project is within the Sacramento County Water Agency District and shall comply with the following; • Provide public water service to each building • Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval. • Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and	Water	Prior to Improvement Plan and or Prior to Final Map	Sacramento County Water Agency

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
	construction. • No water supply mains shall be located under structures such as box culverts and bridges. If the project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot wide water main easements shall be dedicated for the portion outside of ROW. The crossing shall be be approved by the Agency Engineer. Underground crossings and attachments to structures shall be included in the environmental impact analysis. Additional environmental permitting and other associated costs will be at applicant's expense.			
48.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Infrastructure	Prior to approval of improvement plans	Public Works
49.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Infrastructure/Bond	Prior to approval of applicable improvement plans	Public Works
50.	Applicant shall submit landscaping plans demonstrating conformance with the Water Use and Conservation provisions.	Water Conservation	Prior to approval of improvement plans	Public Works
51.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the planning and public works departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test	Landscaping	Prior to approval of improvement plans	Public Works

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
	• Water Use Calculations • Irrigation Schedule			
52.	Number, size, and location of driveways are subject to approval by the Public Works Department except in residential locations where rolled curb is constructed.	Infrastructure	Prior to approval of improvement plans	Public Works
53.	The applicant shall comply with the Fire conditions as follows; A. Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrants shall be located every 500 feet and no greater than 250 feet from dead-end streets or cul-de-sacs. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction. B. Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on all private roads the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways. C. Show on the plans how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the	Fire	Prior to approval of improvement plans	Fire

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
	Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads. D. Provide Fire Access Agreement between all parcels connected to and served by fire access. Fire Access Agreement shall be recorded with the Public Recorders Office having jurisdiction. E. Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway. The Fire Access Roadway Maintenance Agreement shall be recorded with the Public Recorders Office having jurisdiction. The roadway maintenance agreement shall include the following: a) Provisions for the necessary repair and maintenance of the roadway surface b) Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") or width of twenty feet (20') c) Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping d) Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.			
54.	Traffic control devices shall be designed where needed to the satisfaction of the City Engineer. Traffic control locations will be determined at time of improvement plan submittal.	Infrastructure	Prior to approval of improvement Plan	Public Works
55.	The Stormwater Pollution Prevention Plan for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to The City of Rancho Cordova's and Sacramento County's storm drain system and/or Waters of the State	SWPPP	Prior to approval of the Improvement Plans and during	Public Works

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
	(e.g., creeks, rivers) to the satisfaction of the Stormwater Quality Division of the County Department of Water Resources and the City of Rancho Cordova. A polymer treatment system or comparable process shall be designed in the erosion and sediment control plan of the improvement plans. This system shall be implemented by qualified professionals with training and proven experience in this field at such time City of Rancho Cordova inspection staff deem necessary. Such treatment shall be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters.		construction	
56.	There are protected trees onsite. Removed trees shall be replaced or mitigated per Rancho Cordova Municipal Code 19.12.120. Tree replacement is one inch per one inch ratio. In-lieu payment is $165 per inch.	Existing trees	Prior to approval of improvement plans	Public Works
57.	All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers. Trees shall be appropriately sized for their proposed planters.	Infrastructure	Prior to approval of improvement plans	Public Works
58.	**Stormwater Quality– During Construction:** SWPPP – the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. During construction, the applicant shall implement BMPs in accordance with the SWPPP and the City's Improvement Standards. **Construction General Permit** The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the *National Pollutant Discharge Elimination System (NPDES) General Permit For Storm Water Discharges Associated With Construction And Land Disturbance Activities* (Construction General Permit). Permits are issued by the State Water Resources Control Board.	Stormwater Quality	Prior to approval of Improvement plans	Public Works

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
59.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.	Infrastructure	Prior to approval of improvement plans.	Public Works
60.	All storm drain facilities within private lots shall be privately maintained and shall be clearly labeled as "private" in the improvement plans.	Privately Maintained lots	Prior to approval of improvement plans.	Public Works
61.	Applicant shall prepare improvement plans and construct or bond for the dedicated landscape corridors, trails and other open space facilities, according to the approved tentative map, and to the satisfaction of the City Engineer. The following specifications shall be applied to trails in the project: • Trails must be located above the 10-year flood plain. • Open fencing shall be required along all open space, drainage corridors and parkways, constructed in accordance with the plans and specifications approved by the City of Rancho Cordova, unless otherwise specified in these conditions. Provide a striped pedestrian crossing for the trail system when it crosses a public right-of-way.	Trails	Prior to the issuance of improvement plans for the phase in which the improvement(s) are located	Public Works
62.	All landscape corridor walls shall be designed of masonry construction using graffiti resistant materials. Wall design and materials shall be subject to City's approval and according to the design standards in the Sunridge Specific Plan.	Corridor walls	Prior to approval of improvement plans	Public Works
63.	**Drainage System Design:** The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Rancho Cordova's Improvement Standards, construction standards, and Floodplain Management Ordinances in effect at the time of improvement plans approval.	Stormwater	Prior to approval of improvement plans	Public Works

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
64.	**Stormwater Quality- Post Construction** The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control (loading docks, waste management areas), treatment control, hydromodification management, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the *Stormwater Quality Design Manual for the Sacramento Region*. The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a maintenance covenant is required for all proposed post construction stormwater quality measures, as detailed in Appendix B of the *Stormwater Quality Design Manual for the Sacramento Region.*	Stormwater	Prior to approval of improvement plans	Public Works
65.	If the project area includes any critical habitat or wildlife species, the applicant shall obtain applicable California Department of Fish and Wildlife, U.S. Army Corps of Engineers, and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City.	Permits	Prior to approval of improvement plans	Public Works
66.	Developer shall provide adequate drainage facilities to the boundary of the park site at a depth sufficient to accept all drainage requirements for the improved park sites. The District and the City shall jointly review and approve the drainage plans for the street frontages and utilities adjacent to the park site.	Parks	Prior to approval of the grading and drainage plan.	Public Works/CRPD
67.	The park sites shall be rough graded to a uniform elevation so there are no resulting excessive amounts of fill or depressions in accordance with the latest edition of the Park Site Criteria of the *Cordova Recreation and Park District Design and Construction Standards Manual* and pursuant to the improvement plans and specifications approved by the District.	Parks	Prior to approval of grading plans	Public Works/CRPD

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
68.	All subdivision utilities (i.e. Water, Sewer, Storm Drain, Public Utilities, etc.) shall be brought into the park site by the developer at a location coordinated with the District and approved by the District General Manager. The District and the City shall jointly review and approve the improvement plans for the street frontages and utilities adjacent to the park site. The Park District shall give written approval for all locations of utility service points of connection on all land to be dedicated or maintained by the District prior to the approval of infrastructure construction documents.	Parks	Prior to approval of the improvement plans.	Public Works/CRPD
69.	The developer shall install signage on all park sites notifying the surrounding residential units of future park construction and identifying the park size, type, potential amenities and anticipated construction schedule. The District will have final approval of the sign design. The sign shall be maintained in good condition until the park construction is complete.	Park	Prior to approval of the improvement plans.	Public Works/CRPD
Prior to Issuance of Building Permit				
70.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to, all streets, water, sewer, storm drain, lighting, signage and striping, and other associated facilities for all streets and other public areas depicted on the tentative map or tentative map phase. Design datum shall be NAD-83.	Improvements	Prior to issuance of Building Permits	Public Works
71.	Prior to the issuance of building permits require water intensive commercial and industrial building permit applicants to conduct a water use efficiency review and submit the findings in required environmental documentation for the project.	Water	Prior to issuance of Building Permits	Sacramento County Water Agency
72.	Prior to the issuance of building permits require efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service.		Prior to issuance of Building Permits	Sacramento County Water Agency
73.	Prior to issuance of the first building permit within a TM phase: All streets and improvements shown on the TM phasing plan, all streets necessary for access to the proposed homes, associated	Infrastructure	Prior to issuance of the first building permit	Public Works

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
	improvements included in the approved improvement plans, and other infrastructure as necessary for adequate public access and use shall be substantially complete to the satisfaction of the Public Works Department. Prior to occupancy all streets and improvements shown on the TM phasing plan shall be constructed to the satisfaction of the City Engineer. At the discretion of the Public Works Department, the final lift of asphalt only (e.g. upper approximately 1.5 inches of asphalt) may be deferred to prior to the first occupancy. The structural section shall be designed to accommodate construction traffic and loads until such time that the finish lift of asphalt concrete is installed.		within a TM phase	
74.	Provide a maintenance and operations manual for drainage basins. The manual shall include, but is not limited to: • As-built topography of the basin. • Cut and fill quantities. • Plat map. • Depth volume rating curve. • As-builts for steel, concrete and other structures. • Inverts of inlets, outlets, etc. • Updated model based on as-built topography. • Document any sensitive resources.	Drainage	Prior to acceptance of improvement plans	Public Works
75.	Prior to acceptance of the improvements, as-built grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS Shape file shall be submitted and approved by the Public Works Department.	Files	Prior to issuance of Building Permits except for model homes and clubhouse.	Public Works
76.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits	Fees	Prior to issuance of Building Permit	SASD
77.	Residential fire sprinkler plans shall be submitted for review and	Fire Sprinkler Plans	Prior to Issuance	Fire

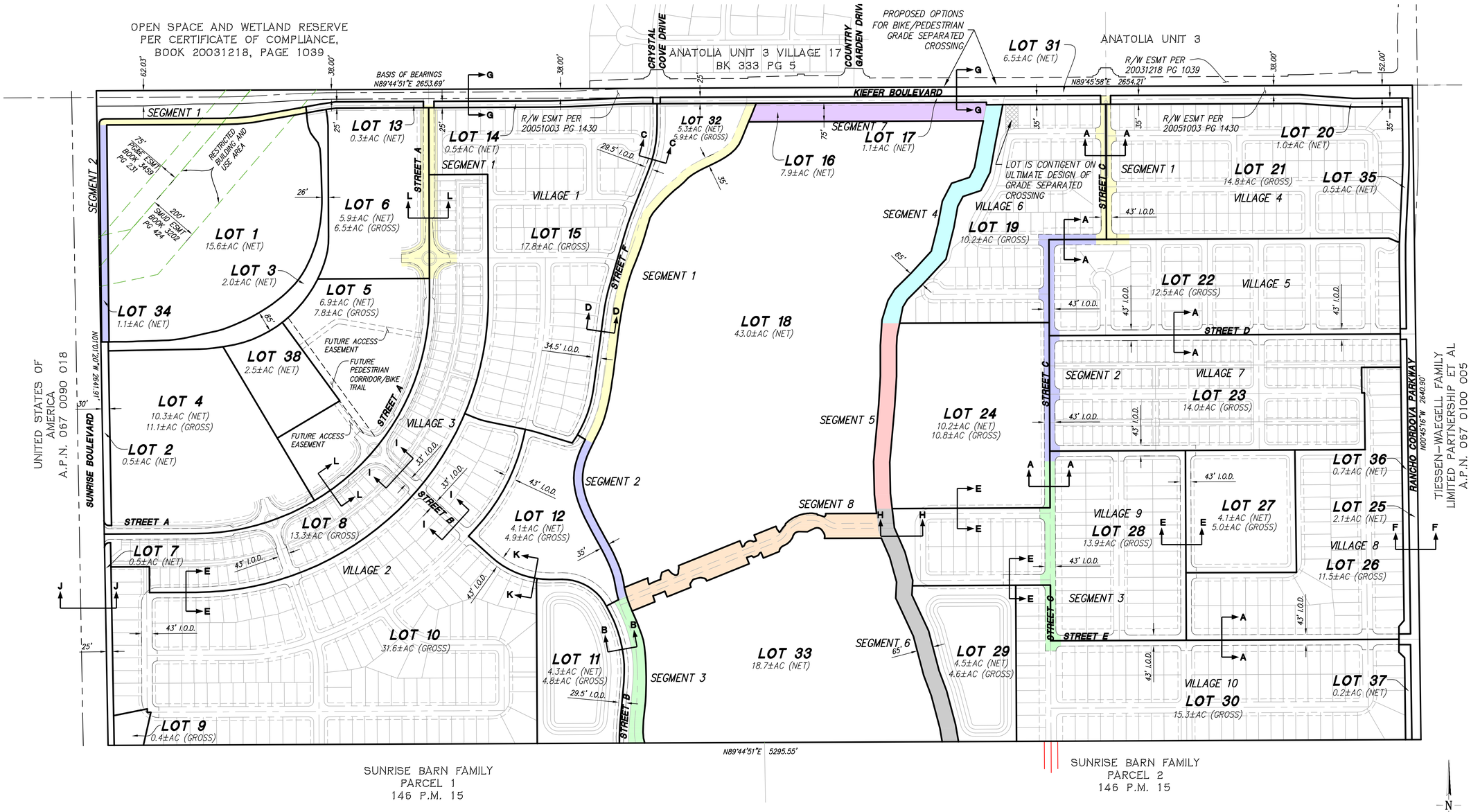
SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
	approval to the SMFD for all new one and two family dwellings in accordance with Ca. Residential Code.		of Final Building Permit	
78.	Certificate of Release plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings built on a private fire access road.	Fire	Prior to Issuance of Final Building Permit	Fire
Prior to Final Inspection				
79.	As-built reproducible grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	As-Built Plans	Prior to final building inspection	Public Works
80.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Roof	Prior to Final Occupancy	Fire
81.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street. Minimum size of the numbers shall not be less than 6 inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to Final Occupancy	Fire
82.	Designer shall certify that installed landscaping conforms to City water conserving landscape requirements.	Landscape	Prior to final Building Inspections	Public Works
83.	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with the approved plans. Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, Plant material inspection, irrigation coverage test underdrain installation (as applicable) and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.	Landscape	Prior to final building inspection of the first unit	Public Works

SHALAKO LARGE LOT TENTATIVE MAP
CONDITIONS OF APPROVAL

	Conditions of Approval	Category	Timing / Implementation	Enforcement/ Monitoring
84.	Grant the improved landscaped lots within the phase of construction to the City of Rancho Cordova as shown on the approved tentative map and tentative map phasing plan and provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and found acceptable by City representatives. Annexation to a current Lighting and Landscape District or a Mello Roos Community Finance District may be possible and is the preferred course of action.	Landscaping	Upon completion of and prior to acceptance of the improvements	Public Works

SHALAKO LARGE LOT TENTATIVE MAP
PHASING PLAN
CITY OF RANCHO CORDOVA, CALIFORNIA



INFRASTRUCTURE TIMING NOTE:

PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN A TM PHASE: ALL STREETS AND IMPROVEMENTS SHOWN ON THE TM PHASING PLAN, ALL STREETS NECESSARY FOR ACCESS TO THE PROPOSED HOMES, ASSOCIATED IMPROVEMENTS INCLUDED IN THE APPROVED IMPROVEMENT PLANS, AND OTHER INFRASTRUCTURE AS NECESSARY FOR ADEQUATE PUBLIC ACCESS AND USE SHALL BE SUBSTANTIALLY COMPLETE TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT. PRIOR TO OCCUPANCY ALL STREETS AND IMPROVEMENTS SHOWN ON THE TM PHASING PLAN SHALL BE CONSTRUCTED TO THE SATISFACTION IF THE CITY ENGINEER.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

DATE: MARCH 2022 JOB NO. 085008

PLOT BY: SEAN DAVIS – Mar/29/2022 8:36 AM
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ITEM 17.1.

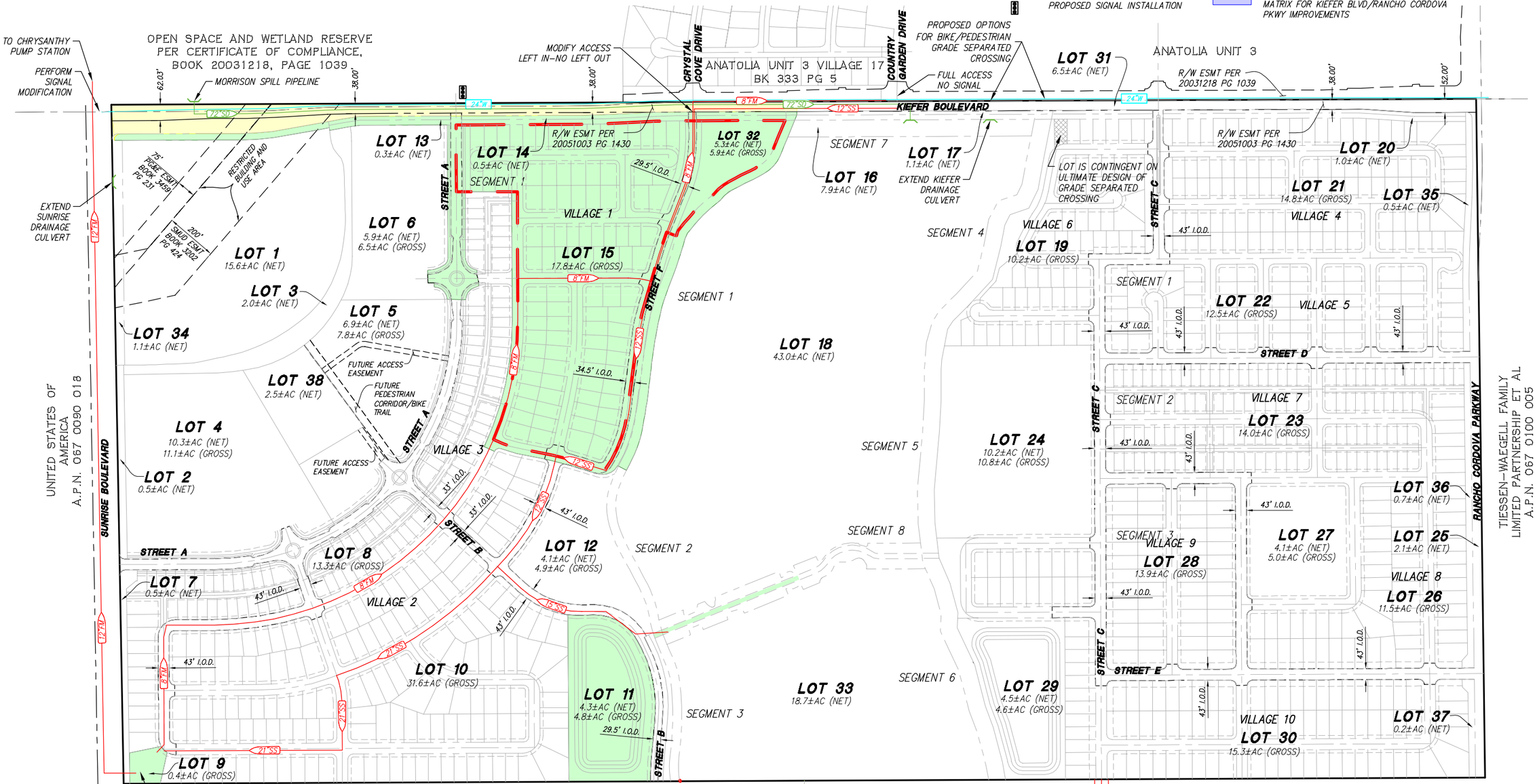
NOTE: SEE INFRASTRUCTURE PHASING MATRIX FOR ADDITIONAL INFORMATION.

UTILITY NOTE:

DETAILED UTILITY ALIGNMENT TO BE IDENTIFIED AND DESIGNED AT TIME OF IMPROVEMENT PLANS TO THE SATISFACTION OF THE CITY AND OTHER AGENCIES.

LEGEND

- PHASE IMPROVEMENT AREAS
- 12"SS — SANITARY SEWER SYSTEM
- 8"/12"FM — SANITARY SEWER FORCE MAIN
- 72"SD — STORM DRAIN SYSTEM
- 16"/24"W — POTABLE WATER SYSTEM
- PROPOSED SIGNAL INSTALLATION
- SEE INFRASTRUCTURE PHASING MATRIX FOR SUNRISE BLVD IMPROVEMENTS
- SEE NOTE 4 OF THE INFRASTRUCTURE PHASING MATRIX FOR KIEFER BLVD IMPROVEMENTS
- SEE NOTE 5 OF THE INFRASTRUCTURE PHASING MATRIX FOR KIEFER BLVD/RANCHO CORDOVA PKWY IMPROVEMENTS



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SHALAKO INVESTORS

TENTATIVE MAP PHASING PLAN - VILLAGE 1

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
MARCH 2022

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

JOB: 085008 SHEET 1 OF 12

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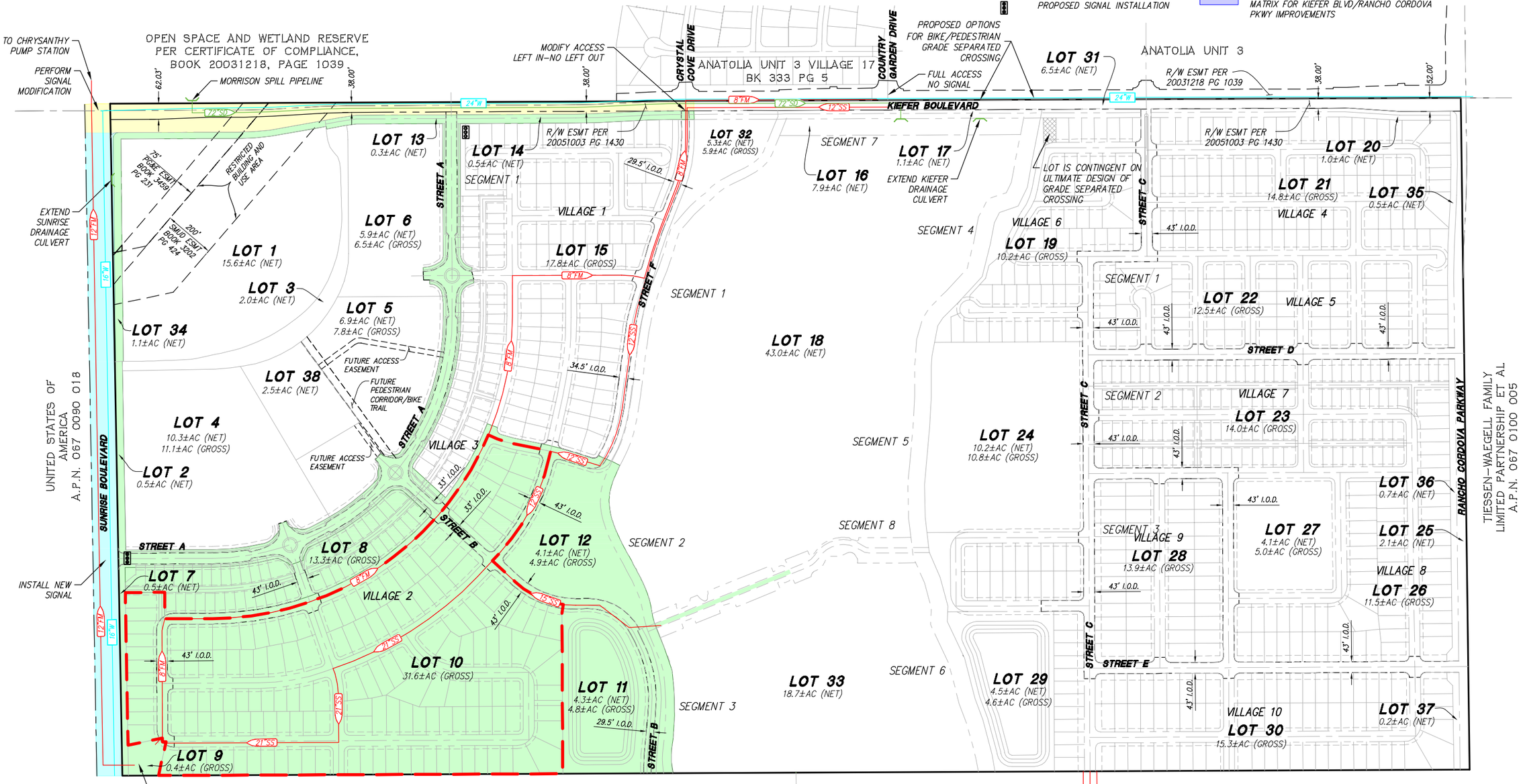
NOTE: SEE INFRASTRUCTURE PHASING MATRIX FOR ADDITIONAL INFORMATION.

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SHALAKO INVESTORS

TENTATIVE MAP PHASING PLAN - VILLAGE 2

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
MARCH 2022

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

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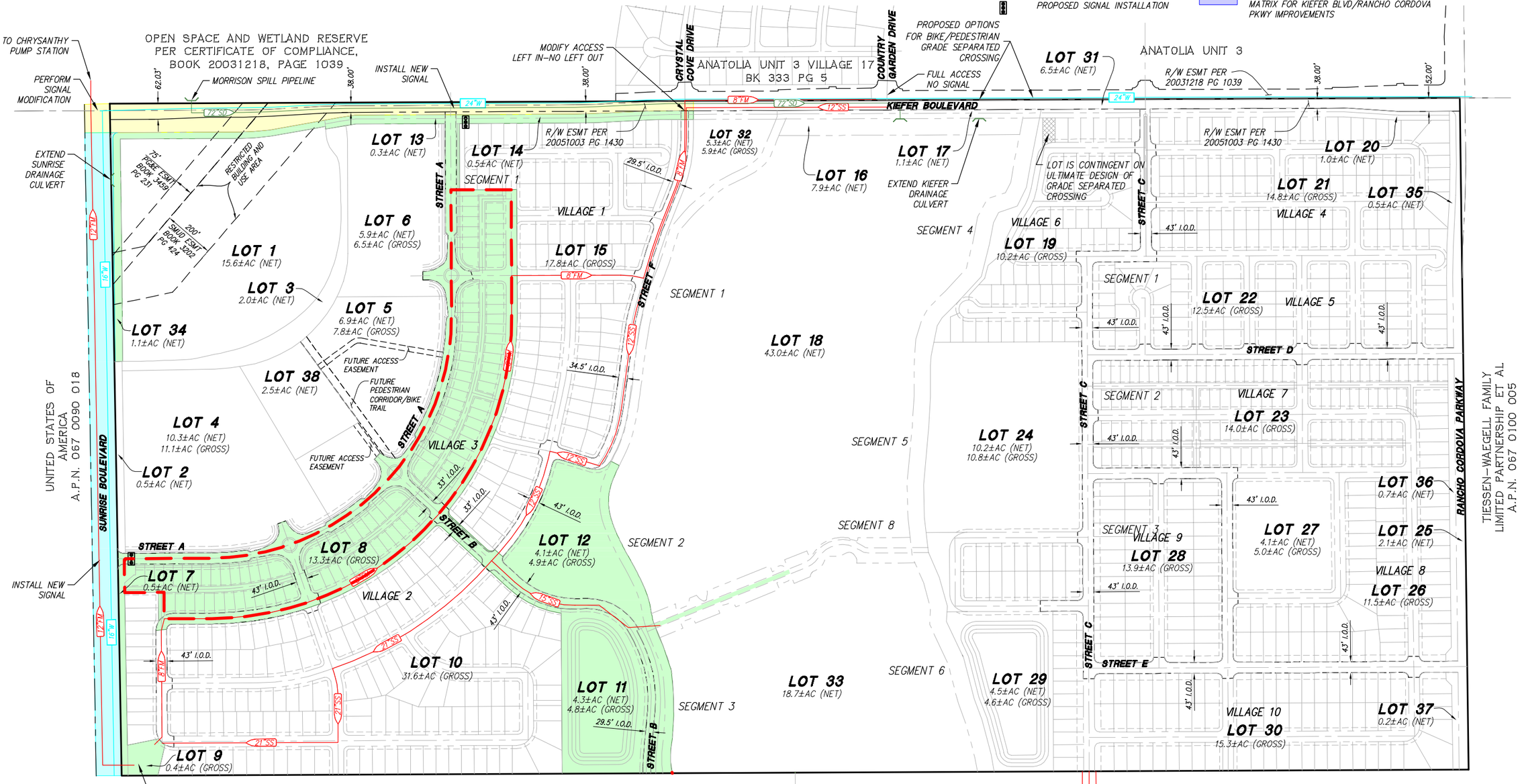
NOTE: SEE INFRASTRUCTURE PHASING MATRIX FOR ADDITIONAL INFORMATION.

UTILITY NOTE:

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- SEE NOTE 5 OF THE INFRASTRUCTURE PHASING MATRIX FOR KIEFER BLVD/RANCHO CORDOVA PKWY IMPROVEMENTS



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SHALAKO INVESTORS

TENTATIVE MAP PHASING PLAN - VILLAGE 3

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
MARCH 2022

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

JOB: 085008 SHEET 3 OF 12

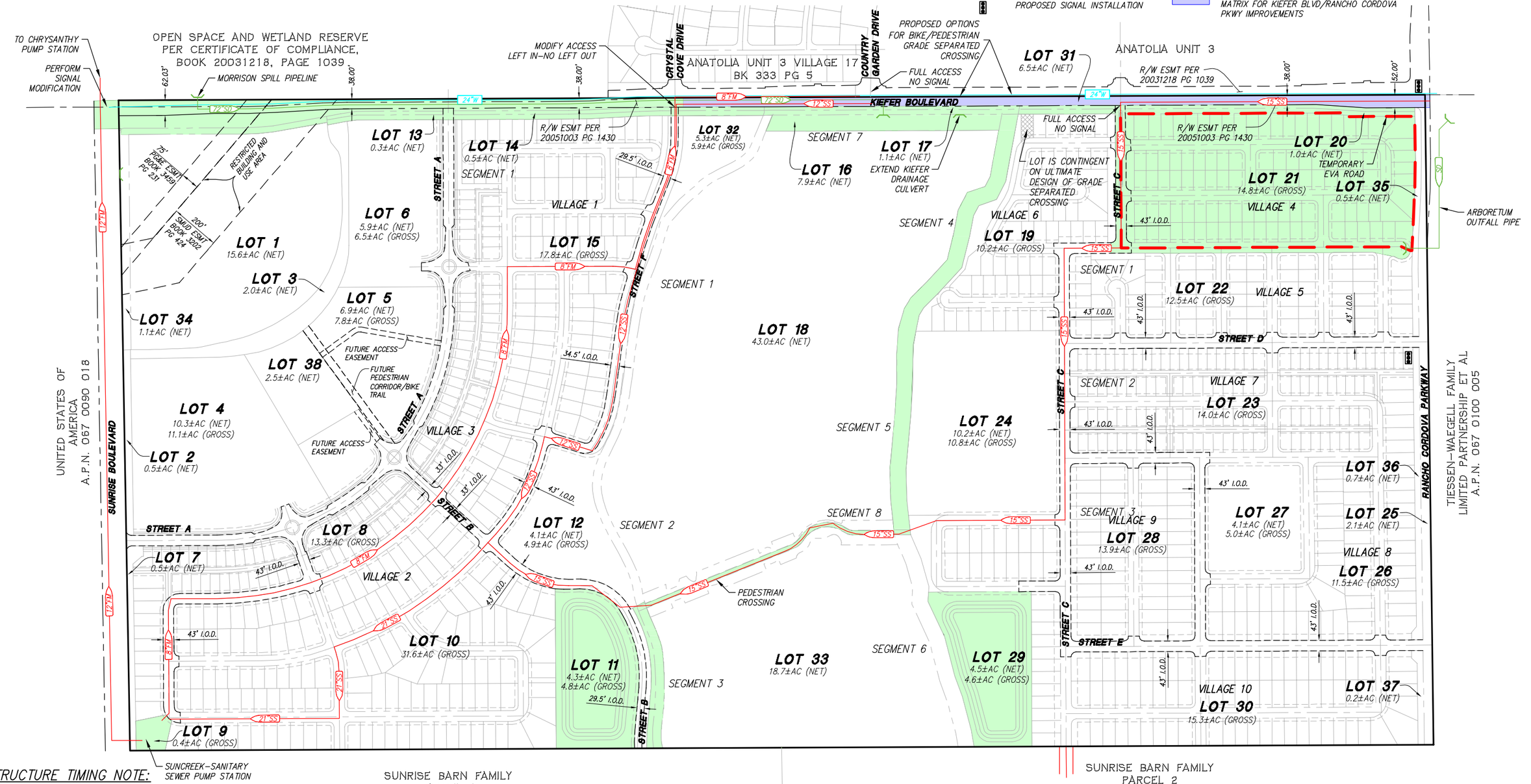
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ITEM 17.1.

NOTE: SEE INFRASTRUCTURE PHASING MATRIX FOR ADDITIONAL INFORMATION.

UTILITY NOTE:

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INFRASTRUCTURE TIMING NOTE:

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SHALAKO INVESTORS

TENTATIVE MAP PHASING PLAN - VILLAGE 4

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
MARCH 2022

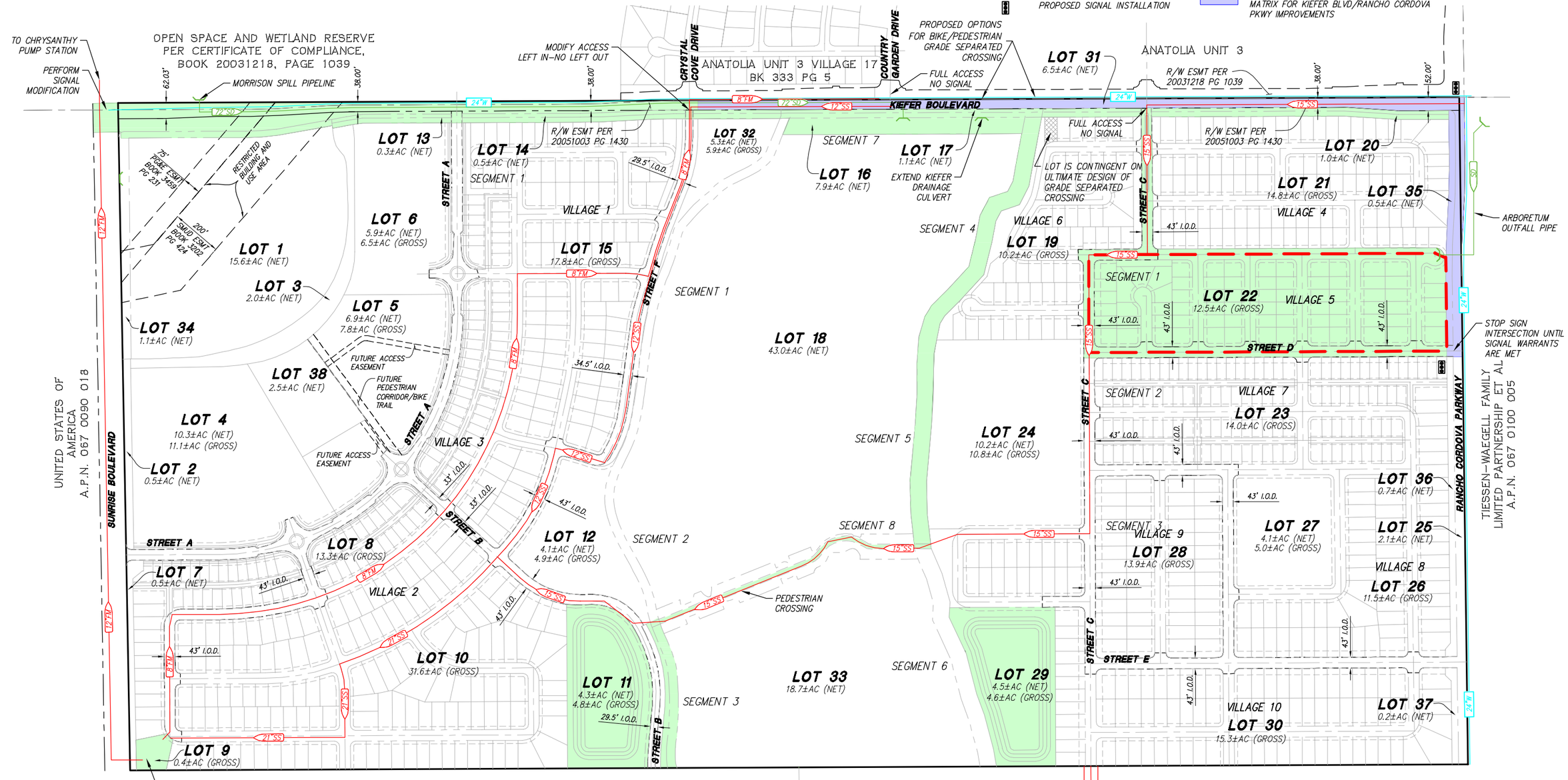
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

ITEM 17.1.

NOTE: SEE INFRASTRUCTURE PHASING MATRIX FOR ADDITIONAL INFORMATION.

UTILITY NOTE:

DETAILED UTILITY ALIGNMENT TO BE IDENTIFIED AND DESIGNED AT TIME OF IMPROVEMENT PLANS TO THE SATISFACTION OF THE CITY AND OTHER AGENCIES.



INFRASTRUCTURE TIMING NOTE:

PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN A TM PHASE: ALL STREETS AND IMPROVEMENTS SHOWN ON THE TM PHASING PLAN, ALL STREETS NECESSARY FOR ACCESS TO THE PROPOSED HOMES, ASSOCIATED IMPROVEMENTS INCLUDED IN THE APPROVED IMPROVEMENT PLANS, AND OTHER INFRASTRUCTURE AS NECESSARY FOR ADEQUATE PUBLIC ACCESS AND USE SHALL BE SUBSTANTIALLY COMPLETE TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT. PRIOR TO OCCUPANCY ALL STREETS AND IMPROVEMENTS SHOWN ON THE TM PHASING PLAN SHALL BE CONSTRUCTED TO THE SATISFACTION IF THE CITY ENGINEER.

SHALAKO INVESTORS

TENTATIVE MAP PHASING PLAN - VILLAGE 5

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
MARCH 2022

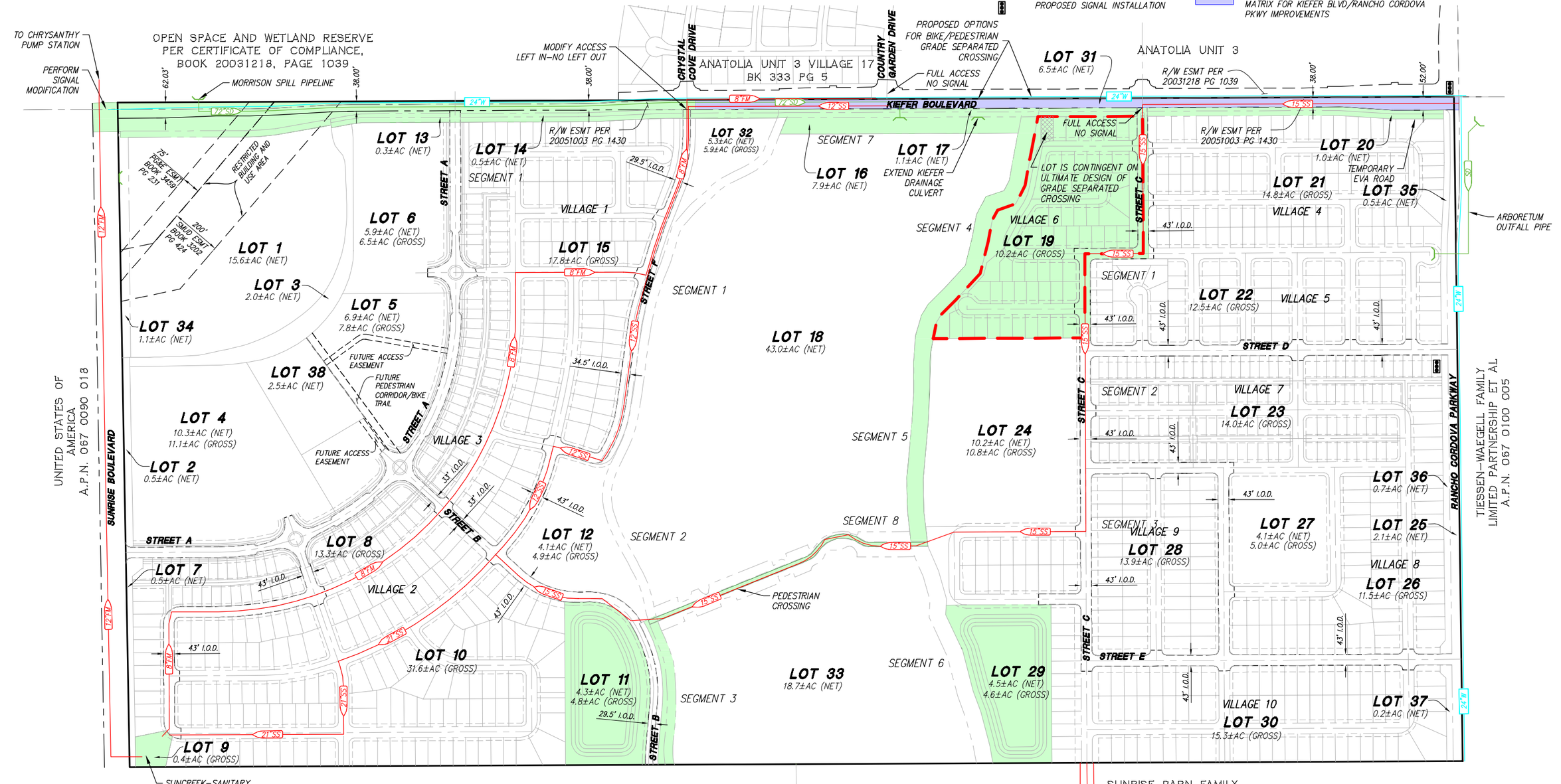
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G:\JOB2005\055006\TENTATIVE MAP\PHASING PLAN\PHASING PLAN - VILLAGE 5.DWG - 3/29/2022 9:55 AM - SEAN DAVIS

NOTE: SEE INFRASTRUCTURE PHASING MATRIX FOR ADDITIONAL INFORMATION.

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SHALAKO INVESTORS

TENTATIVE MAP PHASING PLAN - VILLAGE 6

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
MARCH 2022

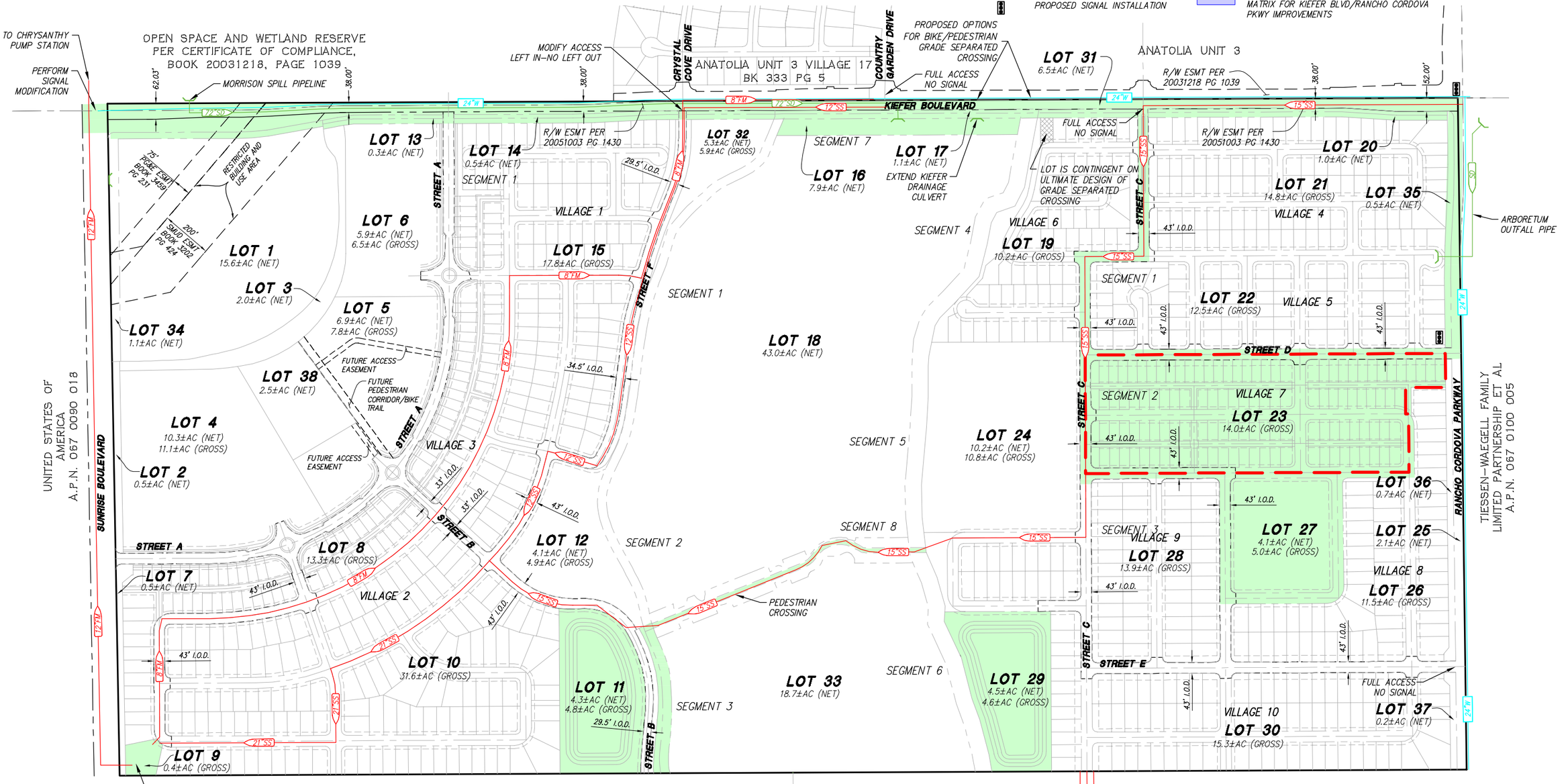
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NOTE: SEE INFRASTRUCTURE PHASING MATRIX FOR ADDITIONAL INFORMATION.

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LEGEND
- PHASE IMPROVEMENT AREAS
- 12"SS — SANITARY SEWER SYSTEM
- 8"/12"FM — SANITARY SEWER FORCE MAIN
- 72"SD — STORM DRAIN SYSTEM
- 16"/24"W — POTABLE WATER SYSTEM
- PROPOSED SIGNAL INSTALLATION
- SEE INFRASTRUCTURE PHASING MATRIX FOR SUNRISE BLVD IMPROVEMENTS
- SEE NOTE 4 OF THE INFRASTRUCTURE PHASING MATRIX FOR KIEFER BLVD IMPROVEMENTS
- SEE NOTE 5 OF THE INFRASTRUCTURE PHASING MATRIX FOR KIEFER BLVD/RANCHO CORDOVA PKWY IMPROVEMENTS



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SHALAKO INVESTORS

TENTATIVE MAP PHASING PLAN - VILLAGE 7

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
MARCH 2022

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RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
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ITEM 17.1.

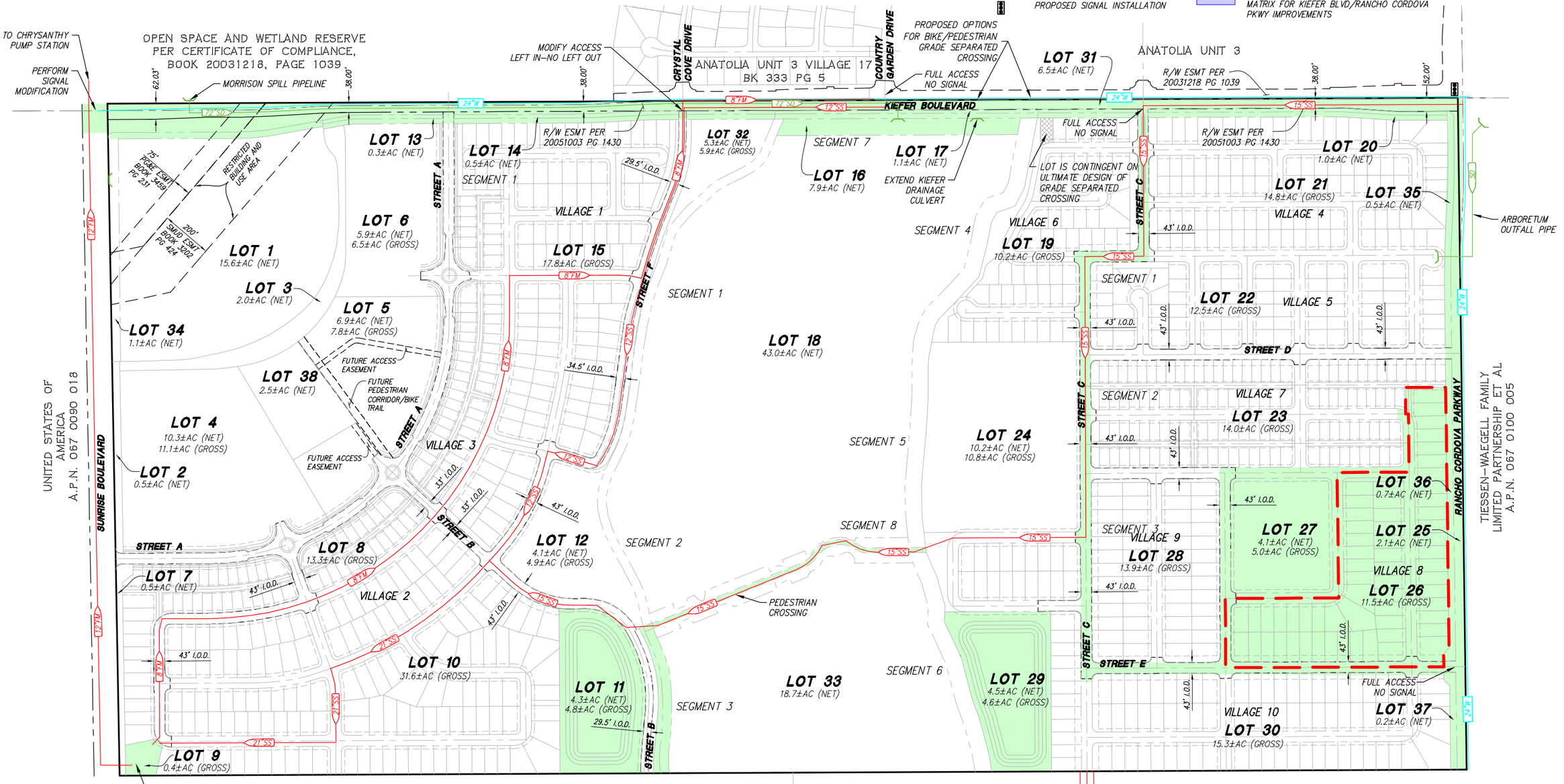
NOTE: SEE INFRASTRUCTURE PHASING MATRIX FOR ADDITIONAL INFORMATION.

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SHALAKO INVESTORS

TENTATIVE MAP PHASING PLAN - VILLAGE 8

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
MARCH 2022

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RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
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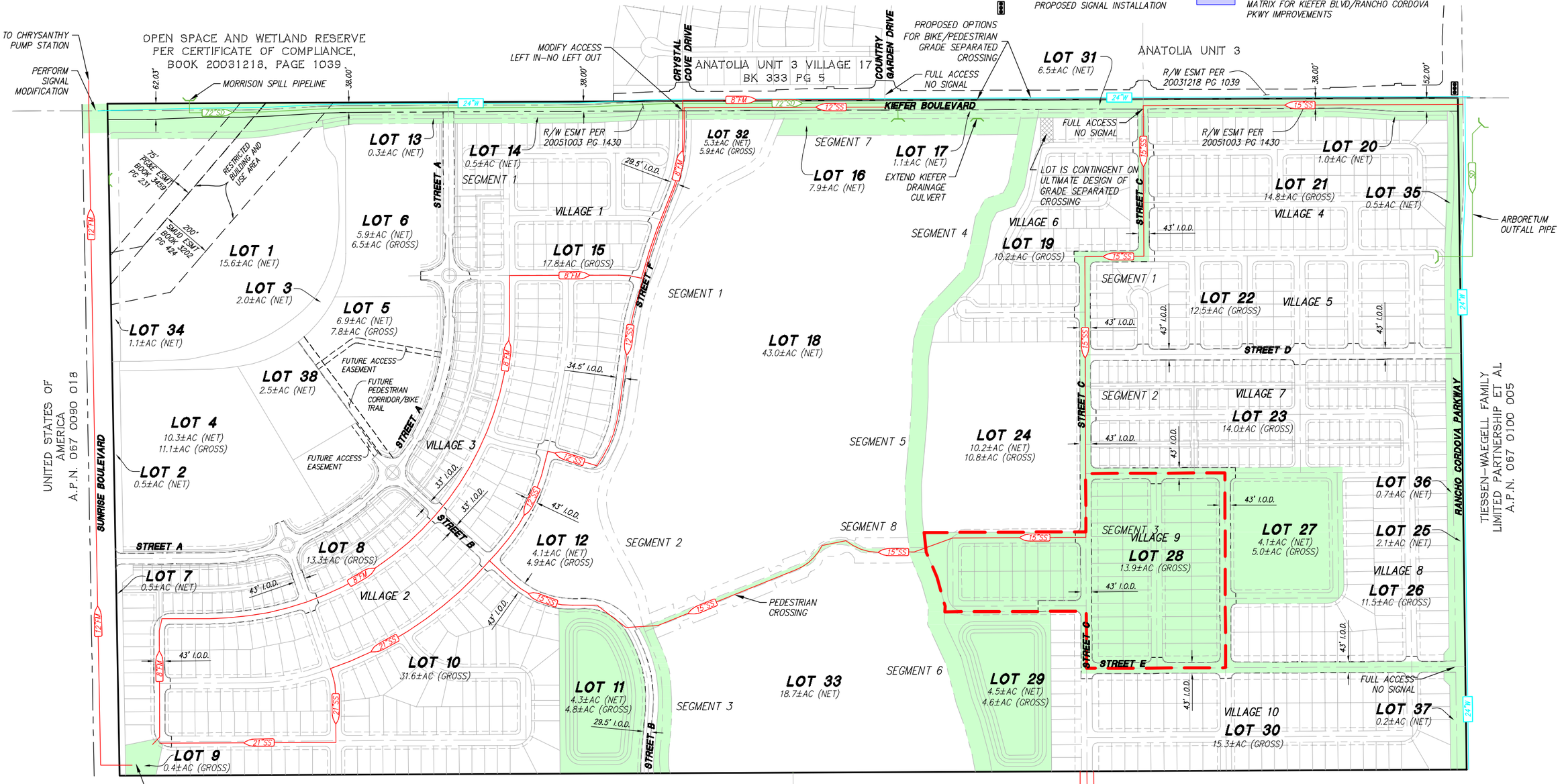
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SHALAKO INVESTORS

TENTATIVE MAP PHASING PLAN - VILLAGE 9

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
MARCH 2022

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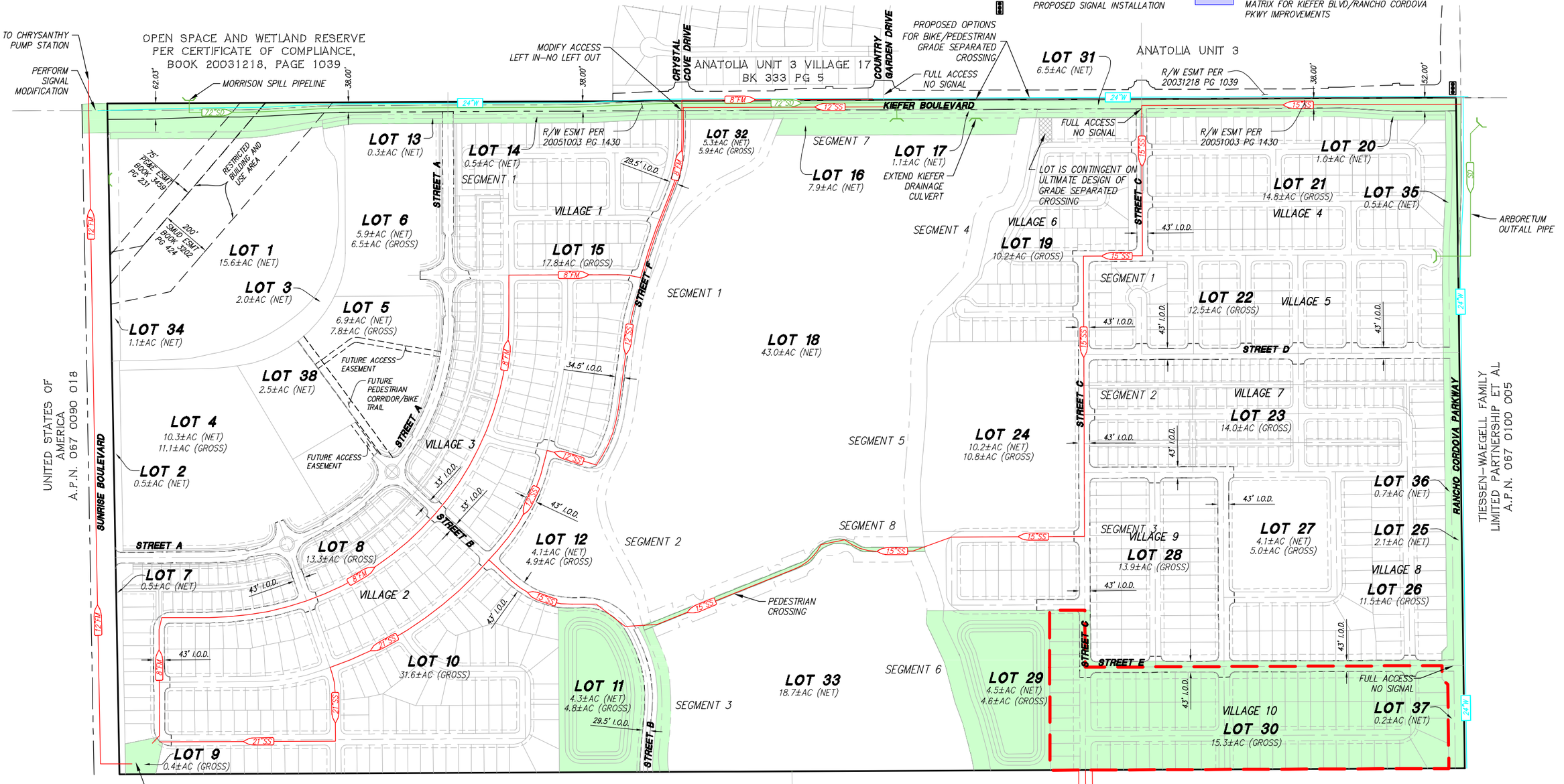
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SHALAKO INVESTORS

TENTATIVE MAP PHASING PLAN - VILLAGE 10

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
MARCH 2022

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

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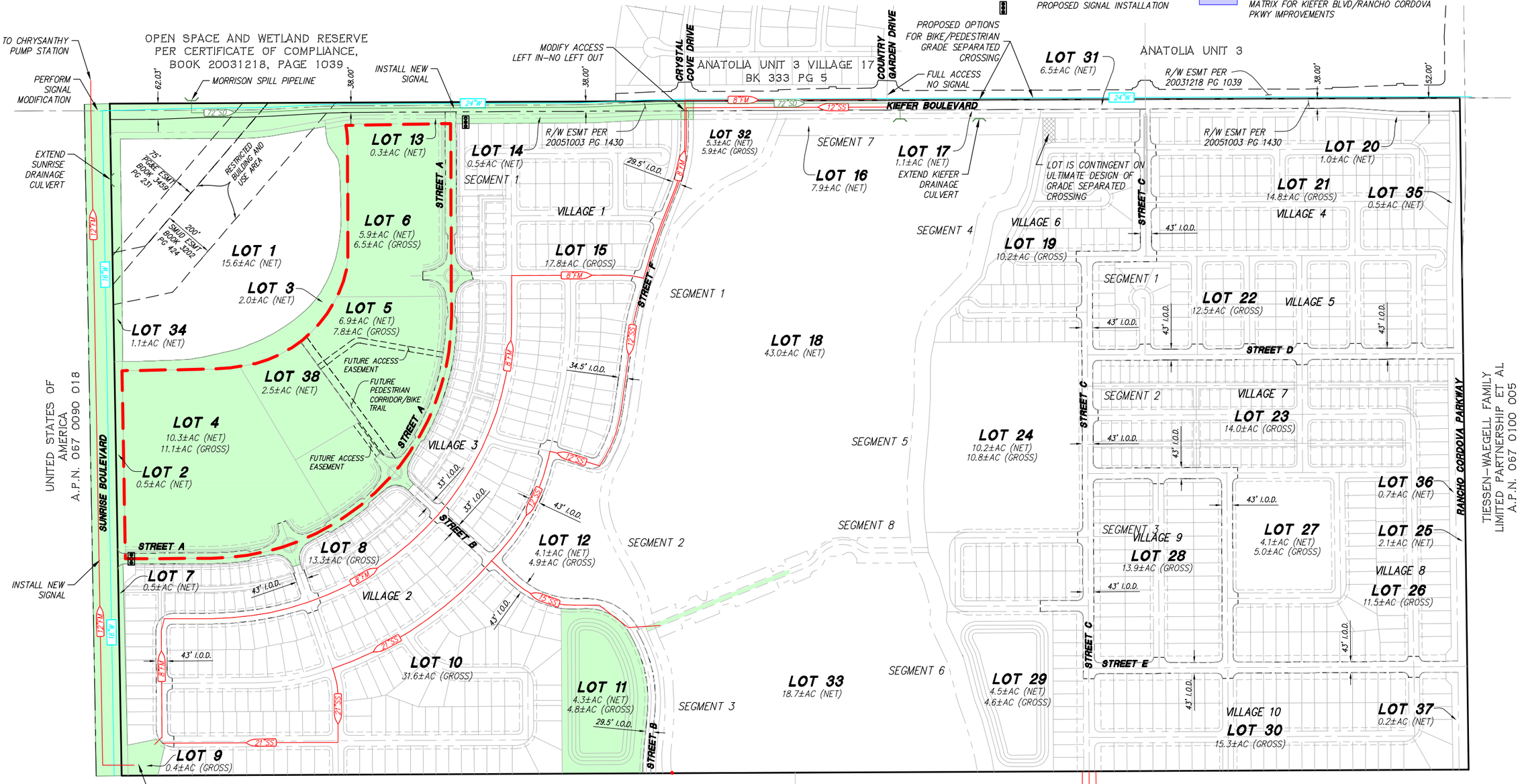
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SHALAKO INVESTORS

TENTATIVE MAP PHASING PLAN - VC-HDR

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
MARCH 2022

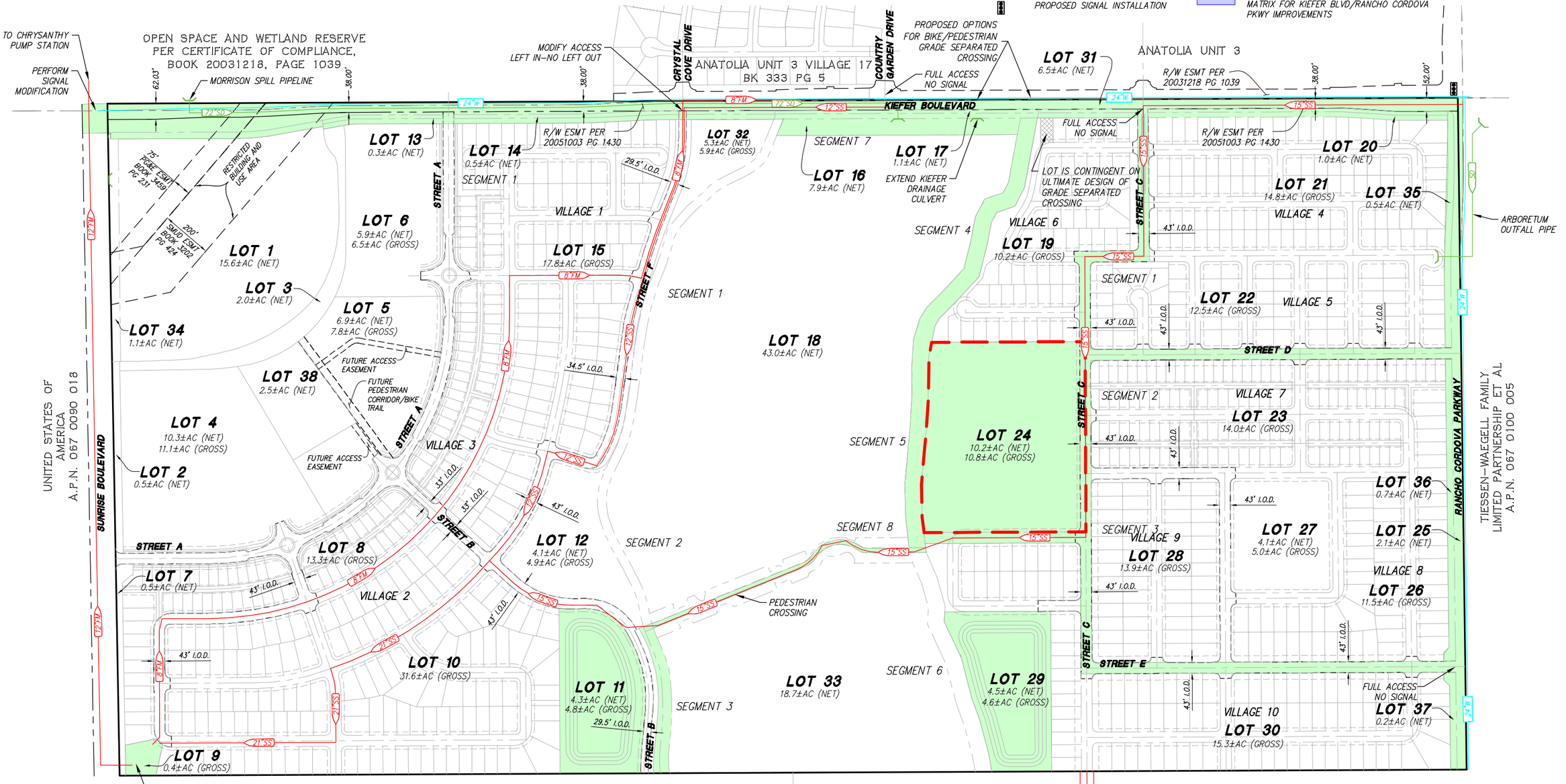
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SHALAKO INVESTORS

TENTATIVE MAP PHASING PLAN - SCHOOL

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
MARCH 2022

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Shalako Investors
Tentative Map Phasing Plan
Infrastructure Improvements Required by Phase
September 17, 2020 Revisions
April 21, 2021 Revisions
November 11, 2021 Revisions (revised 12/27/2021)(revised 2/11/22)(revised 3/14/2022)

Improvement	Description of Improvement	VC/HDR	Village 1	Village 2	Village 3	Village 4	Village 5	Village 6	Village 7	Village 8	Village 9	Village 10	School
SCSP Major Roads/Frontage:													
Kiefer Blvd from Sunrise Blvd. to Street F	South half-road section of 4-lane divided arterial roadway, including curb and gutter, a landscaped median, separated sidewalk, frontage landscaping, and associated underground utilities. Modify existing signal at Sunrise/Kiefer to City Standard Arterial/Arterial intersection. Install City Standard Arterial/Collector signal at Kiefer Blvd/Street A intersection. To be constructed in two phases - interim improvements prior to issuance of the first building permit in Phase Area 1 (Villages 1-3) and completion of improvements prior to issuance of the first building permit in Phase Area 2 (Villages 4-10) - as documented in further detail in Note 4.	X	X See comment on timing in description	X	X	X	X	X	X	X	X	X	X
Kiefer Blvd from Street F to Rancho Cordova Pkwy	South half-road section of 4-lane divided arterial roadway, including curb and gutter, a landscaped median, separated sidewalk, frontage landscaping, and associated underground utilities. Install City Standard Arterial/Arterial signal at Kiefer Blvd/Rancho Cordova Pkwy intersection. To be constructed in two phases - interim improvements prior to issuance of the first building permit in Phase Area 2 (Villages 4-10) and completion by issuance of the 170th building permit of Phase Area 2 - as documented in further detail in Note 5.					X See comment on timing in description	X	X	X	X	X	X	X
Sunrise Blvd. from Kiefer Blvd to to south property Line	Will be expanded to a 6-lane divided thoroughfare roadway - project responsibility is to construct 1 northbound lane, including curb and and gutter, separated sidewalk (except where attached due to location of SMUD utility poles), frontage landscaping and associated underground utilities. Applicant is also responsible to crack seal, slurry seal and restripe full width of Sunrise blvd to south property line to the satisfaction of the Public works Department. Install City Standard Arterial/Collector signal at Sunrise Blvd/Street A intersection. Improvements to be constructed at the earlier of (1) construction of the VC or HDR parcels, (2) issuance of the 200th building permit of Phase Area 1 (Villages 1-3) or (3) issuance of the 200th building permit of Phase Area 2 (residential villages 4-10).	X		X See comment on timing in description	X								
Rancho Cordova Pkwy from Kiefer Blvd to Street D	Build interim road section on Plan Area side of 4-lane divided thoroughfare roadway. Construct frontage landscaping, separated sidewalk, curb and gutter, a 6' bike lane, 11' travel lane (southbound), 12' travel lane (northbound) and **6' shoulder.** Align road approaching Kiefer Blvd with Rancho Cordova Parkway north of Kiefer Blvd. Non-Plan Area side improvements and landscaped median to be constructed in future projects. To be completed by issuance of the 170th building permit of Phase Area 2 unless required earlier for the opening of the elementary school.					EVA only	X	EVA only	X See comment on timing in description	X	X	X	X
Rancho Cordova Pkwy from Street D to south property line	Build interim road section on Plan Area side of 4-lane divided thoroughfare roadway. Construct frontage landscaping, separated sidewalk, curb and gutter, a 6' bike lane, 11' travel lane (southbound), 12' travel lane (northbound) and **6' shoulder**. Align road approaching Kiefer Blvd with Rancho Cordova Parkway north of Kiefer Road. Non-Plan Area side improvements and landscaped median to be constructed in future projects.									X	X	X	X
Project Collector Streets/Residential Rds:													
Street A (Collector)	A 2-lane collector road, including bike lanes, parking lanes, curb and gutter and separated sidewalks on both sides, and associated underground utilities.	X	Seg 1	X	X								
Street B (Collector)	A 2-lane collector road, including parking lanes, curb and gutter, a 10' separated sidewalk on the south side, and a 25' parkway corridor with secondary bike trail on the north side of the street (except in the park at Lot 12 where a 10' attached sidewalk replaces the parkway corridor), and associated underground utilities.			X	X								
Street C (Collector)	A 2-lane collector road, including a bike lane on the south side, parking lanes, curb and gutter and separated sidewalks on both sides, and associated underground utilities. Intersection at Kiefer Road and Street C is full access, no signal.					Seg 1	Seg 1	Seg 1	Seg 1-2	Seg 1-3	X	X	Seg 1-3
Street D (Collector)	A 2-lane collector road, including bike lanes, parking lanes, curb and gutter and separated sidewalks on both sides, and associated underground utilities. Intersection at Rancho Cordova Parkway and Street D is full access with traffic signal. To be completed by issuance of the 170th building permit of Phase Area 2 (in conjunction with Rancho Cordova Parkway) unless required earlier for opening of the elementary school.						X See comment on timing in description		X				X
Street E (Residential)	A 2-lane collector road, including bike lanes,parking lanes, curb and gutter and attached sidewalks on both sides, and associated underground utilities. Intersection at Rancho Cordova Parkway and Street E is full access, no signal.									X	X	X	X
Street F (Residential)	A 2-lane collector road with curb and gutter, parking lane on west side and secondary bike trail in wetland buffer on east side. Intersection at Kiefer Blvd and Street F is modified - modify access with concrete island. Left access from Kiefer Blvd into Street F and Crystal Cove Drive are allowed. Left turns out from Street F and Crystal Cove Drive to Kiefer Blvd shall not be allowed and shall be blocked with concrete median.		X	X	X								
Parks and Open Space:													
Westside Neighborhood Park (Lot 12) and adjacent preserve buffer	A 4.1 net acre neighborhood park and adjacent wetland preserve buffer, including a 10' bike trail with 2' decomposed granite edges on both sides, landscaping and post and cable fencing		Note 1	Note 1	Note 1								
Northwest Preserve Buffers (Lots 3 and 34)	Lot 3 buffer ranges in width from 26'-85' around the northwest wetland preserve; includes a 10' bike trail with 2' decomposed granite edges on each side, landscaping and post and cable fencing; Lot 34 buffer adjacent to Sunrise Blvd and Kiefer Blvd ranges in width from 25'-30' and includes post and cable fencing.	X	Lot 34, Seg 1	Lot 34	Lot 34								
Village Center/HDR Pedestrian Corridor (through Lot 5)	A 30'-wide, landscaped bike trail and pedestrian corridor through the Village Center/HDR parcel to provide a connection to the westside neighborhood park and main trail system.	X											

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Improvement	Description of Improvement	VC/HDR	Village 1	Village 2	Village 3	Village 4	Village 5	Village 6	Village 7	Village 8	Village 9	Village 10	School
Village Pedestrian Connection (adjacent to Street B from Street A to Lot 12)	A 25'-wide, landscaped bike trail and pedestrian corridor connecting from the Village Center/HDR Pedetrian Corridor to the westside neighborhood park and main trail system.			X	X								
Pedestrian Crossing through Main Channel Wetlands Preserve (part of Lot 16 between lots 18 and 33)	Crossings of 2 spans of Kite Creek through the main drainage channel to provide bike and pedestrian access and to accommodate the Trunk Sewer (Reach 2) pipeline (and its associated maintenance road) that serves the east part of the project.					X	X	X	X	X	X	X	X
Neighborhood Green (Lot 32)	A 2.0 acre neighborhood green that provides open space along the wetland preserve and preserve buffer. Location of the bike trail will be evaluated in conjunction with design of the Neighborhood Green. It currently runs along Street C. If relocated to the wetland buffer, evaluate having a sidewalk along Street C for connectivity to Kiefer Blvd.		X										
Neighborhood Green north of school site (western edge of Lot 19)	A 0.6 acre neighborhood green that provides open space and access to the trail system.							X					
Neighborhood Green south of school site (western edge of Lot 28)	A 0.4 acre neighborhood green that provides open space and access to the trail system.										X		
Eastside Neighborhood Park (Lot 27)	A 4.1 net acre neighborhood park					Note 2	Note 2	Note 2	Note 2	Note 2	Note 2	Note 2	
Main Channel Wetland Preserve Buffer (Lot 16 and Lot 32, excluding neighborhood green)	A buffer ranging in width from 35'-65' around the main channel wetland preserve, including a 10'-12' bike trail with 2' decomposed granite edges on both sides, landscaping and post and cable fencing. The trail through the crossing of the main central preserve shall be 16' wide plus 2' decomposed granite shoulders to accommodate maintenance access for the drainage outfall pipes.		Seg 1-2	Seg 2-3	Seg 2-3	Seg 7,8	Seg 4,5,7,8	Seg 4,5,7,8	Seg 4,5,7,8	Seg 7,8	Seg 4-8	Seg 7,8	Seg 4,5,7,8
Drainage - Detention Basins (see Note 7):													
Southeast Basin (Lot 29)	A 23.5 acre-foot detention, water quality and hydromodification basin with drainage outfall pipes to Kite Creek through the wetland buffer/preserve crossing (See Note 7 regarding City acceptance of drainage improvements)					X	X	X	X	X	X	X	X
Southwest Basin (Lot 11)	A 23.6 acre-foot detention, water quality and hydromodification basin with drainage outfall pipes to Kite Creek through the wetland buffer/preserve crossing (See Note 6 for phasing of improvements)(See Note 7 regarding City acceptance of drainage improvements)	X	X	X	X								
Morrison Spill Pipeline Conveyance Facility	A 72-inch diameter diversion pipeline and appurtenances from the Anatloia III open space preserve near the intersection of Kiefer Blvd and Sunrise Blvd. to Kite Creek.	X	X	X	X	X	X	X	X	X	X	X	X
Sunrise Drainage Culvert Extension	Extension of the existing drainage culvert under Sunrise Blvd. to be constructed in conjunction with the widening of Sunrise Blvd. See timing of construction under description of widening of Sunrise Blvd.	X		X	X								
Kiefer Drainage Culvert Extension (from Anatoia III)	Extension of the existing drainage culvert under Kiefer Road in connection with the widening of Kiefer Blvd					X	X	X	X	X	X	X	X
Arboretum Outfall Pipe	A 24" diameter outfall pipeline and appurtenances draining an 8 acre shed of the Arboretum project at pre-development runoff rates about 200 feet south of the intersection of Kiefer Blvd and Rancho Cordova Pkwy into the Shalako storm drainage system					X							
Water:													
Potable - Sunrise Blvd. from Kiefer Blvd to southern project limit	A 16" transmission pipeline and appurtenances to be constructed in connection with the widening of Sunrise Blvd.	X		X	X								
Potable - Rancho Cordova Pkwy from Kiefer Blvd to southern project limit	A 24" transmission pipeline and appurtenances.						X		X	X	X	X	X
Sewer:													
SunCreek Sewer Pump Station (Lot 9)	A 3.13 MGD pump station to serve development in Phasing Areas 1-4 within the SunCreek Specific Plan. To be constructed in phases as required for the demands of Phase Area 1 (+ Anatolia III), Phase Area 2 and Phase Areas 3-4.	X	X	X	X	X	X	X	X	X	X	X	X
Force Main/Connection to Anatolia III Force Main Connection	An 8" diameter force main from the SunCreek Sewer Pump Station to the point of connection with the Anatolia III force main (will serve a portion of SunCreek development until capacity becomes available in the Crysanthy Sewer Pump Station force mains). It is anticipated that ultimate design will follow an interior alignment through the Shalako project like the sewer trunk like, not along Sunrise blvd. and Kiefer Blvd.	X	X	X	X	X	X	X	X	X	X	X	X
Force Main/Connection to Aerojet Inteceptor Force Main Connection	A 12" diameter force main from the SunCreek Sewer Pump Station to the point of connection with the future Aeroject Interceptor near the intersection of Sunrise Blvd. and Chrysanthy Blvd.					X	X	X	X	X	X	X	X
Chrysanthy Pump Station Upgrades	Upgrades of the existing Chrysanthy Pump Station to provide additional pumping capacity as may be required to serve development within the SunCreek Specific Plan.					X	X	X	X	X	X	X	X
Trunk Sewer Reach 1 (West)	An 18"-21" diameter trunk sewer line and appurtenances to serve Shalako, relieve the Anatolia III pump station and provide for future	X	X	X	X	X	X	X	X	X	X	X	X

Shalako Investors
Tentative Map Phasing Plan
Infrastructure Improvements Required by Phase
September 17, 2020 Revisions
April 21, 2021 Revisions
November 11, 2021 Revisions (revised 12/27/2021)(revised 2/11/22)(revised 3/14/2022)

Improvement	Description of Improvement	VC/HDR	Village 1	Village 2	Village 3	Village 4	Village 5	Village 6	Village 7	Village 8	Village 9	Village 10	School
	service to other development phases within the SunCreek Specific Plan.												
Trunk Sewer Reach 2 (across Preserve)	An 8"-10" diameter trunk sewer line across the wetland preserve to serve the east side of Shalako project					X	X	X	X	X	X	X	X
Grade-Separated Crossing at Kiefer Blvd. & Rancho Cordova Pkwy	A pedestrian grade separated crossing of Kiefer Blvd. Crossing may be an overcrossing at the wetland buffer on the west side of Village 6 or an undercrossing at the existing drainage culvert under Kiefer Blvd. Final design and alignment to be determined prior to processing of the first small lot tentative map in Phase Area 2. **If an undercrossing:** the crossing shall be constructed in conjunction with the widening of Kiefer Blvd. **If an overcrossing:** the crossing shall be constructed prior to issuance of the 275th building permit in Phase Area 2 or the first building permit in Village 6, whichever comes first. The northwesterly residential lot in Village 6 will not be developable if an overcrossing is constructed. In such case, the lot shall be dedicated to the City at no cost and shall be landscaped to the satisfaction of the Public Works Department. The grade separated crossing of Rancho cordova Pkwy north of Kiefer blvd shall be constructed by others in conjunction with future developments.					X	X	X	X	X	X	X	X
								See comment on timing in description.					
Dry Utilities (with road improvements)		X	X	X	X	X	X	X	X	X	X	X	X

Note 1 - The park shall be constructed by either the Cordova Recreation and Park District (CRPD) or the Developer with commencement of construction by issuance of 33% of the building permits for single family residential lots in Villages 1 - 3 and completion within one year of the Commencement Date.
Developer shall enter into a Park Development Agreement with CRPD prior to the recordation of any final map.

Note 2 - The park shall be constructed by either the Cordova Recreation and Park District (CRPD) or the Developer with commencement of construction by issuance of 33% of the building permits for single family residential lots in Villages 4 - 10 and completion within one year of the Commencement Date.
Developer shall enter into a Park Development Agreement with CRPD prior to the recordation of any final map.

Note 3 - Infrastructure Timing: Prior to issuance of the first building permit within a phase, a contract shall be let and construction shall be undertaken for all streets, trails, drainage infrastructure, landscaping, associated improvements shown on the phasing plan and all streets necessary for access to the proposed homes to the satisfaction of the Public Works Department. Prior to occupancy within a phase, all above listed improvements shall be fully constructed and completed to the satisfaction of the City Engineer.

Note 4 - The widening of Kiefer Blvd. from Sunrise Blvd. to Street F shall be constructed as follows:

A. Interim improvements prior to issuance of the first building permit in Phase Area 1 (Villages 1-3)
   1. Grade and install underground utilities for widening of Kiefer Blvd
   2. Tie in Street A and Street F to existing 2-lane Kiefer Blvd - pave to existing Kiefer pavement. At Street A, interim accommodations will include a crosswalk with bulbouts and solar LED rapid flashing signage for pedestrian and bike crossing of Kiefer Blvd. Detail design shall be similar to crossing of Data Drive west of Zinfandel Drive in Rancho Cordova.
   3. Build sound wall along Kiefer Blvd. from Street A to Street F (at Lot 14).
   4. Install permanent multi-use trail and street lighting from Sunrise Blvd. to Street F and 13'-15' landscape section between sound wall and multi-use trail.
   5. Grade future travel lanes on Kiefer Blvd with swale to convey temporary drainage. Hydroseed the area between the multi-use trail and the existing Kiefer pavement with native grasses. Bare earth condition is not acceptable.
   6. Developer shall provide additional detail on subdivision entry improvements prior to approval of improvement plans..
   7. Prior to approvalof improvement plans, Developer and City of Rancho Cordova shall enter into an agreement to document Developer's responsibility for maintenance of all interim improvements from the edge of existing pavement to the sound wall on Kiefer Blvd. Maintenance obligations shall include:
      i. Irrigation and maintenance of landscaping in the 13'-15' landscape strip
      ii. Maintenance of multi-use trail
      iii. Maintenance, including periodic mowing, of native grasses between the multi-use trail and edge of existing Kiefer Blvd. pavement. All areas, including swale, to be maintained in a neat and trimmed condition at all times.
      iv. Maintenance responsibilities shall continue until all Phase 1 permanent Kiefer Blvd. improvements are constructed and accepted by the City, at which time the Developer shall grant a one-year warranty on such improvements.

B. The remaining improvements for the widening of Kiefer Blvd. from Sunrise Blvd. to Street F shall be completed prior to issuance of the first building permit in Phase Area 2 (Villages 4-10) and include, but not limited to, the following:
   1. Median and median landscaping
   2. Curb and gutter, paving of two south lanes of Kiefer Blvd.
   3. 6'-8' landscape strip between curb and multi-use trail.
   4. Intersection improvements and traffic signal modification at Sunrise and Kiefer Blvds.
   5. Traffic signal at Kiefer Blvd. and Street A.

Note 5 - The widening of Kiefer Blvd. from Street F to Rancho Cordova Pkwy. shall be constructed as follows:

A. Interim improvements prior to issuance of the first building permit in Phase Area 2 (Villages 4-10)
   1. Grade and install underground utilities for widening of Kiefer Blvd
   2. Tie in Street C to existing 2-lane Kiefer Blvd - pave to existing Kiefer pavement with traffic controls and pedestrian crossing to be agreed upon with the City of Rancho Cordova.
   3. Build sound wall along Kiefer Blvd. from Street F to Rancho Cordova Pkwy. (at Lot 20).
   4. Install multi-use trail and street lighting from Street F to Rancho Cordova Pkwy. and 13'-15' landscape section between sound wall and multi-use trail.
   5. Grade future travel lanes on Kiefer Blvd with swale to convey temporary drainage. Hydroseed the area between the multi-use trail and the existing Kiefer pavement with native grasses. Bare earth condition is not acceptable.
   6. Developer shall provide additional detail on subdivision entry improvements upon submission of small lot tentative map.
   7. Developer and City of Rancho Cordova shall enter into an agreement to document Developer's responsibility for maintenance of all interim improvements from the edge of existing pavement to the sound wall on Kiefer Blvd. Maintenance obligations shall include:
      i. Irrigation and maintenance of landscaping in 13'-15' landscape strip
      ii. Maintenance of multi-use trail
      iii. Maintenance, including periodic mowing, of native grasses between the multi-use trail and edge of existing Kiefer Blvd. pavement. All areas, including swale, to be maintained in a neat and trimmed condition at all times.
      iv. Maintenance responsibilities shall continue until all Phase 2 permanent Kiefer Blvd. improvements are constructed and accepted by the City, at which time the Developer shall grant a one-year warranty on such improvements.

B. The remaining improvements for the widening of Kiefer Blvd. from Street F to Rancho Cordova Pkwy. shall be completed prior to issuance of the 170th building permit in Phase Area 2 (Villages 4-10) and include, but not limited to, the following:
   1. Median and median landscaping
   2. Curb and gutter, paving of two south lanes of Kiefer Blvd.

Shalako Investors
Tentative Map Phasing Plan
Infrastructure Improvements Required by Phase
September 17, 2020 Revisions
April 21, 2021 Revisions
November 11, 2021 Revisions (revised 12/27/2021)(revised 2/11/22)(revised 3/14/2022)

Improvement	Description of Improvement	VC/HDR	Village 1	Village 2	Village 3	Village 4	Village 5	Village 6	Village 7	Village 8	Village 9	Village 10	School

3. 6'-8' landscape strip between curb and multi-use trail.
4. Intersection improvements and traffic signal modification at Kiefer Blvd. and Rancho Cordova Pkwy.
5. Traffic signal at Kiefer Blvd. and Street C. Traffic signal to be installed earlier if required for opening of the elementary school.

Note 6 - The pedestrian crossing of the main central preserve and storm drainage and sewer improvements at the crossing shall be constructed as follows:

A. Improvements as part of Phase Area 1 (Shalako West)
   1. Drainage outfall pipes from the detention basin at Lot 11 to Kite Creek with a temporary outfall structure at Kite Creek
   2. Culvert structure at the swale crossing approximately 200 feet from the west edge of the wetland preserve
   3. Approximately 260 LF of 15" gravity sewer line from the west edge of the wetland preserve past the culvert at the swale crossing
   4. Compacted 20' wide aggregate base path in alignment of future pedestrian trail/maintenance access from west edge of the wetland preserve to the drainage outfall structure at Kite Creek with turnaround for maintenance vehicles

B. Improvements as part of Phase Area 2 (Shalako East)
   1. Extension of 15" gravity sewer line across full width of wetland preserve crossing
   2. Drainage outfall pipes from the Lot 29 detention basin (Shalako East) to Kite Creek
   3. Construction of the Con Span crossing of Kite Creek with permanent draiange outfall structures for the Shalako West and Shalako East drainage outfall pipes
   4. Construction of the 20' wide pedestrian/maintenance access trail (16' paved with 2' decomposed granite shoulders) across the full width of the wetland preserve within the wetland buffer

Note 7 - The storm drainage improvements, including the drainage inlets, trunk pipelines, detention basins, drainage outfall structures, and related drainage improvements shall be accepted by the City of Rancho Cordova when approximately 80% of the single family residences utilizing those drainage facilities have been built. Construction of the multi-family residential, commercial and school properties is not required for City acceptance of the drainage improvements as long as drainage pipes have been stubbed to the parcels and those undeveloped sites have been stabilized to prevent discharges to the drainage facilities. Developer shall be responsible for maintenance of the drainage facilities until accepted by the City of Rancho Cordova.

MEMORANDUM

ITEM 17.2.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Arlene Granadosin-Jones, AICP, Senior Planner

SUBJECT: **10961 & 10971 SUN CENTER DRIVE TENTATIVE PARCEL MAP PROJECT NO. PLND-0122-0026**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
Sun Center GPRV Partners 21, LLC 2323 S. Bascom Avenue, Suite 100 Campbell, CA 95008	Sun Center GPRV Partners 21, LLC 2323 S. Bascom Avenue, Suite 100 Campbell, CA 95008

PROJECT:	10961 & 10971 Sun Center Drive Tentative Parcel Map
FILE:	PLND-0122-0026
LOCATION:	10961 & 10971 Sun Center Drive
APN:	072-0660-001-0000
PLANNER:	Arlene Granadosin-Jones, AICP, Senior Planner

RECOMMENDATION

Adopt the Resolution for the Tentative Parcel Map.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the applicant's request to divide an existing 7.55 - acre parcel into two separate parcels. No physical improvements are proposed with this request.

TENTATIVE PARCEL MAP

The City of Rancho Cordova received an application requesting a Tentative Parcel Map to divide the existing 7.55-acre parcel into two separate parcels at 10961 & 10971 Sun Center Drive. The current parcel includes two existing buildings totaling 56,628 square feet each with adjacent surface parking lot areas. **See Figures 1 & 2** for project location and existing conditions. The existing property is zoned Office Professional Mixed Use (OPMU) within the Rancho Cordova Zoning Code and has been designated as Office Mixed Use (OMU) within the City's General Plan.

Figure 1: Project Location

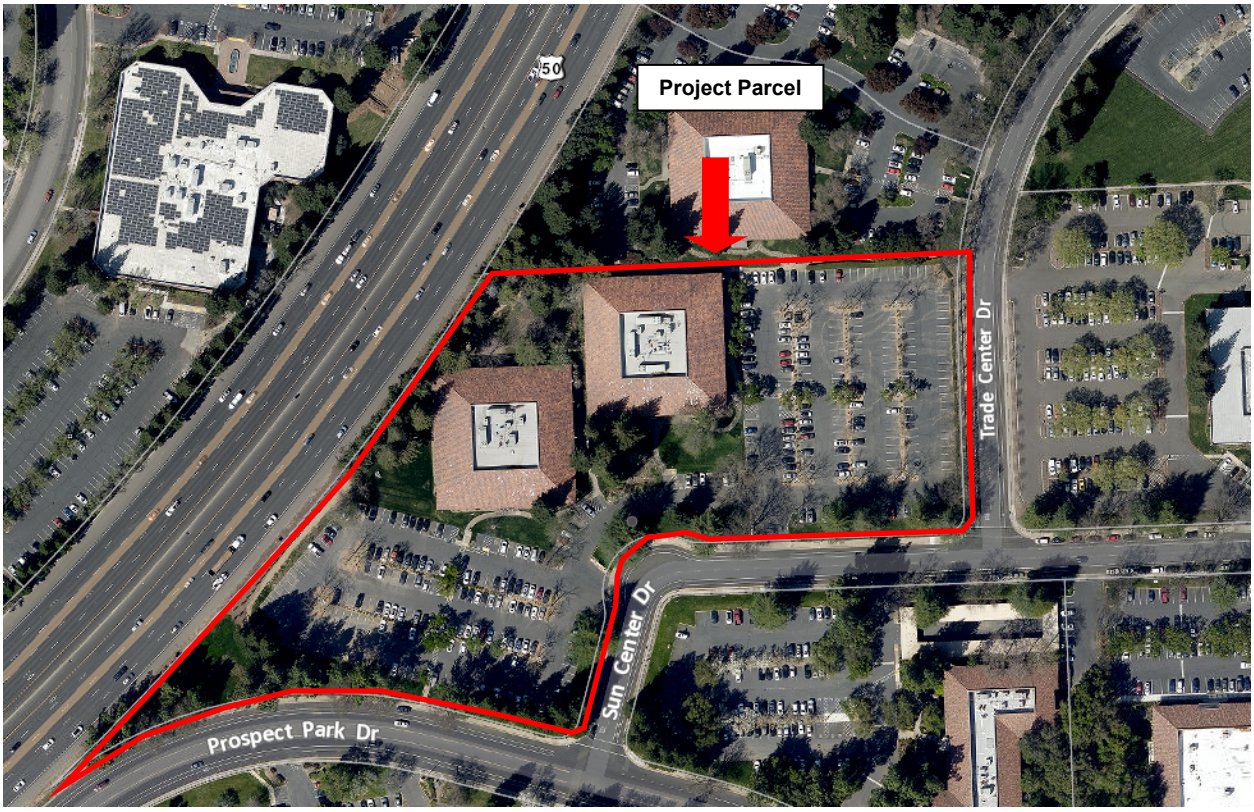


Figure 2: Existing Street View



PROPOSED TENTATIVE PARCEL MAP

As previously mentioned, the Applicant is requesting to divide the existing parcel into two individual parcels. **Figure 3** shows the proposed lot sizes and proposed Tentative Parcel Map. In addition, **Table 1** shows the surrounding Zoning and General Plan designations as well as the current uses adjacent to the property. A condition of approval has been added to ensure that a note for reciprocal parking and access is included on the final map.

- **Parcel A**: 3.89 acres currently with an existing building and parking lot
- **Parcel B**: 3.66 acres currently with an existing building and parking lot

Figure 3: Proposed Parcel Map

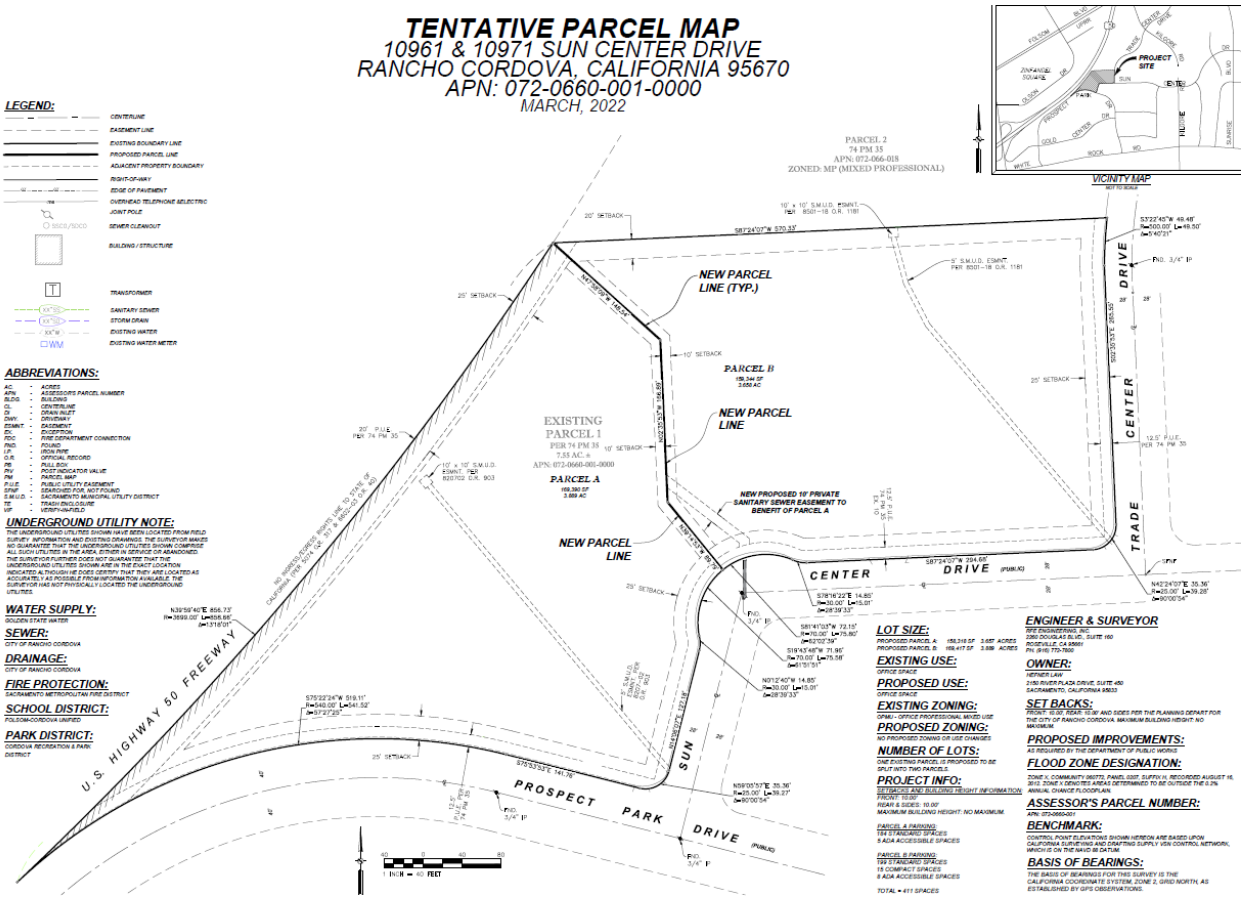


Table 1: Surrounding Existing Uses and Designations

Location	Existing Use	General Plan Designation	Zoning Designation
10961 & 10971 Sun Center Drive (Project Site)	Office Buildings	Office Mixed use (OMU)	Office Professional Mixed Use (OPMU)
North	Office Building / Highway 50	Office Mixed Use (OMU)	Office Professional Mixed Use (OPMU)
East	Office Building	Office Mixed Use (OMU)	Office Professional Mixed Use (OPMU)
South	Office Buildings	Office Mixed Use (OMU)	Office Professional Mixed Use (OPMU)/ Office Industrial Mixed-Use (OIMU)
West	Highway 50	N/A	N/A

REQUIRED PERMITS AND REGULATORY BASIS

According to the Subdivision Map Act and Municipal Code, a parcel may be subdivided into multiple separate lots with a Subdivision Map, guided by the following provisions:

1. Subdivision Map Act
2. RCMC Title 22, Land Development, provides the local authority under the Subdivision Map Act to subdivide land.
3. RCMC Title 23, Zoning Code
4. General Plan

ANALYSIS

The applicant is requesting approval of a Parcel Map to divide a developed 7.55-acre parcel into two separate parcels. No physical improvements or changes in use are proposed at this time.

General Plan: The project site is located within the Office Mixed Use (OMU) designation of the General Plan. Office uses are encouraged to be the predominant use but can be integrated with other commercial and/or residential uses. The property will continue to be consistent with the OMU designation maintaining the primary office uses of both parcels.

Zoning Code: The project site is zoned Office Professional Mixed Use (OPMU). This zoning designation is intended for larger office buildings with supporting retail and service uses. The predominant use is office, but commercial, service, and residential uses may be integrated into office buildings or located horizontally in freestanding buildings. This parcel split will divide the two existing office buildings and the adjacent surface parking lots. No physical improvements are proposed with this parcel split.

Title 22 - Land Development: Title 22 of the City of Rancho Cordova Municipal Code regulates land division and is intended to supplement and implement the Subdivision Map Act. The proposed project, as conditioned, is consistent with requirements and procedures of a parcel map application.

Section 66474 of the California Subdivision Map Act requires a City to deny approval of a parcel map, if it makes any of the findings specified below. In the case of the proposed parcel map, none of the findings were made. Attachment 1 lists the evidence supporting the map approval.

FISCAL IMPACT

Staff anticipates that this project will result in additional revenues created from the property taxes collected for each new parcel.

ENVIRONMENTAL

The Tentative Parcel Map associated with 10961 & 10971 Sun Center Drive would be exempt from CEQA review under CEQA State Guidelines Section 15315. This exempts from CEQA projects that involve the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. As this Tentative Parcel Map divides property located in an existing urban area into two parcels, is in conformance with the General Plan and zoning, requires no variances or exceptions, has available services and access to the proposed parcels to local standards, and the parcel has not been involved in a division of a larger parcel within the previous 2 years, it is exempt from CEQA review and no environmental document pursuant to CEQA is required.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the project to be in compliance with the California Environmental Quality Act (CEQA) per section 15315 “Minor Land Division” and adopt the Resolution approving the Tentative Parcel Map for 10961 & 10971 Sun Center Drive (APN: 072-0660-001-0000), Project No. PLND-0122-0026, subject to the findings, Tentative Parcel Map (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution – Tentative Parcel Map
3. Exhibit B to the Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE 10961 & 10971 SUN CENTER DRIVE TENTATIVE PARCEL MAP, PROJECT NO. PLND-0122–0026

WHEREAS, Sun Center GPRV Partners 21, LLC, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a tentative parcel map for 10961 & 10971 Sun Center Drive (Assessor's Parcel Number: 072-0660-001-0000); and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, the City Council of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes that the Council approve the 10961 & 10971 Sun Center Drive Tentative Parcel Map (attached hereto as Exhibit A), subject to the following findings and attached Conditions of Approval (attached hereto as Exhibit B):

A. Finds the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and is Exempt under Section 15315, Minor Land Division, as supported by the following:

   The Tentative Parcel Map associated with 10961 & 10971 Sun Center Drive would be exempt from CEQA review under CEQA State Guidelines Section 15315. This exempts from CEQA projects that involve the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The 10961 & 10971 Sun Center Drive Tentative Parcel Map involves dividing an existing 7.55-acre parcel into two separate parcels of Parcel A (3.89 acres) and Parcel B (3.66 acres). As this Tentative Parcel Map divides property located in an existing urban area into two parcels, is in conformance with the General Plan and zoning, requires no variances or exceptions, has available services and access to the proposed parcels to local standards, and the parcel has not been involved in a division of a larger parcel within the previous 2 years, it is exempt from CEQA review and no environmental document pursuant to CEQA is required.

B. Section 66474 of the California Subdivision Map Act requires a City to deny approval of a parcel map, if any of the findings are found. In the case of the proposed map, none of the findings exist. The following evidence supports the map request:

   1. *Finding: That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

Evidence: The proposed project is consistent with the City of Rancho Cordova General Plan. This project site is located within the General Plan's OMU designation which encourages the integration of primarily office uses with other commercial and residential uses. The tentative parcel map would divide two existing office buildings and adjacent surface parking lots and maintain the existing office uses. The site is not located within any specific plans and no physical improvements are proposed with the current entitlement.

2. *Finding: That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

   Evidence: The proposed Tentative Parcel Map design is consistent with the existing development standards of the General Plan designation of OMU and zoning development standards of an OPMU zone. No improvements are proposed within this application.

3. *Finding: That the site is not physically suitable for the type of development.*

   Evidence: The site is physically suitable to subdivide. The existing parcel is proposed to split into two separate parcels. The existing office buildings will continue to meet the minimum required setbacks and development standards for the OPMU zone. The parcel will continue to have adequate access to utilities and to the public right of way and parking through the required reciprocal access and parking note conditioned to be placed on the final map.

4. Finding: *That the site is not physically suitable for the proposed density of development.*

   Evidence: The proposed project is only for the split of the existing parcel and no improvements are proposed as part of this Tentative Parcel Map.

5. *Finding: That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

   Evidence: The proposed project is surrounded by developed land and does not involve any physical improvements or changes in use at this time. The site is already developed with two existing office buildings and parking lots on-site. The proposed project is exempt from environmental review pursuant to Section 15315 (Minor Land Division) of the California Environmental Quality Act (CEQA).

6. *Finding: That the design of the subdivision or the type of improvements is likely to cause serious public health problems.*

   Evidence: The proposed Tentative Parcel Map does not include any physical change and is already developed with two existing office buildings and parking lots. No public health problems will result from approval of the parcel map.

7. *Finding: That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or*

use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

Evidence: The design of the subdivision will not create conflict with any existing easements or use of the property. The design proposes to maintain all existing Public Utility Easements as well as any required access easements to ensure the properties have adequate access to the public right-of-way and between the two existing office buildings.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July 2022 by the following vote:

AYES:

NOES:

ABSENT:

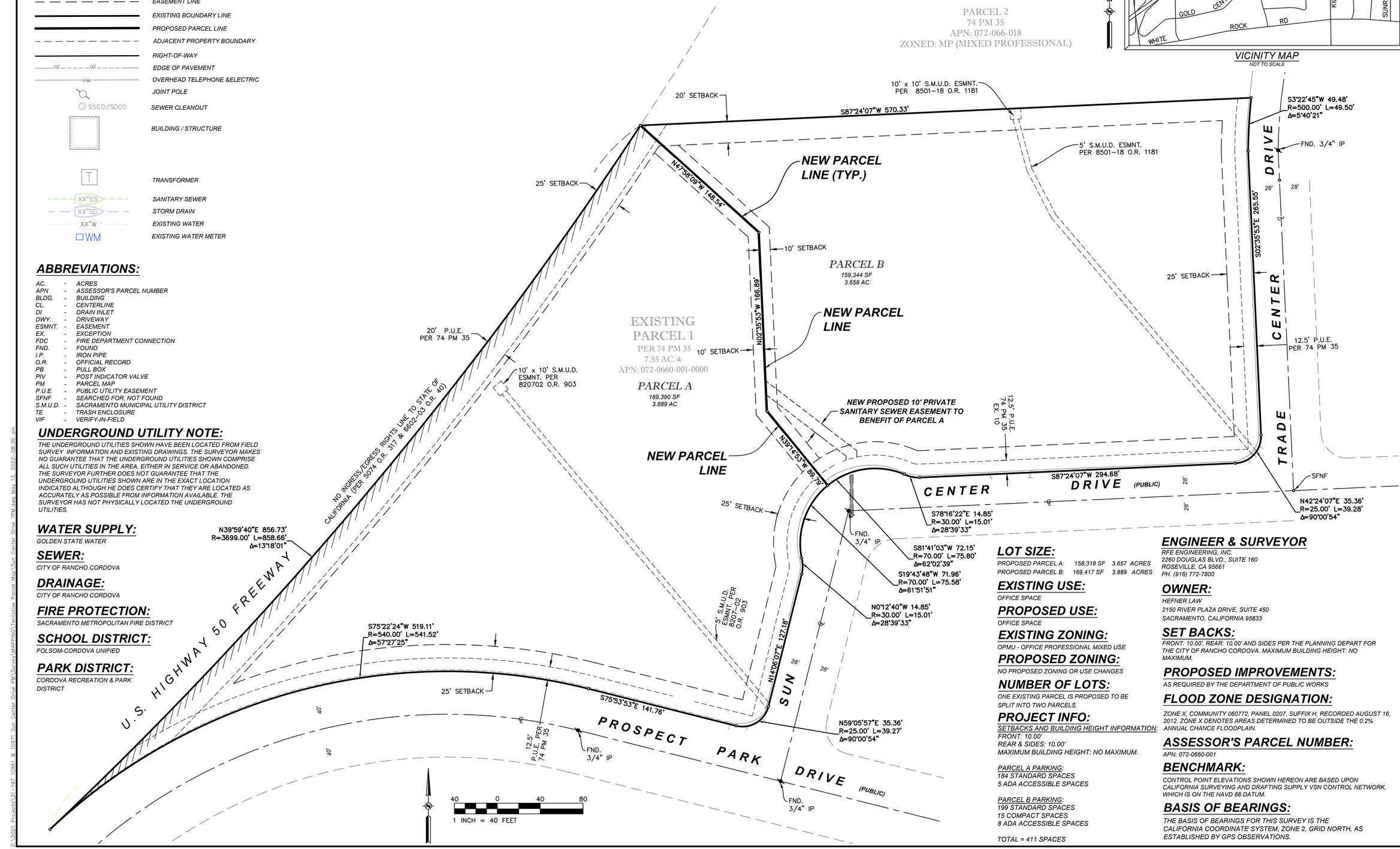
ABSTAIN:

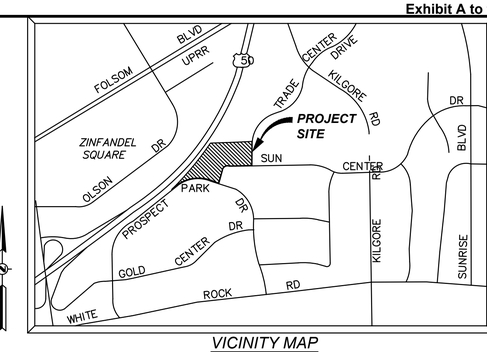
_____
Donald Terry, Mayor

ATTEST:

_____
Stacey Leitner, CMC
City Clerk

TENTATIVE PARCEL MAP
10961 & 10971 SUN CENTER DRIVE
RANCHO CORDOVA, CALIFORNIA 95670
APN: 072-0660-001-0000
MARCH, 2022





VICINITY MAP
NOT TO SCALE

LEGEND:

- CENTERLINE
- EASEMENT LINE
- EXISTING BOUNDARY LINE
- PROPOSED PARCEL LINE
- ADJACENT PROPERTY BOUNDARY
- RIGHT-OF-WAY
- EDGE OF PAVEMENT
- OVERHEAD TELEPHONE &ELECTRIC
- JOINT POLE
- SSCO/SDCO — SEWER CLEANOUT
- BUILDING / STRUCTURE
- T — TRANSFORMER
- XX"SS — SANITARY SEWER
- XX"SD — STORM DRAIN
- XX"W — EXISTING WATER
- WM — EXISTING WATER METER

ABBREVIATIONS:

AC.	-	ACRES
APN	-	ASSESSOR'S PARCEL NUMBER
BLDG.	-	BUILDING
CL.	-	CENTERLINE
DI	-	DRAIN INLET
DWY.	-	DRIVEWAY
ESMNT.	-	EASEMENT
EX	-	EXCEPTION
FDC	-	FIRE DEPARTMENT CONNECTION
FND.	-	FOUND
I.P.	-	IRON PIPE
O.R.	-	OFFICIAL RECORD
PB	-	PULL BOX
PIV	-	POST INDICATOR VALVE
PM	-	PARCEL MAP
P.U.E.	-	PUBLIC UTILITY EASEMENT
SFNF	-	SEARCHED FOR, NOT FOUND
S.M.U.D.	-	SACRAMENTO MUNICIPAL UTILITY DISTRICT
TE	-	TRASH ENCLOSURE
VIF	-	VERIFY-IN-FIELD

UNDERGROUND UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

WATER SUPPLY:
GOLDEN STATE WATER

SEWER:
CITY OF RANCHO CORDOVA

DRAINAGE:
CITY OF RANCHO CORDOVA

FIRE PROTECTION:
SACRAMENTO METROPOLITAN FIRE DISTRICT

SCHOOL DISTRICT:
FOLSOM-CORDOVA UNIFIED

PARK DISTRICT:
CORDOVA RECREATION & PARK DISTRICT

LOT SIZE:

PROPOSED PARCEL A:	158,318 SF	3.657 ACRES
PROPOSED PARCEL B:	169,417 SF	3.889 ACRES

EXISTING USE:
OFFICE SPACE

PROPOSED USE:
OFFICE SPACE

EXISTING ZONING:
OPMU - OFFICE PROFESSIONAL MIXED USE

PROPOSED ZONING:
NO PROPOSED ZONING OR USE CHANGES

NUMBER OF LOTS:
ONE EXISTING PARCEL IS PROPOSED TO BE SPLIT INTO TWO PARCELS.

PROJECT INFO:
SETBACKS AND BUILDING HEIGHT INFORMATION:
FRONT: 10.00'
REAR & SIDES: 10.00'
MAXIMUM BUILDING HEIGHT: NO MAXIMUM.

PARCEL A PARKING:
184 STANDARD SPACES
5 ADA ACCESSIBLE SPACES

PARCEL B PARKING:
199 STANDARD SPACES
15 COMPACT SPACES
8 ADA ACCESSIBLE SPACES

TOTAL = 411 SPACES

ENGINEER & SURVEYOR
RFE ENGINEERING, INC.
2260 DOUGLAS BLVD., SUITE 160
ROSEVILLE, CA 95661
PH. (916) 772-7800

OWNER:
HEFNER LAW
2150 RIVER PLAZA DRIVE, SUITE 450
SACRAMENTO, CALIFORNIA 95833

SET BACKS:
FRONT: 10.00', REAR: 10.00' AND SIDES PER THE PLANNING DEPART FOR THE CITY OF RANCHO CORDOVA. MAXIMUM BUILDING HEIGHT: NO MAXIMUM.

PROPOSED IMPROVEMENTS:
AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS

FLOOD ZONE DESIGNATION:
ZONE X, COMMUNITY 060772, PANEL 0207, SUFFIX H, RECORDED AUGUST 16, 2012. ZONE X DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ASSESSOR'S PARCEL NUMBER:
APN: 072-0660-001

BENCHMARK:
CONTROL POINT ELEVATIONS SHOWN HEREON ARE BASED UPON CALIFORNIA SURVEYING AND DRAFTING SUPPLY VSN CONTROL NETWORK, WHICH IS ON THE NAVD 88 DATUM.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 2, GRID NORTH, AS ESTABLISHED BY GPS OBSERVATIONS.

APPR'VD	BY	DATE	REVISION	NO.

BY	CHECK
DESIGN	TEE
DRAWN	DCJ
QUANT.	

ORIGINAL SCALE IS IN INCHES (0, 1, 2)

REGISTERED PROFESSIONAL ENGINEER — ROBERT F. ENOCH — No. C040666 Exp. 3-31-23 — CIVIL — STATE OF CALIFORNIA

RFE ENGINEERING, INC
Civil Engineers • Planners • Surveyors
2260 Douglas Blvd., Suite 160, Roseville, CA 95661
Ph: 916-772-7800 Fax: 916-772-7804
www.RFEengineering.com

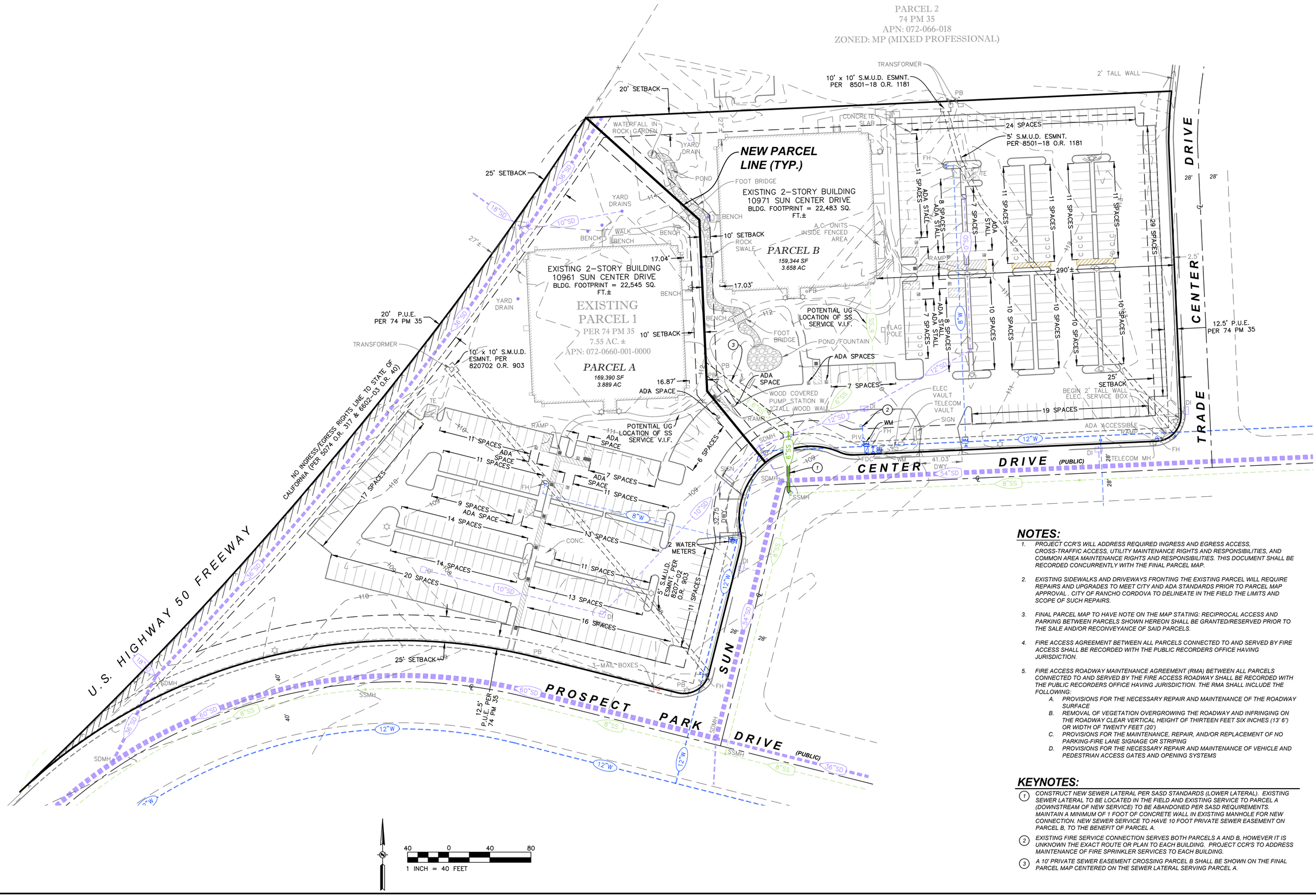
OWNER:
HEFNER LAW
2150 RIVER PLAZA DRIVE, SUITE 450
SACRAMENTO, CALIFORNIA 95833

10961 & 10971 SUN CENTER DRIVE
RANCHO CORDOVA, CALIFORNIA 95670
APN: 072-0660-001-0000

TENTATIVE PARCEL MAP

Sheet
TPM
1 of 2
05/13/2022

Z:\2021 Projects\21-197 10961 & 10971 Sun Center Drive PM\Survey\MAPPING\Tentative Parcel Map\Sun Center Drive TPM.dwg May 13, 2022-08:26 am



NOTES:

1. *PROJECT CCR'S WILL ADDRESS REQUIRED INGRESS AND EGRESS ACCESS, CROSS-TRAFFIC ACCESS, UTILITY MAINTENANCE RIGHTS AND RESPONSIBILITIES, AND COMMON AREA MAINTENANCE RIGHTS AND RESPONSIBILITIES. THIS DOCUMENT SHALL BE RECORDED CONCURRENTLY WITH THE FINAL PARCEL MAP.*
2. *EXISTING SIDEWALKS AND DRIVEWAYS FRONTING THE EXISTING PARCEL WILL REQUIRE REPAIRS AND UPGRADES TO MEET CITY AND ADA STANDARDS PRIOR TO PARCEL MAP APPROVAL. CITY OF RANCHO CORDOVA TO DELINEATE IN THE FIELD THE LIMITS AND SCOPE OF SUCH REPAIRS.*
3. *FINAL PARCEL MAP TO HAVE NOTE ON THE MAP STATING: RECIPROCAL ACCESS AND PARKING BETWEEN PARCELS SHOWN HEREON SHALL BE GRANTED/RESERVED PRIOR TO THE SALE AND/OR RECONVEYANCE OF SAID PARCELS.*
4. *FIRE ACCESS AGREEMENT BETWEEN ALL PARCELS CONNECTED TO AND SERVED BY FIRE ACCESS SHALL BE RECORDED WITH THE PUBLIC RECORDERS OFFICE HAVING JURISDICTION.*
5. *FIRE ACCESS ROADWAY MAINTENANCE AGREEMENT (RMA) BETWEEN ALL PARCELS CONNECTED TO AND SERVED BY THE FIRE ACCESS ROADWAY SHALL BE RECORDED WITH THE PUBLIC RECORDERS OFFICE HAVING JURISDICTION. THE RMA SHALL INCLUDE THE FOLLOWING:*
   - *A. PROVISIONS FOR THE NECESSARY REPAIR AND MAINTENANCE OF THE ROADWAY SURFACE*
   - *B. REMOVAL OF VEGETATION OVERGROWING THE ROADWAY AND INFRINGING ON THE ROADWAY CLEAR VERTICAL HEIGHT OF THIRTEEN FEET SIX INCHES (13' 6") OR WIDTH OF TWENTY FEET (20')*
   - *C. PROVISIONS FOR THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF NO PARKING-FIRE LANE SIGNAGE OR STRIPING*
   - *D. PROVISIONS FOR THE NECESSARY REPAIR AND MAINTENANCE OF VEHICLE AND PEDESTRIAN ACCESS GATES AND OPENING SYSTEMS*

KEYNOTES:

1. *CONSTRUCT NEW SEWER LATERAL PER SASD STANDARDS (LOWER LATERAL). EXISTING SEWER LATERAL TO BE LOCATED IN THE FIELD AND EXISTING SERVICE TO PARCEL A (DOWNSTREAM OF NEW SERVICE) TO BE ABANDONED PER SASD REQUIREMENTS. MAINTAIN A MINIMUM OF 1 FOOT OF CONCRETE WALL IN EXISTING MANHOLE FOR NEW CONNECTION. NEW SEWER SERVICE TO HAVE 10 FOOT PRIVATE SEWER EASEMENT ON PARCEL B, TO THE BENEFIT OF PARCEL A.*
2. *EXISTING FIRE SERVICE CONNECTION SERVES BOTH PARCELS A AND B, HOWEVER IT IS UNKNOWN THE EXACT ROUTE OR PLAN TO EACH BUILDING. PROJECT CCR'S TO ADDRESS MAINTENANCE OF FIRE SPRINKLER SERVICES TO EACH BUILDING.*
3. *A 10' PRIVATE SEWER EASEMENT CROSSING PARCEL B SHALL BE SHOWN ON THE FINAL PARCEL MAP CENTERED ON THE SEWER LATERAL SERVING PARCEL A.*

40 0 40 80
1 INCH = 40 FEET

NO.	REVISION	DATE	BY	APPR'D

BY: DESIGN TEE; DRAWN DCJ; CHECK; QUANT.
ORIGINAL SCALE IS IN INCHES 0 1 2

REGISTERED PROFESSIONAL ENGINEER ROBERT F. ETNOK No. C040666 Exp. 3-31-23 CIVIL STATE OF CALIFORNIA

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RANCHO CORDOVA, CALIFORNIA 95670
APN: 072-0660-001-0000

EXISTING CONDITIONS PLAN

Sheet
TPM
2 of 2
05/13/2022

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		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Signature)
General Conditions					
1.	The approved entitlement is for a Tentative Parcel Map, to subdivide a parcel (APN 072-0660-001-0000) into two (2) parcels, as described in the City Council staff report dated July 18, 2022 and Tentative Parcel Map (Exhibit A) with the conditions herein, for project number PLND-0122-0026.	Project Description	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning	
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning/ Building /Public Works	
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Finance	
5.	The Tentative Parcel Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), unless extended by the terms of a Development Agreement.	Expiration	Three years, Commencing with the Date of Approval.	Planning/ Public Works	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Signature)
6.	SMUD has existing underground 12kV facilities along Sun Center Drive, Trade Center Drive, and on site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	Existing Facilities	On-Going	SMUD	
7.	Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	Pre-Engineering Meeting	On-Going	SMUD	
8.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	Relocation or Removal of Facilities	On-Going	SMUD	
9.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	SMUD Easements	On-Going	SMUD	
Prior to Recordation of the Parcel Map					
10.	A note shall be placed on the parcel map stating that “Reciprocal access and parking between parcels shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels”.	Reciprocal Access and Parking	Prior to Recordation of Parcel map	Public Works	
11.	Frontage improvements, including but not limited to, sidewalk, driveways, curb ramps, etc. shall be upgraded to meet current ADA requirements and City Standards. Please contact the Public Works Department to arrange for a site meeting and mark out of deficient frontage improvements. Sidewalk panels shall be replaced to the nearest joint.	Frontage Improvements	Prior to Recordation of Parcel map	Public Works	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Signature)
12.	Applicant shall apply for an encroachment permit from the Public Works Department for the replacement of deficient frontage improvements.	Encroachment Permit	Prior to Recordation of Parcel map	Public Works	
13.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.	Utility Easement	Prior to Recordation of Parcel Map	SMUD	
14.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Ingress and Egress Easements	Prior to Recordation of Final Map	SMUD	
15.	Provide Fire Access Agreement between all parcels connected to and served by fire access. Fire access Agreement shall be recorded with the Public Recorders Office having jurisdiction.	Fire Access Agreement	Prior to Recordation of the Parcel Map	Sacramento Metro Fire	
16.	Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway. The Fire Access Roadway Maintenance Agreement shall be recorded with the Public Recorders Office having jurisdiction. The roadway maintenance agreement shall include the following: a) Provisions for the necessary repair and maintenance of the roadway surface. b) Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'-6") or width of twenty feet (20'). c) Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping. d) Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.	Fire Access Roadway Maintenance Agreement	Prior to Recordation of Parcel Map	Sacramento Metro Fire	
17.	SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. Construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public	Sewer Infrastructure	Prior to Recordation of Parcel Map	Sacramento Area Sewer District	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Signature)
	sewer construction or modification. Field modifications to new or existing precast manhole bases are not allowed. These improvements must be shown on the map.				
Prior to Approval of Improvement Plans					
18.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	Dedicated Smud Easement	Prior to Approval of Improvement Plans	SMUD	
19.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	Easements	Prior to Approval of Improvement Plans.	SMUD	
20.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-construction-services	SMUD siting requirements	Prior to Approval of Improvement Plans	SMUD	
Prior to Issuance of Building Permit					
21.	The owner must contact Permit Services Unit at permitservices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to issuance of building permits.	Sewer Impact Fees	Prior to Issuance of Building Permit	SASD	
22.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	Building Locations	Prior to Issuance of Building Permit	SMUD	
23.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Service Points	Prior to Issuance of Building Permit	SMUD	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Signature)
24.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	Vehicular Access	Prior to Issuance of Building Permit	SMUD	

ADVISORY

- FIRE – Gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.
- SASD – SASD Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings.

MEMORANDUM

ITEM 17.3.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Arlene Granadosin-Jones, AICP, Senior Planner

SUBJECT: **PRADERA RANCH – MAJOR DESIGN REVIEW & ADJUSTMENT- PROJECT NO. PLND-0222-0028**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
Lennar Homes of CA, LLC 1025 Creekside Ridge Drive, Suite 240 Roseville, CA 95678	Pierre Martinez (Lennar Homes of CA, LLC) 1025 Creekside Ridge Drive, Suite 240 Roseville, CA 95678

PROJECT:	The Applicant is requesting a Major Design Review and Setback Adjustment for the development of 573 new single-family residential units on 113.5 acres of vacant land. The proposed development includes five collections comprised of 19 floor plans with associated typical landscaping layouts. The applicant is also requesting an adjustment of the front yard setback for one home product to accommodate the single-story floor plan.
FILE:	PLND-0222-0028
LOCATION:	Southwest of Chrysanthy Boulevard & Grant Line Road
ZONING:	RD-5 & RD-7 (Residential) within the Suncreek Specific Plan
APN:	067-0040-010-0000
PLANNER:	Arlene Granadosin-Jones, AICP, Senior Planner

RECOMMENDATION:

Find the project is exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan. The project was analyzed as part of the Suncreek Specific Plan (SCSP) Environmental Impact Report (EIR); and Adopt the Resolution for the Pradera Ranch Major Design Review and Adjustment.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the Major Design Review for the development of 573 new single-family residential units comprised of 19 floor plans. Adoption of the resolution would also approve the requested adjustment to decrease the required front yard setback of 18 feet to 15 feet for Plan 1880 to accommodate the single-story floor plan. Approval would allow the applicant to pursue necessary building permits for new construction of production homes.

PROJECT DESCRIPTION

The Applicant, Lennar Homes of CA, LLC, is requesting a Major Design Review for Pradera Ranch, a development of 573 new single-family residential units on 113.5 acres of vacant land.

This development is in the area known as Grantline 220. Grantline 220 is within the existing Suncreek Specific Plan and is located west of Grant Line Road approximately one mile south of Douglas Road just east of The Ranch SPA and just below the Arista Del Sol property as shown in **Figure 1**.

In June 2021, the tentative map for Grantline 220 was reviewed and approved by City Council. Additionally, the City also approved the improvement plans for Grantline 220 in May 2022. Final maps are currently under review.

The Pradera Ranch development includes the following collections comprised of 19 floor plans as shown in **Figure 2**:

- Verdant II – The Verdant II collection is planned for the smaller home sites (45'x105') in Villages 1, 2, 3, and 6. They are designed to accommodate four distinct home plans ranging in size from 1,587 to 2,536 square feet.
- Viridian II – The Viridian II collection is planned for similar size homesites as Verdant II but in Villages 1 and 5. The Viridian II collection is designed to accommodate four distinct home plans ranging in size from 1,603 to 2,617 square feet.
- Jade – The Jade collection is planned for larger homesites in Villages 1 (55'x105 portion), 3 (50'x105' portion), and 6 (50'x105' portion). The Jade collection is designed to accommodate four distinct home plans ranging in size from 1,994 to 3,033 square feet.
- Celedon – The Celedon collection is planned for Villages 1 (50'/55'x105 portion), 2 (55'x105 portion) and 3 (50'x105' portion). The Celedon collection is designed to accommodate four distinct home plans ranging in size from 1,772 to 2,971 square feet.
- Midori – The Midori collection is planned for the largest homesites in Villages 3, 4, and 6 (60'x105' portion). The Midori collection is designed to accommodate Three distinct home plans ranging in size from 2,510 to 3,312 square feet.

Figure 1: Pradera Ranch Project Location

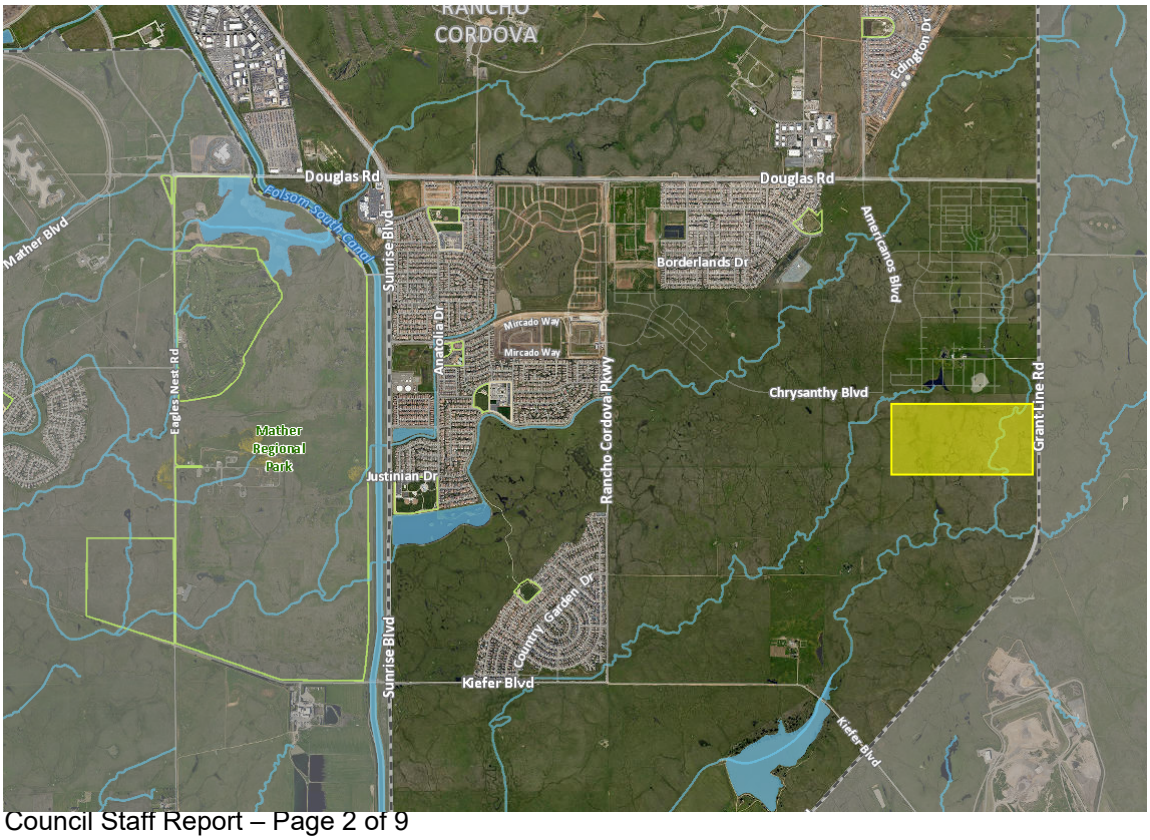
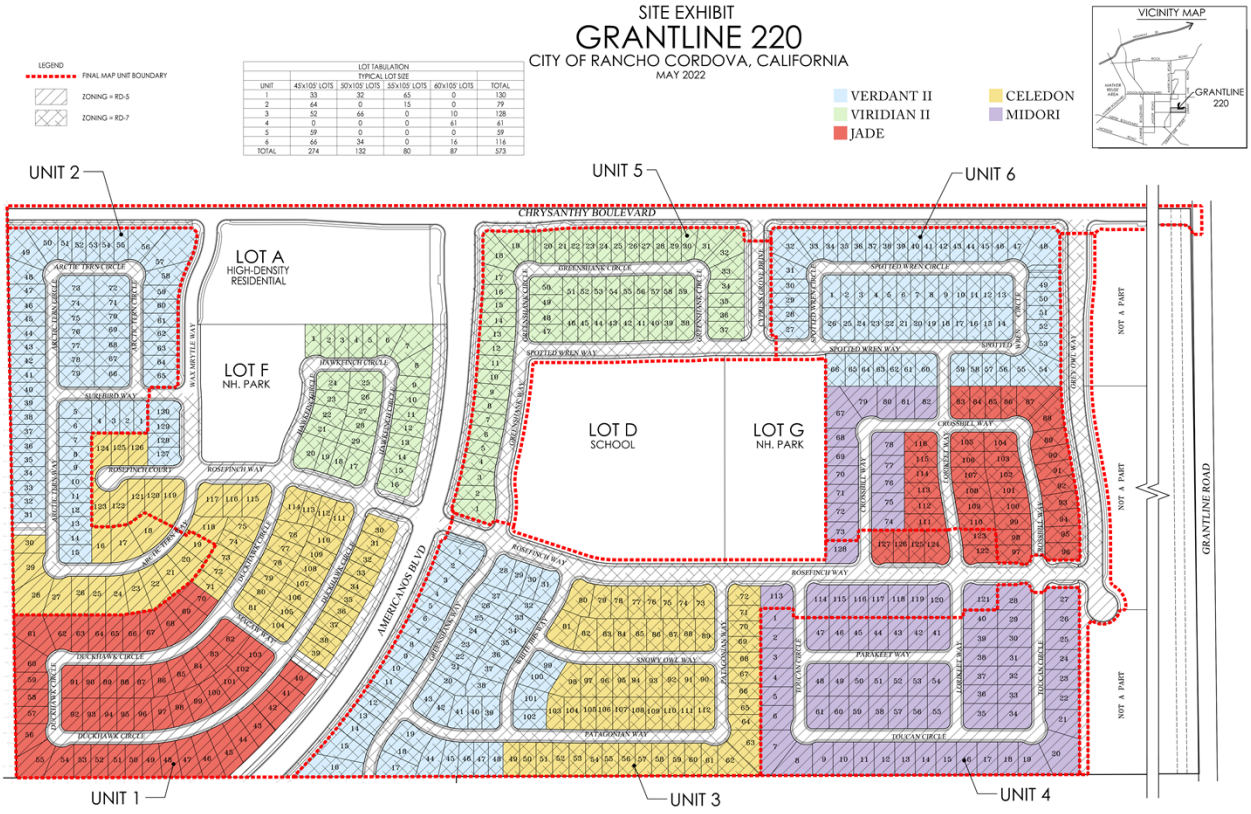


Figure 2: Pradera Ranch Site Plan



MAJOR DESIGN REVIEW

The Pradera Ranch development includes 19 different floor plans comprised of many architectural styles, including Spanish, Ranch, Traditional, Mediterranean, Italian, Farmhouse, Prairie, and French. Each floor plan is available in three architectural styles. A streetscape example for each collection is shown in **Figure 3**. All elevations (front, side, and rear elevations) for each floor plan and architectural styles are shown in the attached project plans and design book (Attachment 2).

The proposed designs include multiple color schemes and architectural details to create visual interest and variation within the subdivision. Color schemes include colors for body, fascia, trim, front door, garage door, and other accent colors as well as picture samples of stone and roof materials (see Attachment 2). The proposed designs adhere to the City's Design Guidelines in the following ways:

- All proposed home products provide one living/family/community living room at the front of the home facing the street.
- The majority of the proposed home products have a garage door that does not extend beyond the primary living area of the home.
- Garage doors are articulated with paneling, metal detailing, contrasting color and recessed from the garage door frame.
- Most garage door widths facing the street do not exceed 50 percent of the width of the home.
- Varied roof lines between each collection.

- A minimum of one floor plan in each collection is single-story.
- Proposed elevations utilize horizontal architectural elements to soften massing.
- Façade materials are wrapped a minimum distance of 4 feet along the side yard elevations.
- The front door to each residential unit is clearly visible from the adjacent street and distinctive architectural elements and materials are used to denote prominent entrances.
- Window molding, shaped frames and sills and other techniques to enhance openings are used for additional architectural relief.

Figure 3: Conceptual Street Scenes

Verdant II



"C" TRADITIONAL PLAN 3C (2184C) | "B" RANCH PLAN 1B (1587B) | "A" SPANISH PLAN 4A (2536A) | "C" TRADITIONAL PLAN 2C (1879C)

Viridian II



"A" MEDITERRANEAN REVIVAL PLAN 4A (2617A) | "B" ITALIAN PLAN 2B (1880B) | "C" FARMHOUSE PLAN 3C (2365C) | "A" MEDITERRANEAN REVIVAL PLAN 1A (1603A)

Jade



"C" FRENCH PLAN 4C (3033C) | "B" PRAIRIE PLAN 1B (1994B) | "A" SPANISH PLAN 2A (2502A) | "B" PRAIRIE PLAN 3B (2713B)

Figure 3: Conceptual Street Scenes

Celedon



"C" ARTISAN
PLAN 1C (1772C)

"A" SPANISH
PLAN 4A (2971A)

"B" CRAFTSMAN
PLAN 2B (1951B)

"C" ARTISAN
PLAN 3C (2410C)

Midori



"B" PRAIRIE
PLAN 2B (3167B)

"A" SPANISH
PLAN 1A (2510A)

"C" CRAFTSMAN
PLAN 3C (3312C)

Landscape Design

The submitted typical landscape plan provides the landscaping elements for both production homes and other sidewalk areas. The plant details included in the project plans (Attachment 2) provide a variety of drought tolerant trees, shrubs, and ground cover that will add to the visual interest of the streetscape. As part of the landscaping installation, the project has been conditioned to provide weed barrier under installed ground cover in order to minimize weed growth and bark runoff. A concrete pad behind the fence line will also be conditioned on the project as a designated space for refuse storage. See **Figure 4** for Typical Landscape Plans**.** The full detail of the landscape plans can be seen in Attachment 2.

Figure 4: Typical Landscape Plans

Verdant II

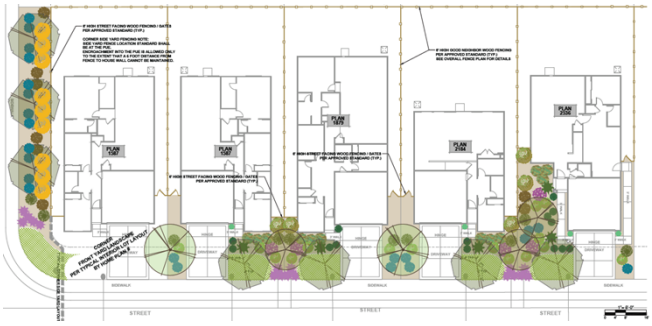
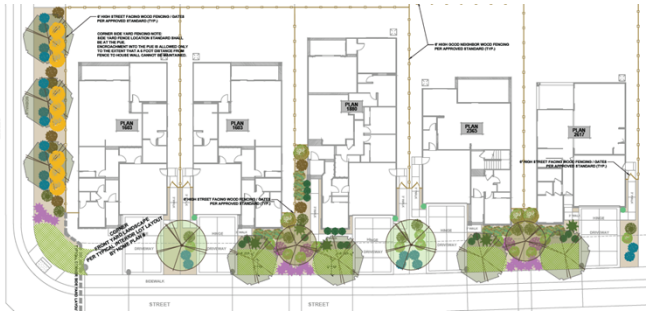


Figure 4: Typical Landscape Plans

Viridian II



Jade



Celedon

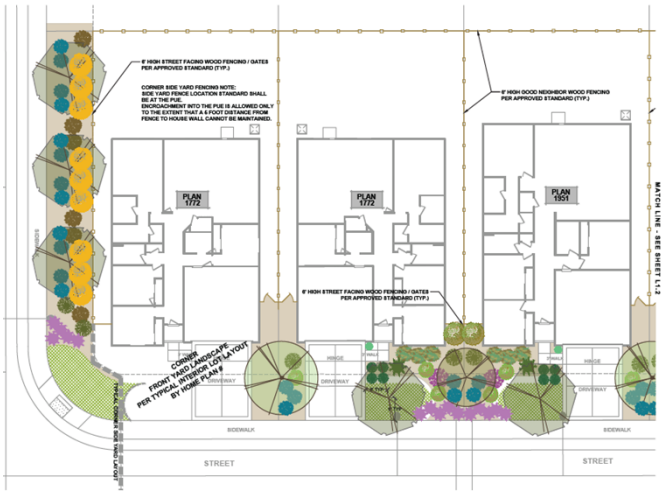
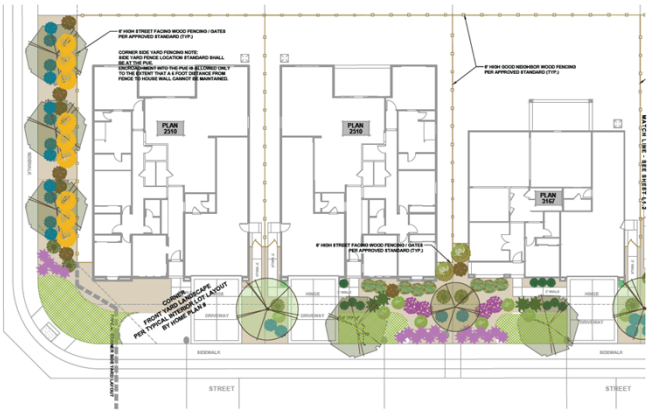


Figure 4: Typical Landscape Plans

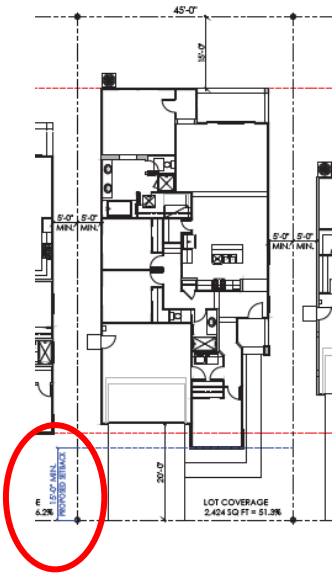
Midori



Setback Adjustment- Floor Plan 1880

The Applicant is also requesting a front yard setback adjustment for Plan 1880 in the Viridian II collection to allow for 15-foot setback, which is a reduction from the required 18-foot setback. Chapter 23.131.20 of the Rancho Cordova Municipal Code allows for up to a 40% reduction in setbacks to accommodate unique site conditions so long as the required findings are met. As shown in **Figure 5**, Plan 1880 is only able to provide a 15-foot front yard setback. This adjustment would allow for a larger single-story home on the 45'X105' size lots which, according to the applicant, is the desirable option in today's market.

Figure 5: Plan 1880 Typical Plotting



Proposed 15-foot setback

ANALYSIS

GENERAL PLAN CONSISTENCY:

The project site is located within the Suncreek Specific Plan (SCSP) with a Low Density Residential (LDR) designation (2.1-6.0 DU/AC) and Medium Density Residential (MDR) designation (6.1-18 DU/AC). The LDR designation is typically characterized by single-family detached homes and the MDR designation is generally characterized by small lot, single-family detached or attached homes. The project is proposing single-family detached homes throughout a majority of the residential areas of Grantline 220. The project provides a streetscape design that is aesthetically pleasing to pedestrians within walking distance to future neighboring amenities such as the school and the park area.

ZONING ORDINANCE:

The subject property is zoned RD-5 and RD-7 within the SCSP. This zoning designation allows for single-family housing with the density consistent with the LDR and MDR designation of the General Plan. The proposed project is within the density range of the RD-5 and RD-7 zone and is consistent with the applicable requirements and standards of the SCSP including height and setback requirements. However, the Applicant is requesting an adjustment to the front yard setback for Plan 1880 in the Viridian II collection. Current regulations require an 18-foot front yard setback, and the adjustment would allow a 15-foot front yard setback. The request is allowed per section 23.131.020 and Staff has recommend approval of this request as part of this design review.

DESIGN REVIEW AND ADJUSTMENT FINDINGS & EVIDENCE

Approval of the Major Design Review and Adjustment, subject to the Project Plans & Design Book (Attachment 2) and the Conditions of Approval (Attachment 3) must provide sufficient evidence for the Findings required by Zoning Code Section 23.141.070 and Section 23.131.070, respectively. Findings and supportive evidence are provided in Attachment 1.

ENVIRONMENTAL

The proposed project has been analyzed as part of the Suncreek Specific Plan Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). Since the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR, the project is then exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan.

FISCAL IMPACT ANALYSIS

Approval of the Major Design Review for the design of production homes within Pradera Ranch will benefit the City and the community by providing direct contributions to fund needed public infrastructure for this project and the broader community. While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

RECOMMENDED MOTION

Staff recommends that the City Council take the following action:

- Find that the project is Exempt per Section 15182, Residential Projects Pursuant to a Specific Plan; and

- Approve the Resolution for a Major Design Review and Adjustment for Pradera Ranch – Project No. PLND-0222-0028.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution – Project Plans & Design Book
3. Exhibit B to the Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

CITY COUNCIL RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL APPROVING A DESIGN REVIEW AND ADJUSTMENT FOR PRADERA RANCH (GRANTLINE 220) PROJECT NO. PLND-0222-0028

WHEREAS, Lennar Homes of CA, LLC, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Design Review approval of Pradera Ranch located in the Grantline 220 subdivision with 19 new floor plans; and

WHEREAS, the submitted application also includes an Adjustment for a front yard setback reduction of 3 feet for lots with a Plan 1880 floor plan in the Viridian II collection due to the size of the home on the 45' x 105' size lot; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, the project site was previously analyzed as a part of the Suncreek Specific Plan Environmental Impact Report (EIR) adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act; and

WHEREAS, the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR, and therefore is exempt under CEQA exemption 15182, Residential Projects Pursuant to a Specific Plan; and

WHEREAS, the City Council of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code section 65090 and has duly considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. Determine the CEQA exemption 15182 is an adequate exemption according to the Guidelines of the California Environmental Quality Act.

    a) **Finding**: The project site has been analyzed and is exempt per California Environmental Quality Act exemption 15182 Residential Projects Pursuant to a Specific Plan.

    Evidence: The proposed residential project has been analyzed as part of the Suncreek Specific Plan Environmental Impact Report. Since the proposed project is in conformity with what was reviewed as part of the Specific Plan EIR, the project is then exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan.

2. Approve the Design Review, subject to the Major Design Review Project Plans & Design Book (Exhibit A) and the Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070:

    a) **Finding**: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special

planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The General Plan designation for Pradera Ranch is Low Density Residential (LDR) and Medium Density Residential (MDR). The LDR designation is typically characterized by single-family detached homes and the MDR designation is generally characterized by small lot, single-family detached or attached homes. The project is proposing single-family detached homes throughout the majority of the residential areas of Grantline 220. The project design provides a streetscape design that is aesthetically pleasing to pedestrians within walking distance to future neighboring amenities such as the school and the park area. The project is consistent with the requirements and standards of the Suncreek Specific Plan however, the applicant is requesting an adjustment for the front yard setback for the project's Plan 1880 within the Viridian II collection. The adjustment would only apply to this floor plan.

b) **Finding:** The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The Pradera Ranch development includes 19 different floor plans comprised of many architectural styles, including Spanish, Ranch, Traditional, Mediterranean, Italian, Farmhouse, Prairie, and French. The proposed designs include multiple color schemes and architectural details to create visual interest and variation within the subdivision. Variations in colors and materials along with living spaces forward of the garage will create a vibrant and welcoming streetscape that will complement anticipated future construction in the area. Conditions of Approval (Exhibit B) have been developed to alternate between sizes and architectural styles throughout the neighborhood to increase street variation.

c) **Finding**: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: The proposed residential architecture establishes a clear design concept and is compatible with other surrounding communities such as North Douglas, Douglas 98, Sunridge Park, and Grantline 208. Pradera Ranch provides floor plans ranging from 1,587 to 3,312 square feet in size and numerous architectural styles that create an aesthetically appealing streetscape that would establish a standard for anticipated commercial and additional residential areas nearby.

d) **Finding**: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian circulation were studied and accepted as part of that prior approval. This Design Review approval will not impede any of the approved transportation modes.

3. Approval of the Adjustment is subject to the Typical Plotting Plan within the Project Plans and Design Book (Exhibit A) and the Conditions of Approval (Exhibit B) included in the project. For approval, sufficient evidence for the Findings is required by Zoning Code Section 23.131.070 Findings and supportive evidence are shown below:

   a) **Finding:** That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.

      Evidence: Pradera Ranch contains a total of 573 single-family residential units. The community is anticipated to have a school as well as parks and open space providing a desirable environment. The adjustment would allow for a larger single-family home on the 45' x 105' size lots which the applicant states, provides a more desirable option for homeowners.

   b) **Finding:** That the proposed development is compatible with existing and proposed land uses in the surrounding area.

      Evidence: The project is surrounded by other communities of single-family homes as well as anticipated commercial areas. With the adjustment, Plan 1880 of the Viridian II collection would still be compatible with the other homes in the surrounding area.

   c) **Finding:** That any exceptions to, or deviations from, the density requirements or design standards result in the creation of project amenities that would not be available through strict adherence to code provisions (e.g. additional open space, protection of natural resources, improved pedestrian connectivity, public plazas).

      Evidence: The requested adjustment does not create any deviations or exceptions from the density requirements and does not create any project amenities to the property. Reduction of the front yard setback to 15 feet for Plan 1880 within the Viridian II collection would not affect any neighboring properties and the property would still be required to meet side setbacks in order to maintain fire and building safety requirements.

   d) **Finding:** Granting the adjustment will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.

      Evidence: The adjustment will be in the front setback of Plan 1880 within the Viridian II collection and will not affect any neighboring properties.

   e) **Finding:** The adjustment is consistent with the General Plan or any applicable Specific Plan or development agreement.

      Evidence: The Adjustment is requesting an approximate 17% reduction in the front yard setback. The site will still be utilized for single family housing consistent with the General Plan. The adjustment will change the setbacks as required by the Suncreek Specific Plan however, the property will still be consistent with all other aspects of the Specific Plan and Zoning Code.

   f) **Finding:** The adjustment is the minimum required to achieve the desired result.

      Evidence: The requested adjustment is the amount necessary to fit the single-story Plan 1880 floor plan on a typical 45' x 105' lot size. The adjustment would only be

applicable to Plan 1880 homes within the Viridian II collection and would not be applicable to any other floor plan within the Pradera Ranch development.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Donald Terry, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

PRADERA RANCH

RANCHO CORDOVA, CA

VERDANT II _ UNIT 1,2,3 & 6

VIRIDIAN II _ UNIT 1 & 5

JADE _ UNIT 1,3 & 6

CELEDON _ UNIT 1,2 & 3

MIDORI _ UNIT 3, 4 & 6

LENNAR

05.23.2022

Kevin L. Crook Architect Inc #21117
PLANNING + ARCHITECTURE

PRADERA RANCH
RANCHO CORDOVA, CA

VERDANT II
UNIT 1,2,3 & 6
45x105

#21117

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L1.2	Landscape Notes
L2.1	Typical Irrigation Schematic
L2.2	Typical Irrigation Details

LENNAR

Builder: Lennar homes
1025 Creekside Ridge Drive, suite 240
Roseville, Ca 95678

Contact: Pierre Martinez
Email: Pierre.martinez@Lennar.com
Business: 916-746-8508
Www.lennar.com

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Business: 916-420-7864
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PLANNING + ARCHITECTURE

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1360 Reynolds Ave. Suite 110
Irvine, Ca 92614

Contact: Barry Pattison
Email: bpattison@klcarch.com
Business: (949) 660-1591
www.klcarch.com

#21117

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1& 5
45x105

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L1.2 Landscape Notes
L2.1 Typical Irrigation Schematic
L2.2 Typical Irrigation Details

EarthLine DESIGN GROUP

Landscape: Earthline Design Group

Contact:
Jim Luttrell
Email: jim@earthlinedesign.com
Business: 916-420-7864
www.earthlinedesign.com

HMA Architecture

Architect: HMA Architecture Inc.
2330 East Bidwell St. Ste. 204
Folsom, CA 95630

Contact: Justin Mays,
Email: Justin@hma-arch.com
Business: Office: (916) 597-1500
www.hma-arch.com

LENNAR

Builder: Lennar homes
1025 Creekside Ridge Drive, suite 240
Roseville, Ca 95678

Contact: Pierre Martinez
Email: Pierre.martinez@Lennar.com
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Irvine, Ca 92614

Contact: Barry Pattison
Email: bpattison@klcarch.com
Business: (949) 660-1591
www.klcarch.com

PRADERA RANCH

RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

#21117

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L1.5	Landscape Notes
L2.1	Typical Irrigation Schematic
L2.2	Typical Irrigation Details

LENNAR

Builder: Lennar homes

1025 Creekside Ridge Drive, suite 240

Roseville, Ca 95678

Contact: Pierre Martinez

Email: Pierre.martinez@Lennar.com

Business: 916-746-8508

Www.lennar.com

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Contact:

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Business: 916-420-7864

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PLANNING + ARCHITECTURE

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Irvine, Ca 92614

Contact: Barry Pattison

Email: bpattison@klcarch.com

Business: (949) 660-1591

www.klcarch.com

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

#21117

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L1.5	Landscape Notes
L2.1	Typical Irrigation Schematic
L2.2	Typical Irrigation Details

LENNAR

Builder: Lennar homes
1025 Creekside Ridge Drive, suite 240
Roseville, Ca 95678

Contact: Pierre Martinez
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PLANNING + ARCHITECTURE

Architect: Kevin L. Crook Architect Inc.
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Irvine, Ca 92614

Contact: Barry Pattison
Email: bpattison@klcarch.com
Business: (949) 660-1591
www.klcarch.com

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

#21117

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L1.1	Typical Landscape Layouts
L1.2	Typical Landscape Layouts
L1.3	Landscape Notes
L2.1	Typical Irrigation Schematic
L2.2	Typical Irrigation Details

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1025 Creekside Ridge Drive, suite 240
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SITE EXHIBIT

GRANTLINE 220

CITY OF RANCHO CORDOVA, CALIFORNIA

MAY 2022

LEGEND

FINAL MAP UNIT BOUNDARY

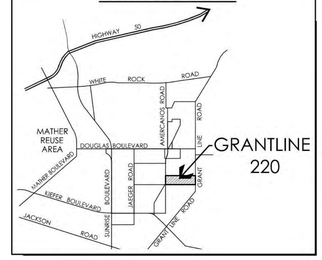
ZONING = RD-5

ZONING = RD-7

LOT TABULATION					
	TYPICAL LOT SIZE				
UNIT	45'x105' LOTS	50'x105' LOTS	55'x105' LOTS	60'x105' LOTS	TOTAL
1	33	32	65	0	130
2	64	0	15	0	79
3	52	66	0	10	128
4	0	0	0	61	61
5	59	0	0	0	59
6	66	34	0	16	116
TOTAL	274	132	80	87	573

VERDANT II
VIRIDIAN II
JADE
CELEDON
MIDORI

VICINITY MAP



UNIT 2

UNIT 5

UNIT 6

CHRYSANTHY BOULEVARD

LOT A
HIGH-DENSITY RESIDENTIAL

LOT F
NH. PARK

LOT D
SCHOOL

LOT G
NH. PARK

NOT A PART

NOT A PART

GRANTLINE ROAD

AMERICANOS BLVD

ARCTIC TERN CIRCLE
ARCTIC TERN WAY
WAX MYRTLE WAY
SURFBIRD WAY
ROSEFINCH COURT
ROSEFINCH WAY
HAWKFINCH CIRCLE
GREENSHANK CIRCLE
GREENSHANK WAY
SPOTTED WREN CIRCLE
SPOTTED WREN WAY
CYPRESS GROVE DRIVE
GREY OWL WAY
CROSSBILL WAY
LORIKEET WAY
PARAKEET WAY
TOUCAN CIRCLE
DUCKHAWK CIRCLE
DUCKHAWK WAY
WACAW WAY
WHITE IBIS WAY
SNOWY OWL WAY
PATAGONIAN WAY

UNIT 1

UNIT 3

UNIT 4

NORTH

100' 50' 0 100'

SCALE: 1" = 100'

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

SHEET 1 OF 1

GRANTLINE 220 - SITE EXHIBIT

J:\1000-s\1258-GRANTLINE220\GRANTLINE220-DA\Civil\Exhibits\DH_GL220-SITE EXHIBIT FOR DESIGN REVIEW.dwg 5/9/2022 10:19 AM Jason Reed

PRADERA RANCH

RANCHO CORDOVA, CA

VERDANT II _ UNIT 1,2,3 & 6

LENNAR

05.23.2022
A-1

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

SITE EXHIBIT

GRANTLINE 220

CITY OF RANCHO CORDOVA, CALIFORNIA

MAY 2022

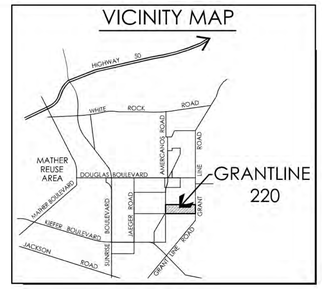
VERDANT II

LEGEND

- FINAL MAP UNIT BOUNDARY
- ZONING = RD-5
- ZONING = RD-7

LOT TABULATION					
	TYPICAL LOT SIZE				
UNIT	45'x105' LOTS	50'x105' LOTS	55'x105' LOTS	60'x105' LOTS	TOTAL
1	33	32	65	0	130
2	64	0	15	0	79
3	52	66	0	10	128
4	0	0	0	61	61
5	59	0	0	0	59
6	66	34	0	16	116
TOTAL	274	132	80	87	573

VICINITY MAP



UNIT 2

UNIT 5

UNIT 6

CHRYSANTHY BOULEVARD

LOT A
HIGH-DENSITY RESIDENTIAL

LOT F
NH. PARK

LOT D
SCHOOL

LOT G
NH. PARK

NOT A PART

NOT A PART

GRANTLINE ROAD

AMERICANOS BLVD

ARCTIC TERN CIRCLE
ARCTIC TERN WAY
WAX MYRTLE WAY
SURFBIRD WAY
ROSEFINCH COURT
ROSEFINCH WAY
HAWKFINCH CIRCLE
HAWKFINCH WAY
DUCKHAWK CIRCLE
MACAW WAY
GREENSHANK CIRCLE
GREENSHANK WAY
WHITE IBIS WAY
SNOWY OWL WAY
PATAGONIAN WAY
SPOTTED WREN CIRCLE
SPOTTED WREN WAY
CYPRESS GROVE DRIVE
GREY OWL WAY
CROSSBILL WAY
CROSSBILL CIRCLE
LORIKEET WAY
PARAKEET WAY
TOUCAN CIRCLE

UNIT 1

UNIT 3

UNIT 4

NORTH

100' 50' 0 100'

SCALE: 1" = 100'

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SHEET 1 OF 1

GRANTLINE 220 - SITE EXHIBIT

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"C" TRADITIONAL
PLAN 3C (2184C)

"B" RANCH
PLAN 1B (1587B)

"A" SPANISH
PLAN 4A (2536A)

"C" TRADITIONAL
PLAN 2C (1879C)

STREET SCENE



A- SPANISH STYLE

The Spanish style is native to California with its large expanses of un-interrupted walls punctuated with judicial window placement. Often shown with head and sill trim and plank type shutters on selected windows. Roof forms are a low pitch combination of hip and gable forms.



B- RANCH STYLE

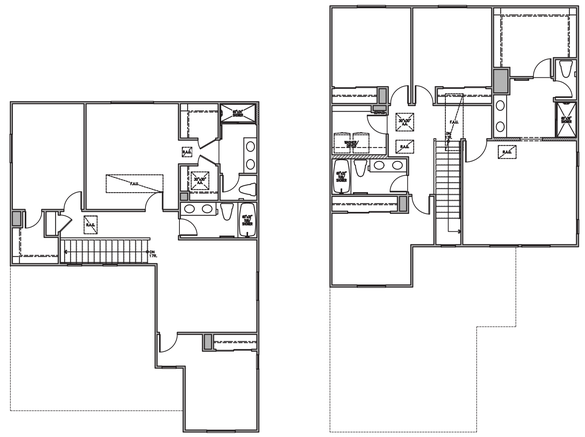
The Ranch style comes originally from rural settings indicative of the western US. The style is made up primarily of gable roof forms. A base wainscot and gable end with deeper ascent color. Window and door trim surrounds have extended head and sill trims.

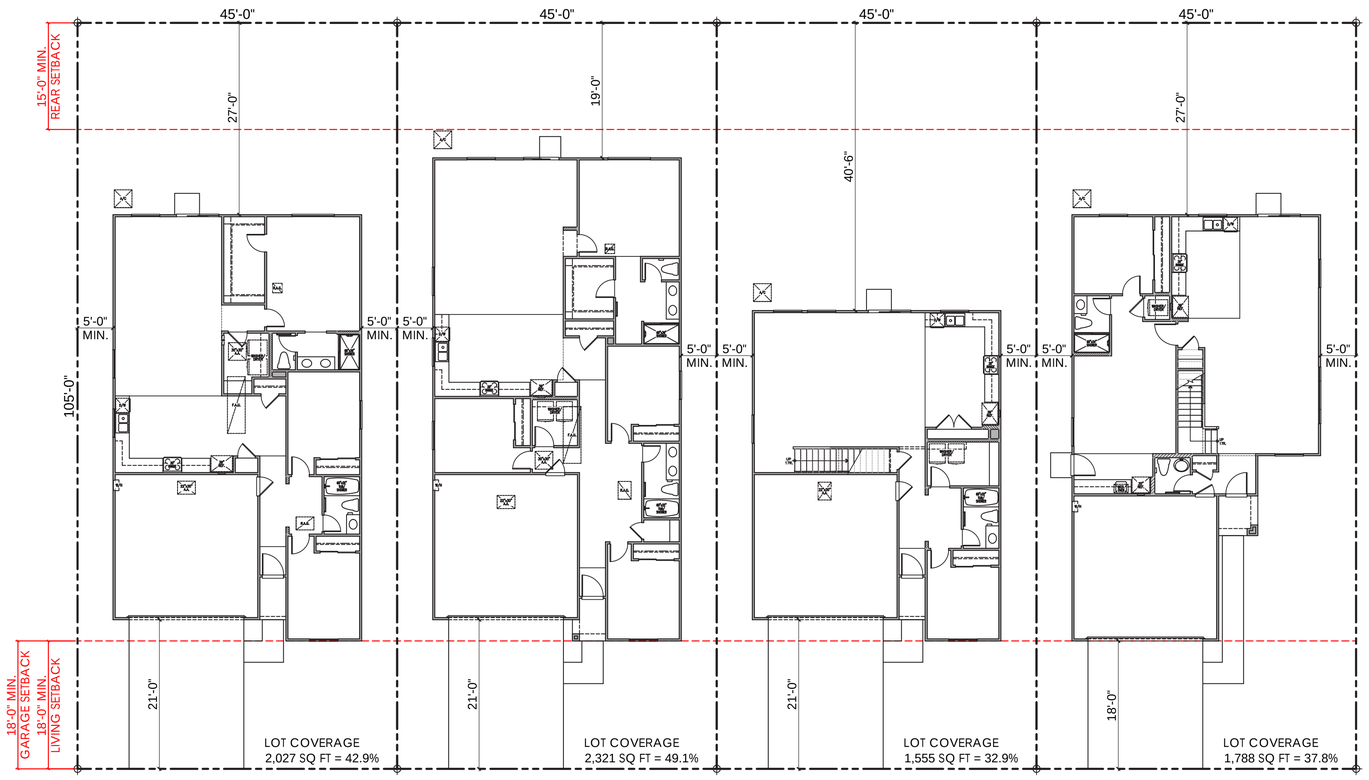


C- TRADITIONAL STYLE

While the Traditional style is not indicative of any specific regional style oftime period, it is meant as an overarching theme made up of traditional details. A deep colored base wainscot anchors the elevation. Multi-pain windows and hip roofs round out the style.

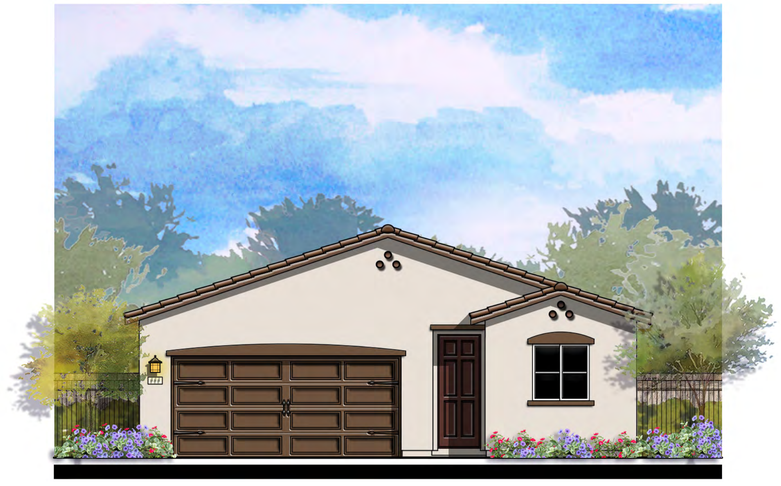
ARCHITECTURAL INSPIRATIONS





PLAN 1A (1587) PLAN 2A (1879) PLAN 3A (2184) PLAN 4A (2536)

TYPICAL PLOTTING RD-7



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - RANCH



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - TRADITIONAL

PLAN 1 (1587)
FRONT ELEVATIONS

0 2 4 8 12

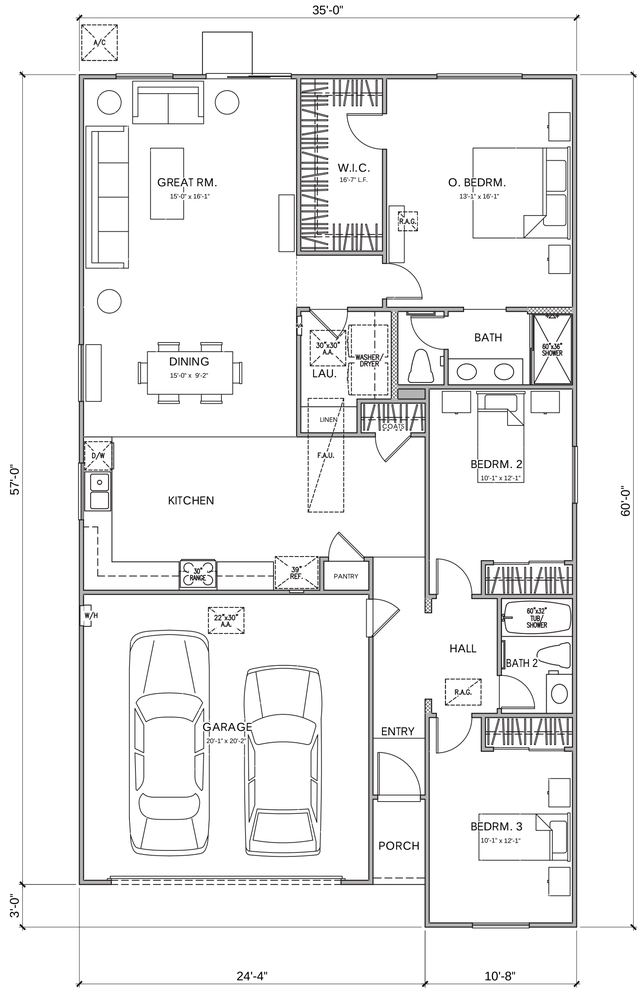
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

05.23.2022
A-6

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#21117



PLAN 1A (1587)

3 BEDROOM, 2 BATH
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,587 SQ. FT.
TOTAL DWELLING	1,587 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	418 SQ. FT.
PORCH 'A'	22 SQ. FT.
PORCH 'B'	22 SQ. FT.
PORCH 'C'	22 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

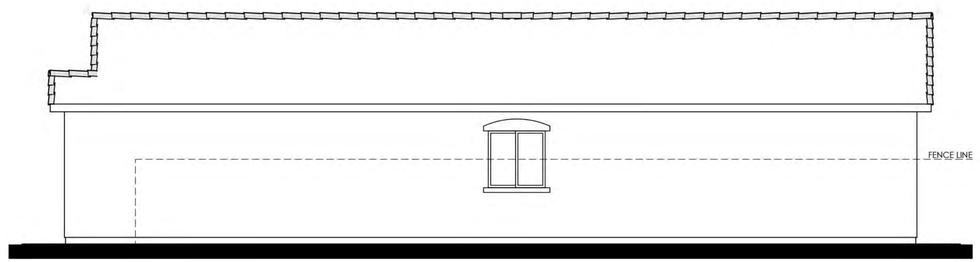
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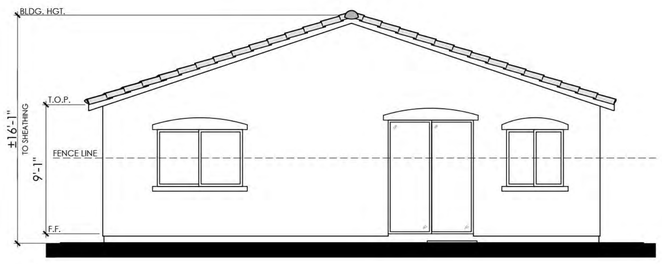
FRONT



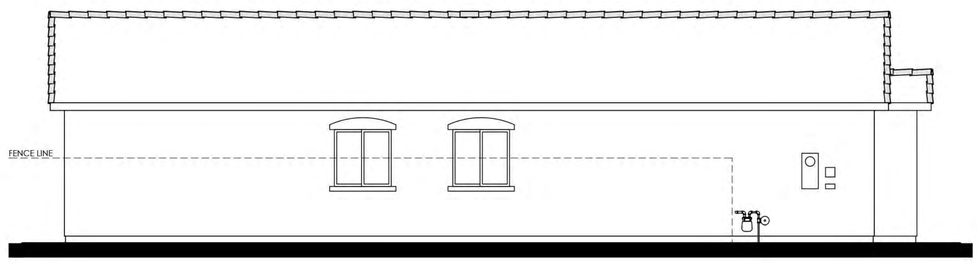
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1587)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

05.23.2022
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#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 1

PLAN 1A (1587)

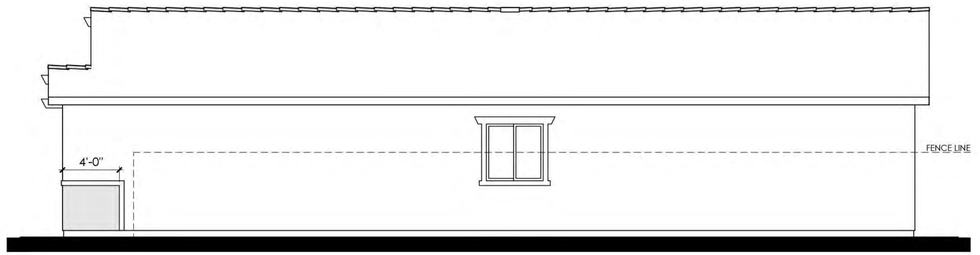
SPANISH ENHANCED ELEVATIONS

0 2 4 8 12



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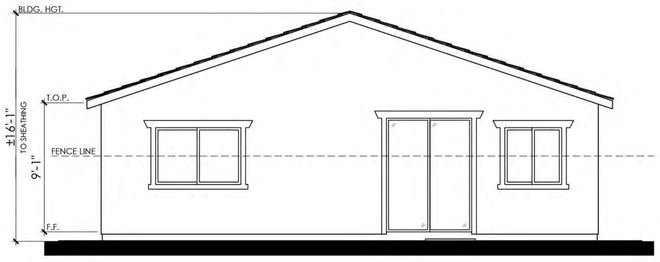
FRONT



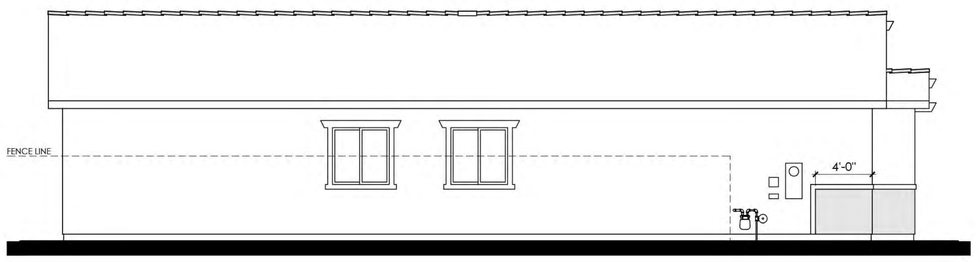
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR



LEFT

COLOR SCHEME 4

PLAN 1B (1587)

RANCH ELEVATIONS

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

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#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR

COLOR SCHEME 4

PLAN 1B (1587)

RANCH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

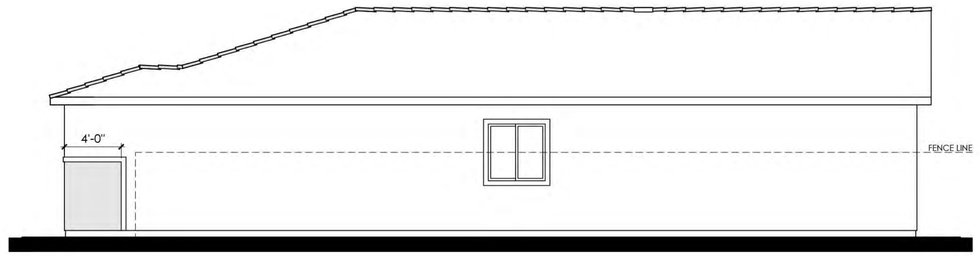
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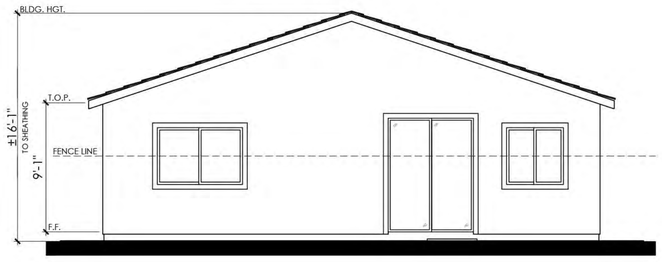
FRONT



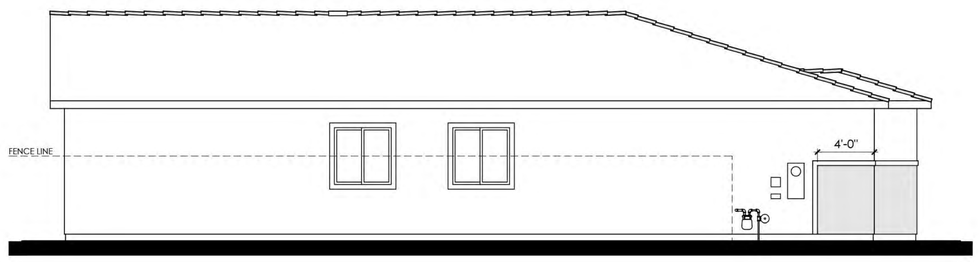
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR



LEFT

COLOR SCHEME 7

PLAN 1C (1587)

TRADITIONAL ELEVATIONS

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR

COLOR SCHEME 7

PLAN 1C (1587)

TRADITIONAL ENHANCED ELEVATIONS

0 2 4 8 12

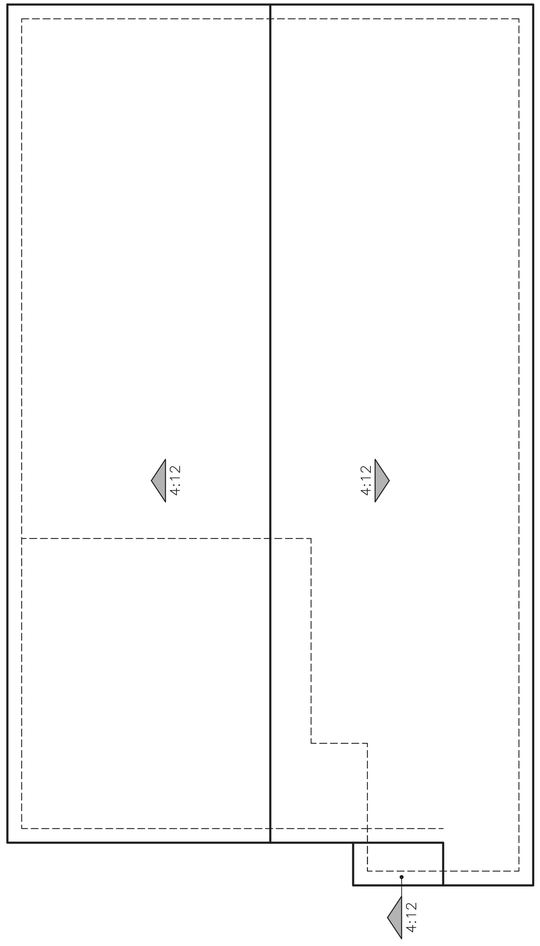
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RANCHO CORDOVA, CA

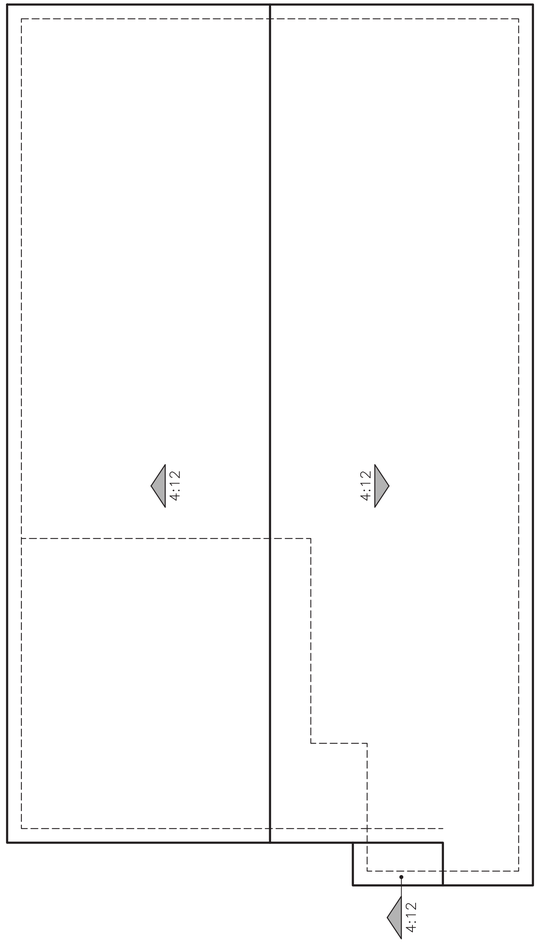
UNIT 1,2,3 & 6
VERDANT II
45x105

05.23.2022
A-13

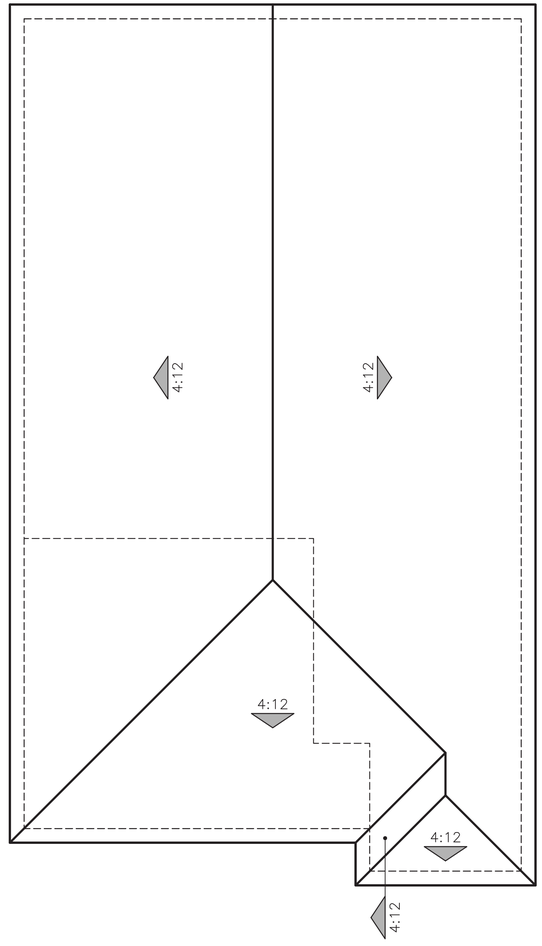
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A - SPANISH



B - RANCH



C - TRADITIONAL

PLAN 1 (1587)

ROOF PLANS

0 2 4 8 12

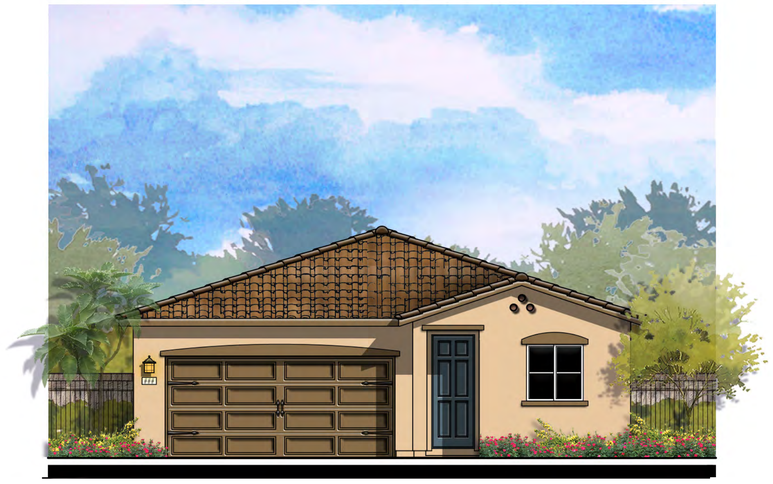
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PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

05.23.2022
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A - SPANISH



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - RANCH



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - TRADITIONAL

PLAN 2 (1879)

FRONT ELEVATIONS

0 2 4 8 12

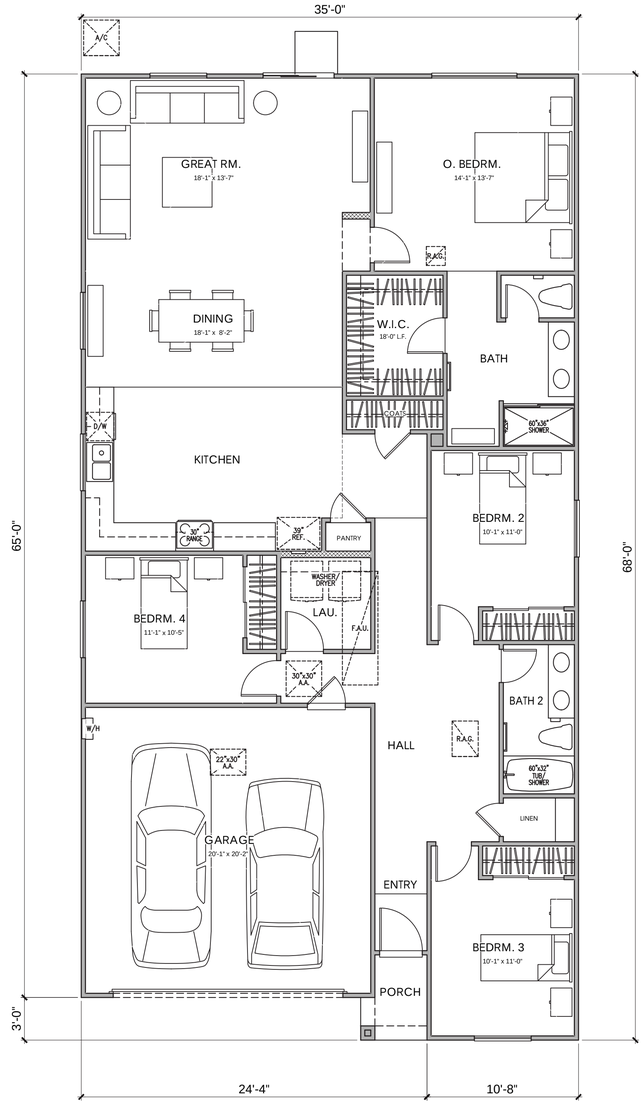
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

05.23.2022
A-15

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#21117



PLAN 2A (1879)

3 BEDROOM, 2 BATH
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,879 SQ. FT.
TOTAL DWELLING	1,879 SQ. FT.

GARAGE	417 SQ. FT.
PORCH 'A'	25 SQ. FT.
PORCH 'B'	25 SQ. FT.
PORCH 'C'	25 SQ. FT.

0 2 4 8 12

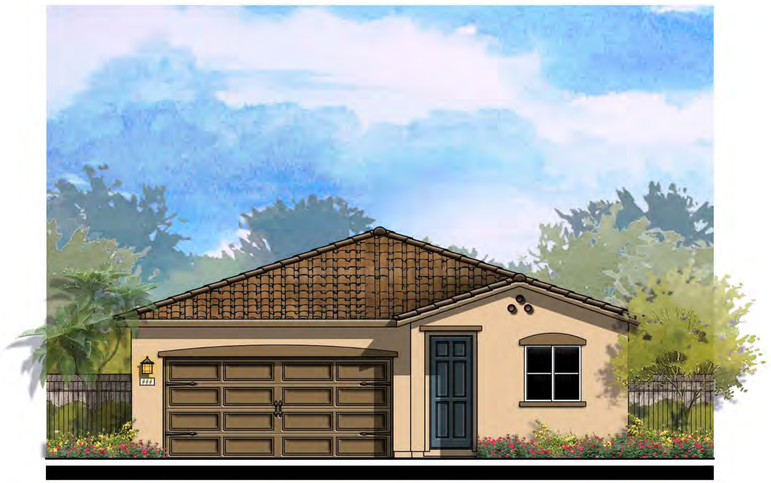
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

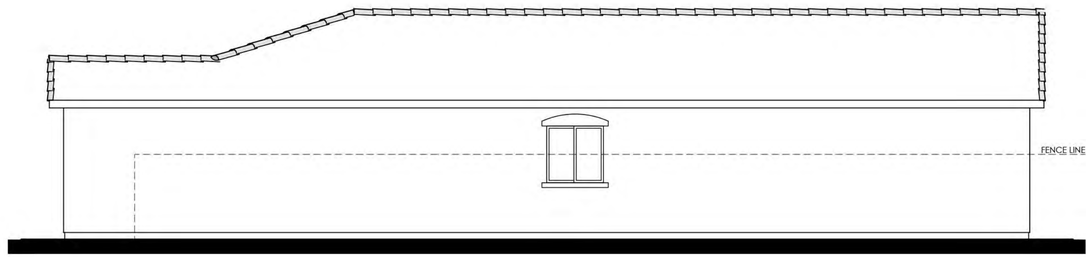
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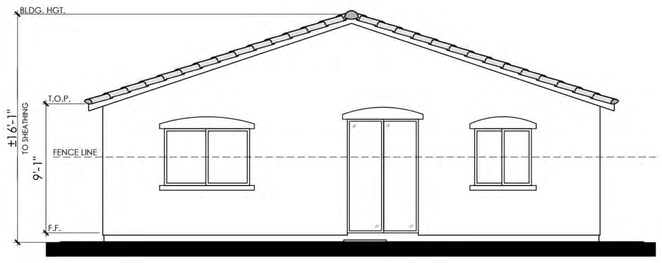
FRONT



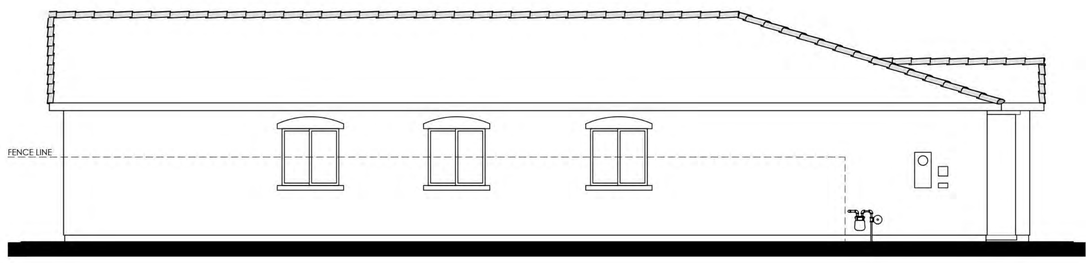
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 2A (1879)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

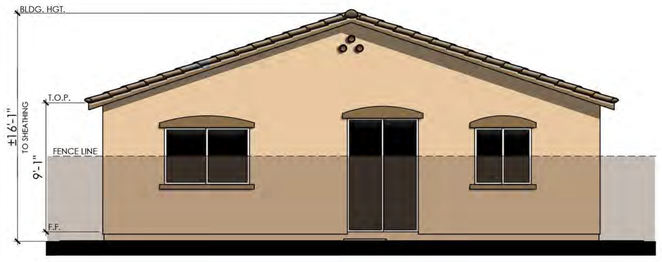
UNIT 1,2,3 & 6
VERDANT II
45x105

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PLANNING + ARCHITECTURE
#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 2

PLAN 2A (1879)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

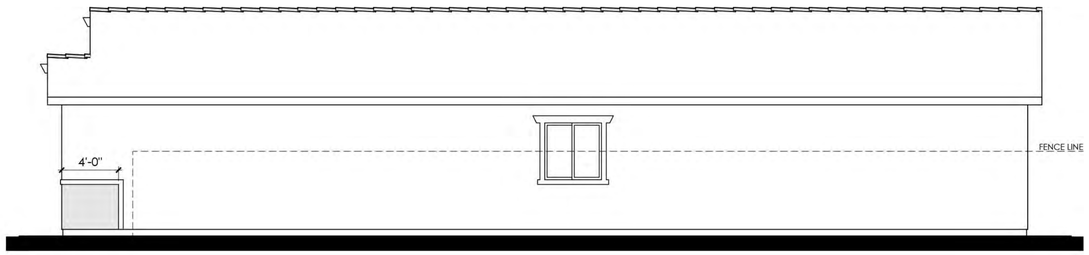
05.23.2022
A-18

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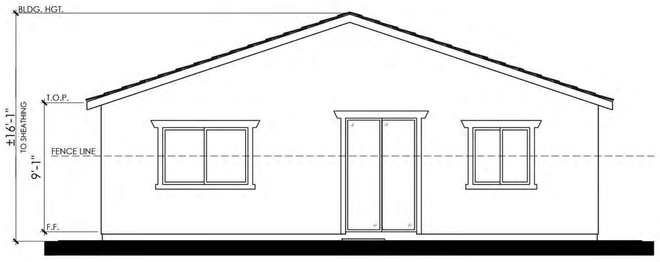
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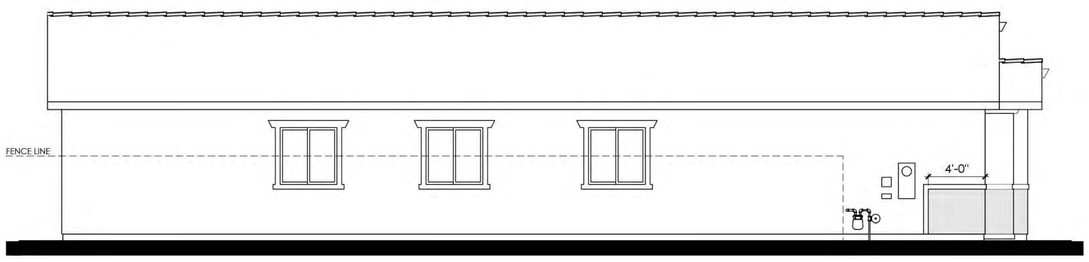
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (1879)

RANCH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

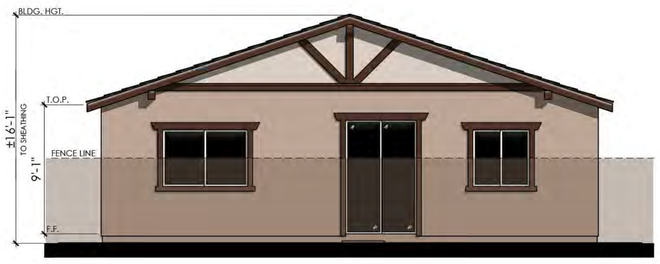
UNIT 1,2,3 & 6
VERDANT II
45x105

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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR

COLOR SCHEME 5

PLAN 2B (1879)

RANCH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

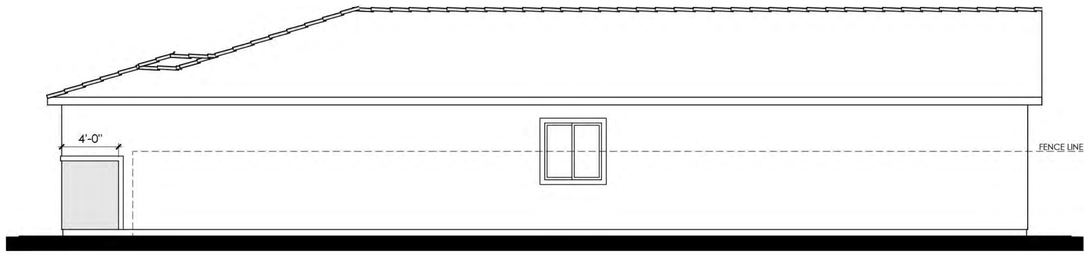
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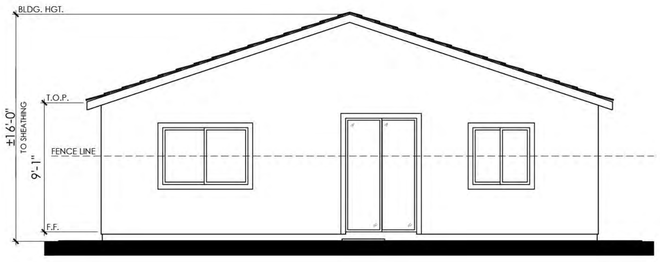
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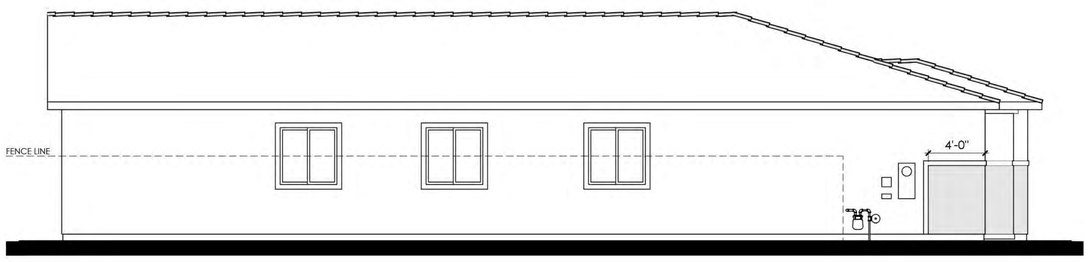
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR



LEFT

COLOR SCHEME 8

PLAN 2C (1879)

TRADITIONAL ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR

COLOR SCHEME 8

PLAN 2C (1879)

TRADITIONAL ENHANCED ELEVATIONS

0 2 4 8 12

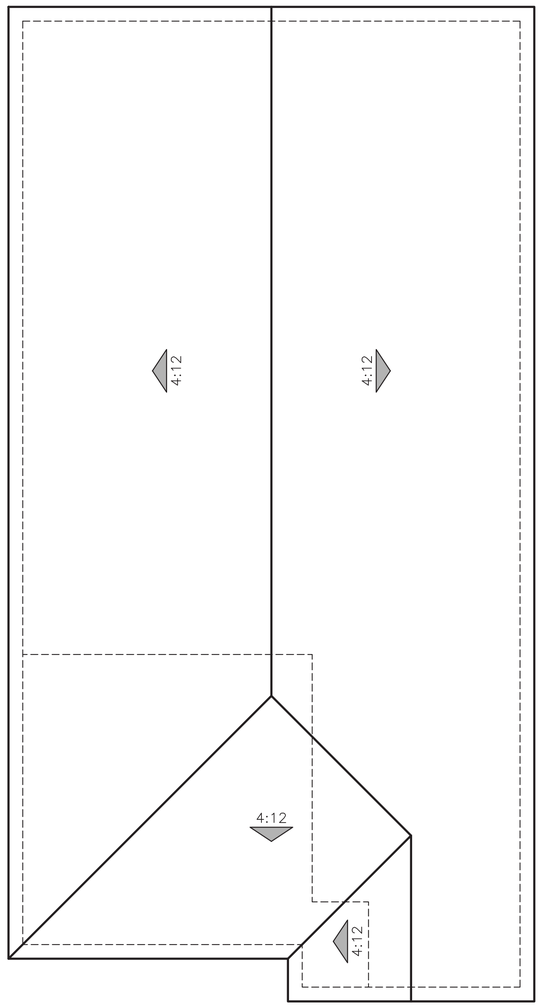
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

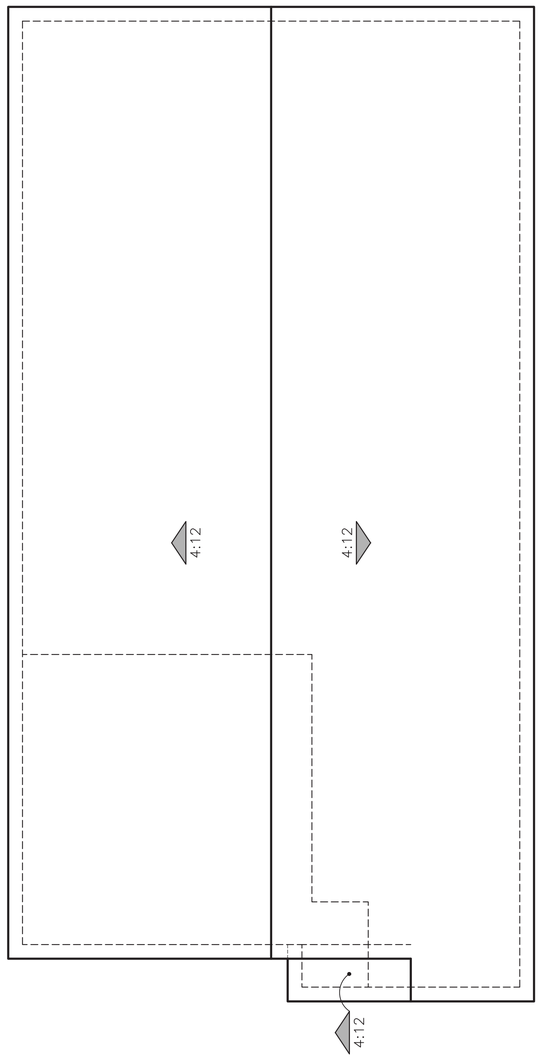
UNIT 1,2,3 & 6
VERDANT II
45x105

05.23.2022
A-22

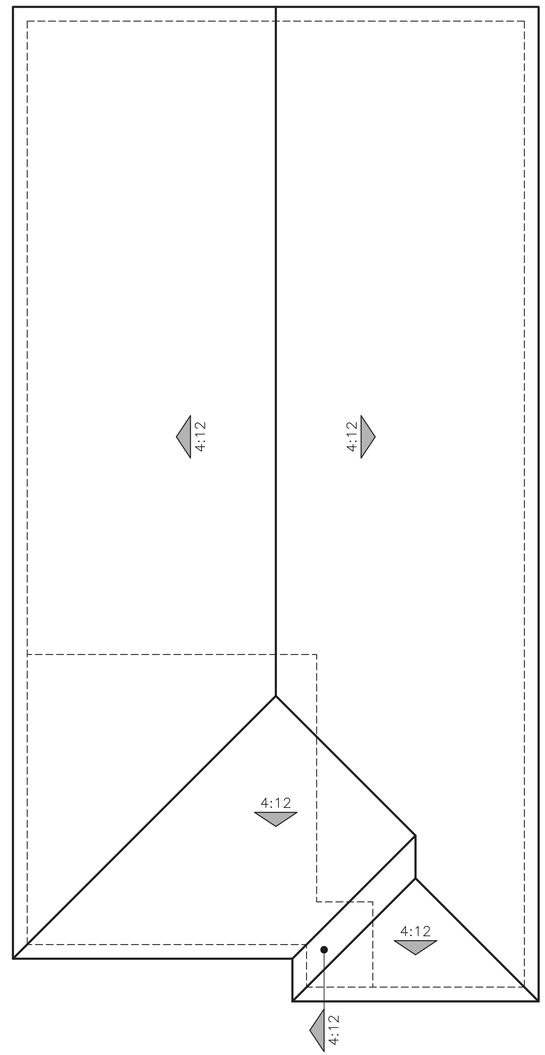
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A - SPANISH



B - RANCH



C - TRADITIONAL

PLAN 2 (1879)

ROOF PLANS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

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A - SPANISH



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - RANCH



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - TRADITIONAL

PLAN 3 (2184)

FRONT ELEVATIONS

0 2 4 8 12

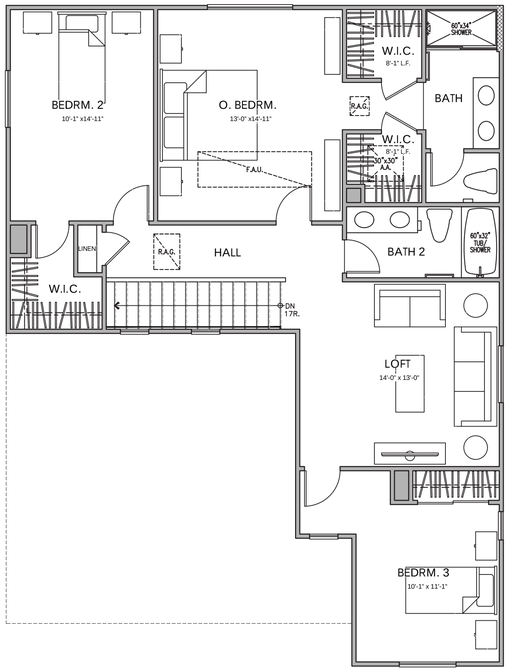
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PRADERA RANCH
RANCHO CORDOVA, CA

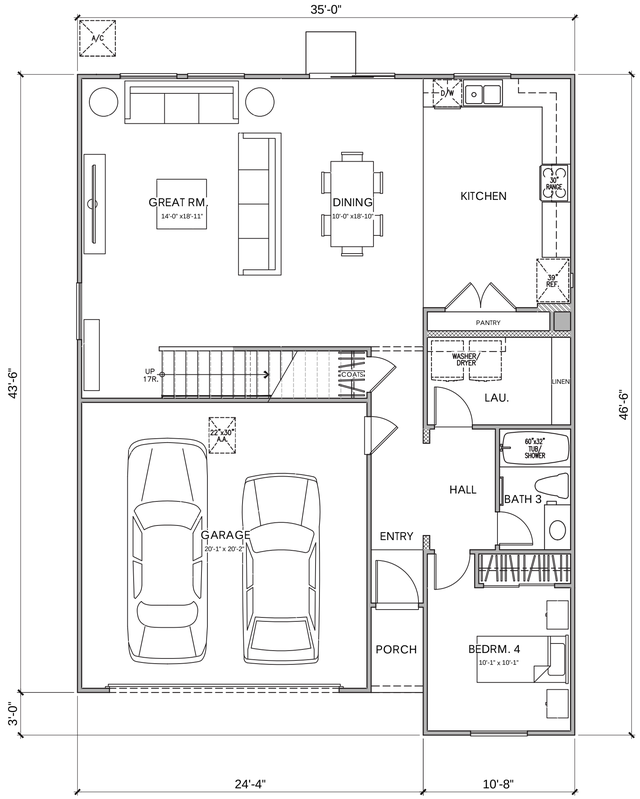
UNIT 1,2,3 & 6
VERDANT II
45x105

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SECOND FLOOR



FIRST FLOOR

PLAN 3A (2184)

4 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,115 SQ. FT.
SECOND FLOOR AREA	1,069 SQ. FT.
TOTAL DWELLING	2,184 SQ. FT.

UNCONDITIONED SPACE

GARAGE	418 SQ. FT.
PORCH 'A'	22 SQ. FT.
PORCH 'B'	22 SQ. FT.
PORCH 'C'	22 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

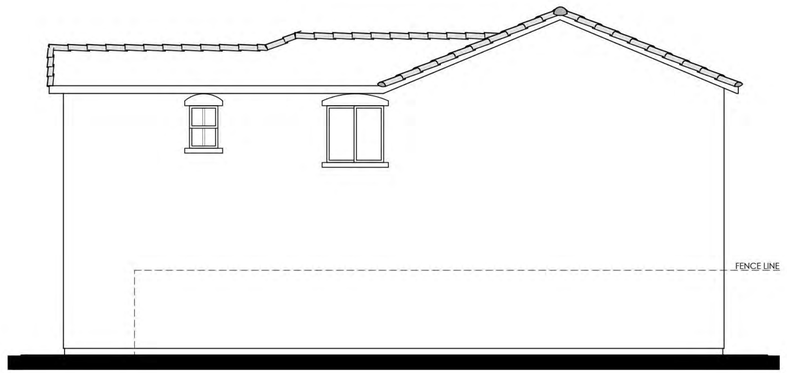
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A-25

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PLANNING + ARCHITECTURE



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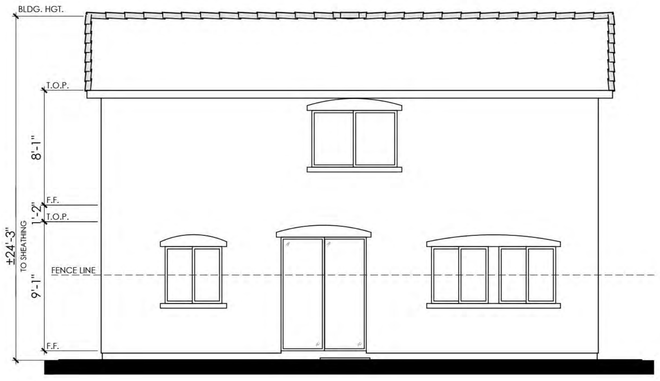
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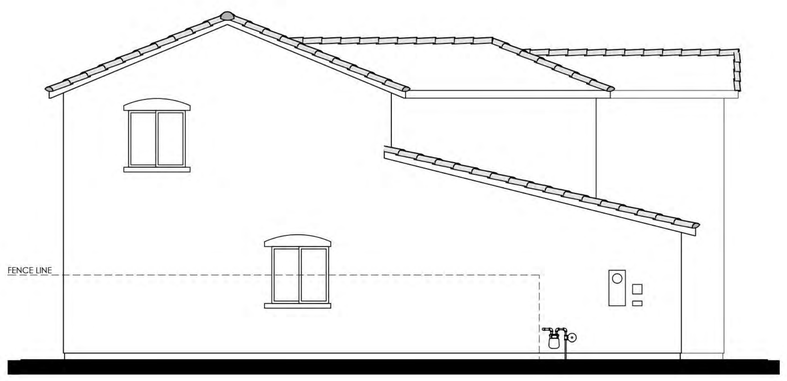
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 3

PLAN 3A (2184)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

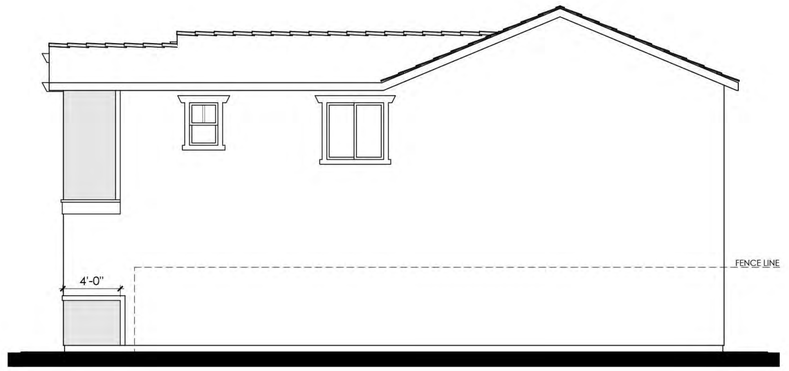
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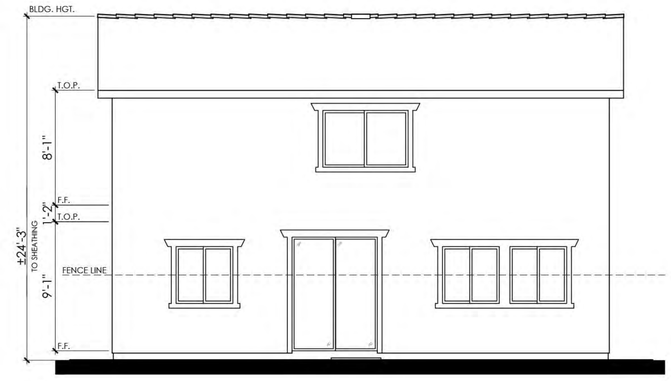
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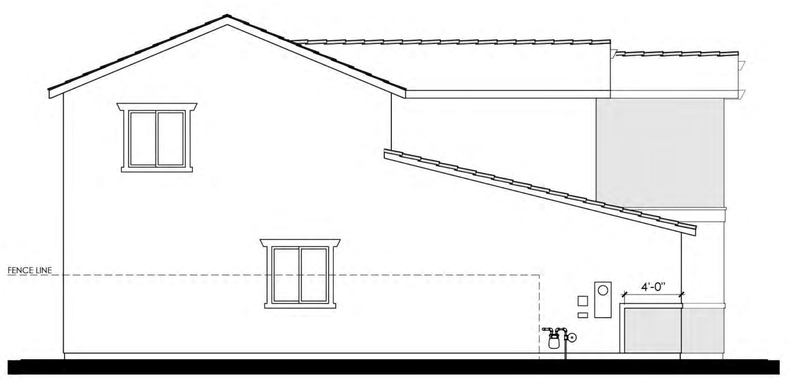
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR



LEFT

COLOR SCHEME 6

PLAN 3B (2184)

RANCH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

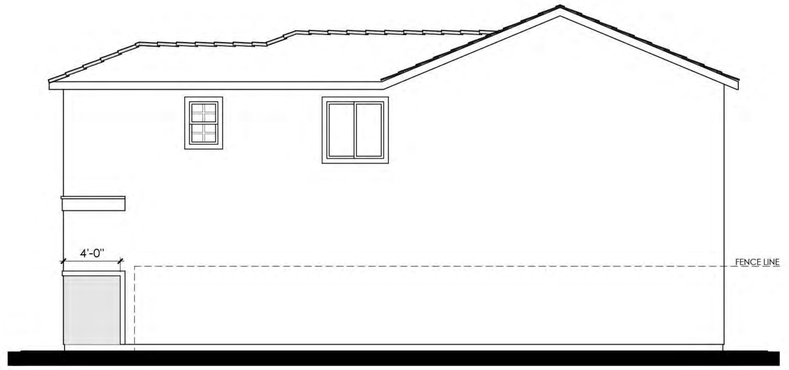
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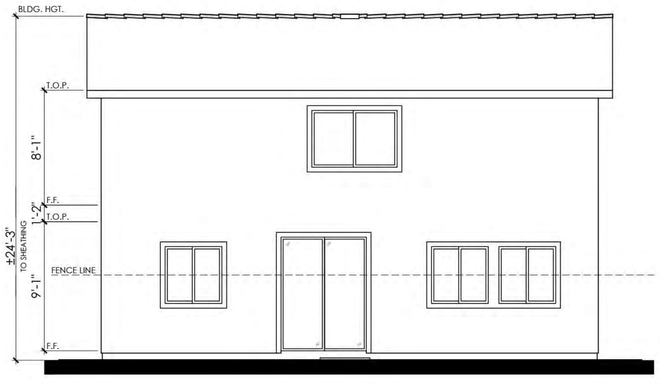
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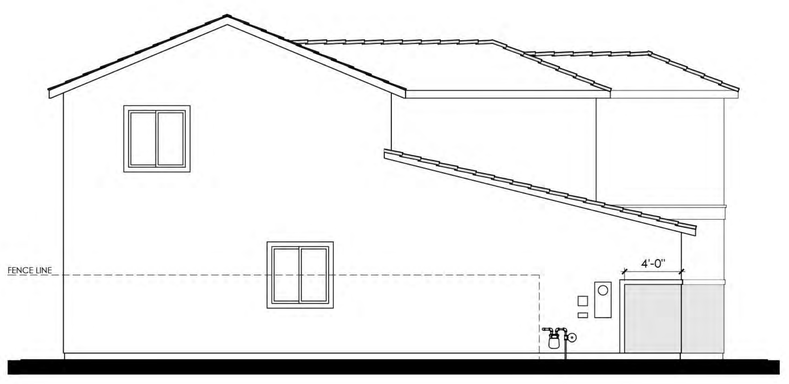
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR



LEFT

COLOR SCHEME 9

PLAN 3C (2184)

TRADITIONAL ELEVATIONS

0 2 4 8 12

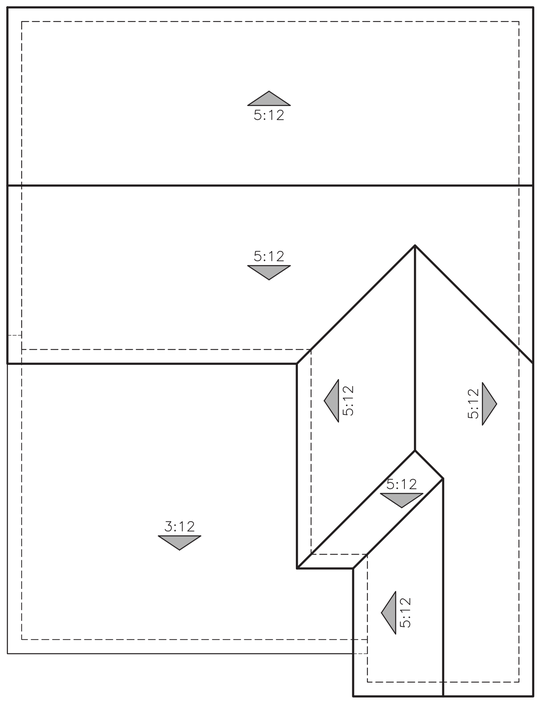
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PRADERA RANCH
RANCHO CORDOVA, CA

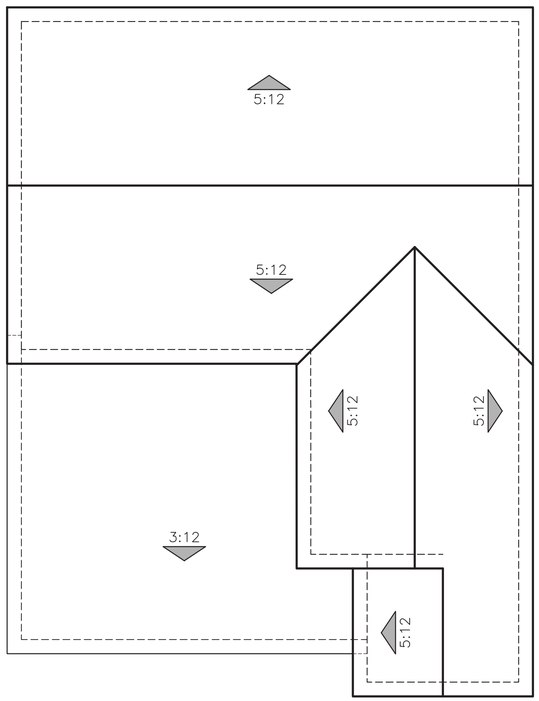
UNIT 1,2,3 & 6
VERDANT II
45x105

05.23.2022
A-28

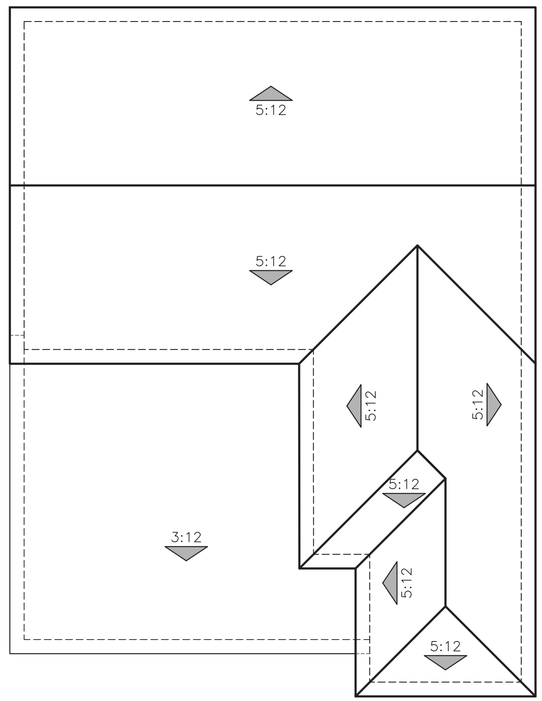
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A - SPANISH



B - RANCH



C - TRADITIONAL

PLAN 3 (2184)
ROOF PLANS

0 2 4 8 12

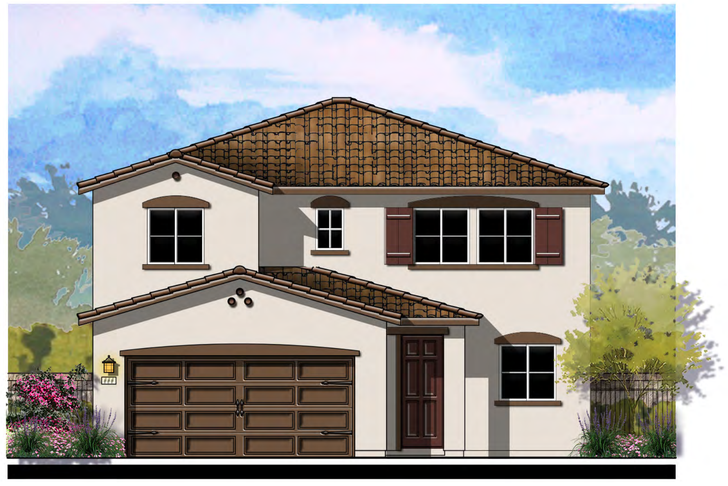
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

05.23.2022
A-29

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A - SPANISH



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - RANCH



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - TRADITIONAL

PLAN 4 (2536)

FRONT ELEVATIONS

0 2 4 8 12

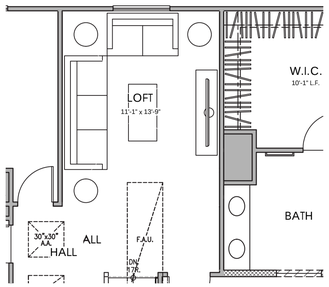
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RANCHO CORDOVA, CA

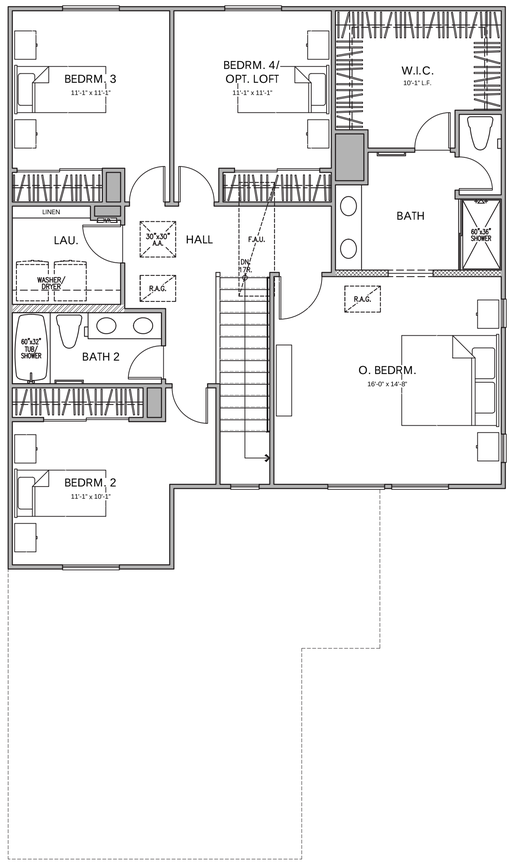
UNIT 1,2,3 & 6
VERDANT II
45x105

05.23.2022
A-30

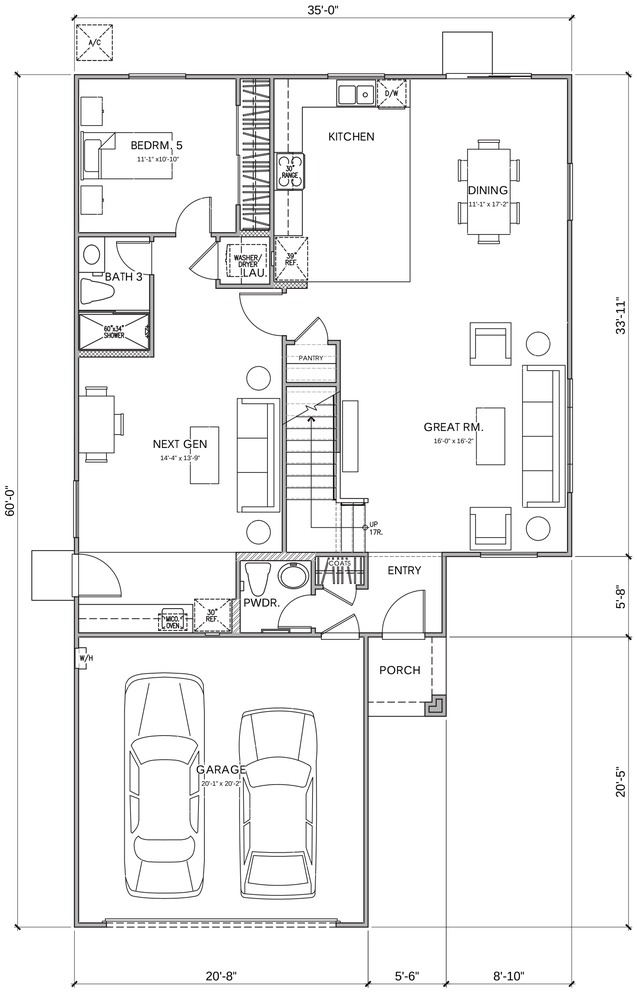
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#21117



OPT. LOFT



SECOND FLOOR



FIRST FLOOR

PLAN 4A (2536)

5 BEDROOM, 3.5 BATH, NEXT GEN, OPT. LOFT
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,335 SQ. FT.
SECOND FLOOR AREA	1,201 SQ. FT.
TOTAL DWELLING	2,536 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	422 SQ. FT.
PORCH "A"	31 SQ. FT.
PORCH "B"	31 SQ. FT.
PORCH "C"	31 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

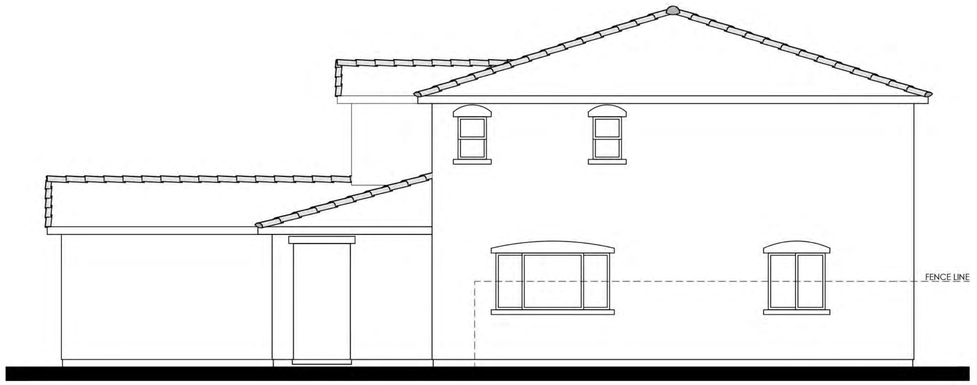
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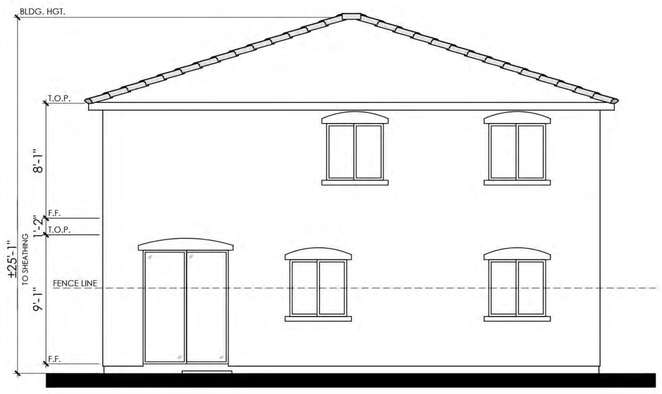
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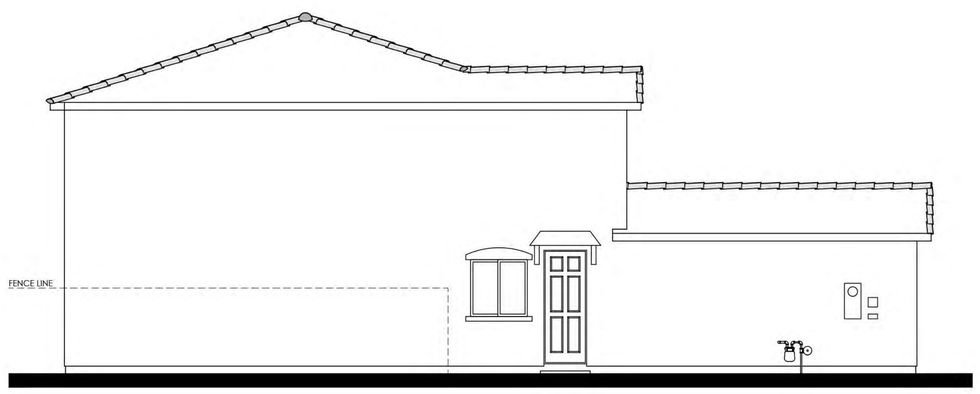
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 4A (2536)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

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A-32

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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	WOOD
TRIM:	STUCCO OVER RIGID FOAM

COLOR SCHEME 1

PLAN 4A (2536)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

05.23.2022
A-33

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FRONT



RIGHT

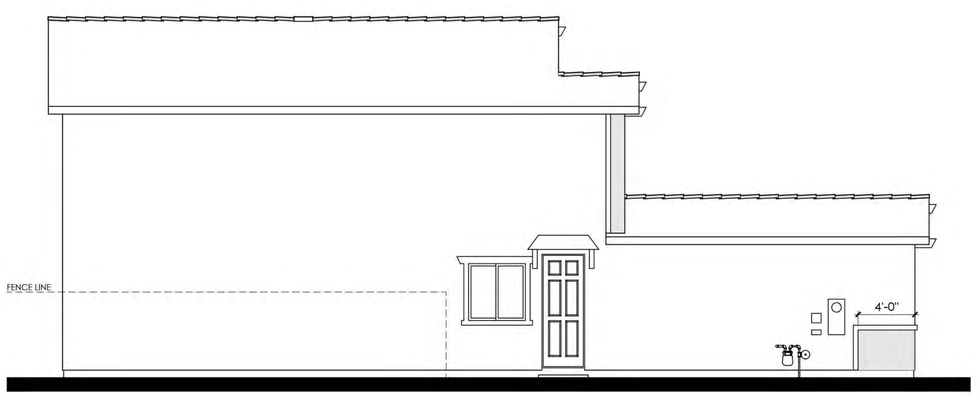
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



Items shown dashed shall occur at lots requiring enhancements where side adjacent to street park or basin.

REAR



LEFT

COLOR SCHEME 4

PLAN 4B (2536)

RANCH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

05.23.2022
A-34

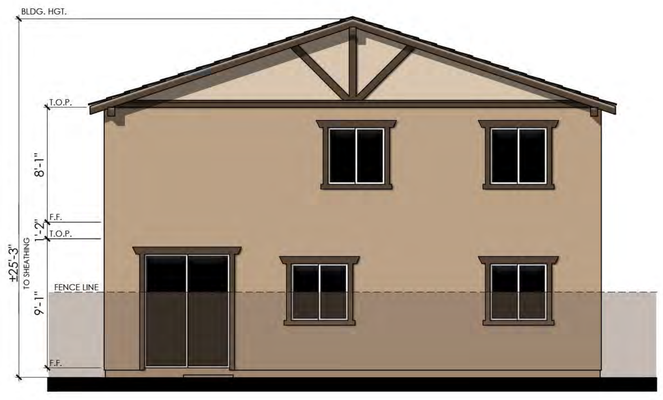
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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR

COLOR SCHEME 4

PLAN 4B (2536)

RANCH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

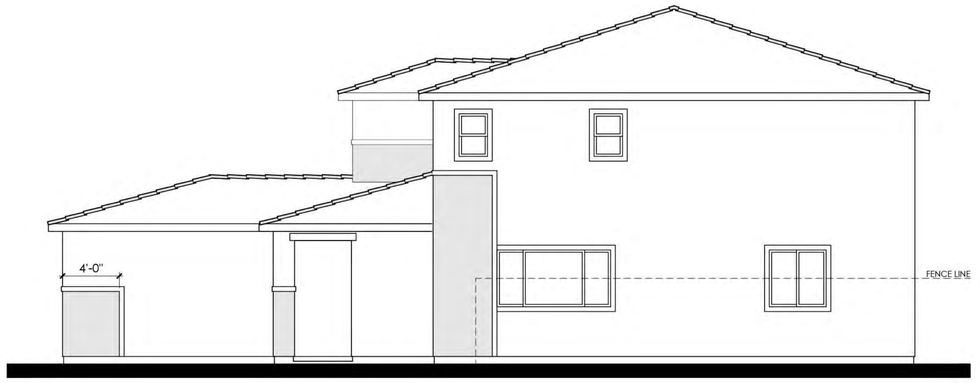
05.23.2022
A-35

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#21117



© 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

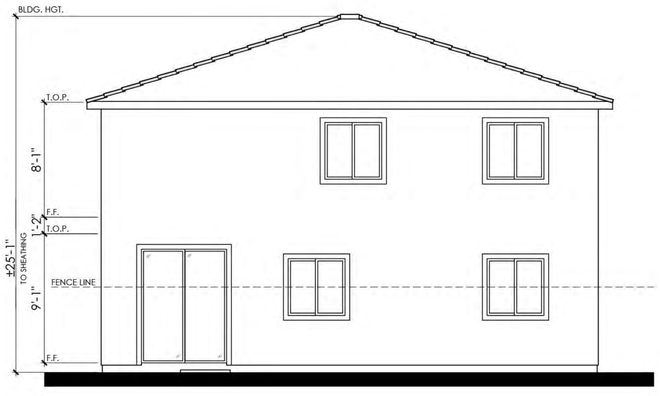
FRONT



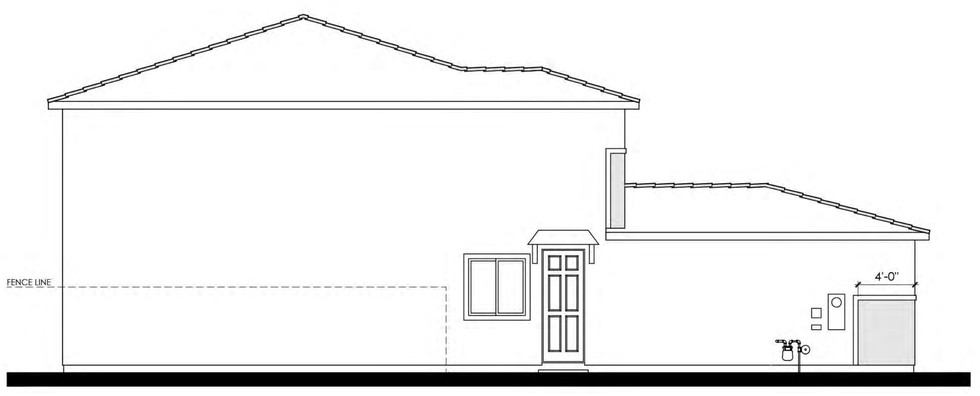
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO



REAR



LEFT

COLOR SCHEME 7

PLAN 4C (2536)

TRADITIONAL ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

05.23.2022
A-36

Kevin L. Crook Architect Inc
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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO

COLOR SCHEME 7

PLAN 4C (2536)

TRADITIONAL ENHANCED ELEVATIONS

0 2 4 8 12

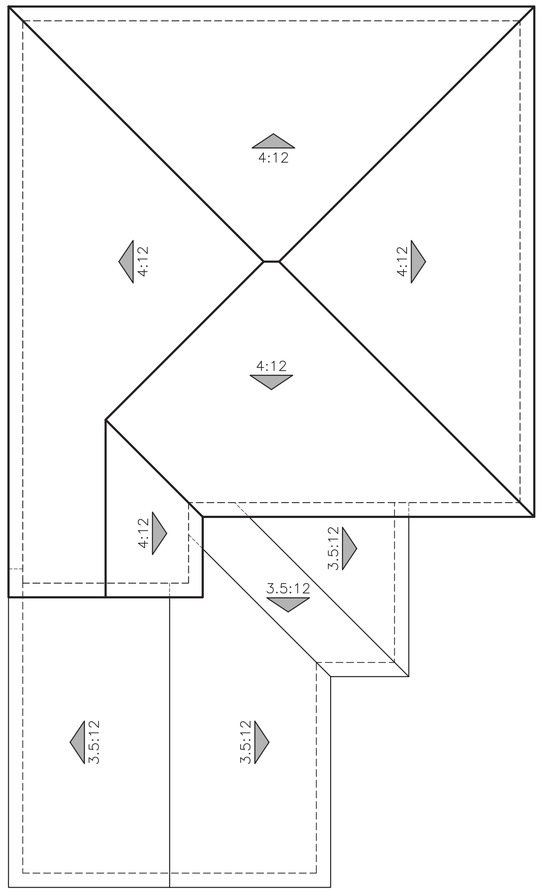
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

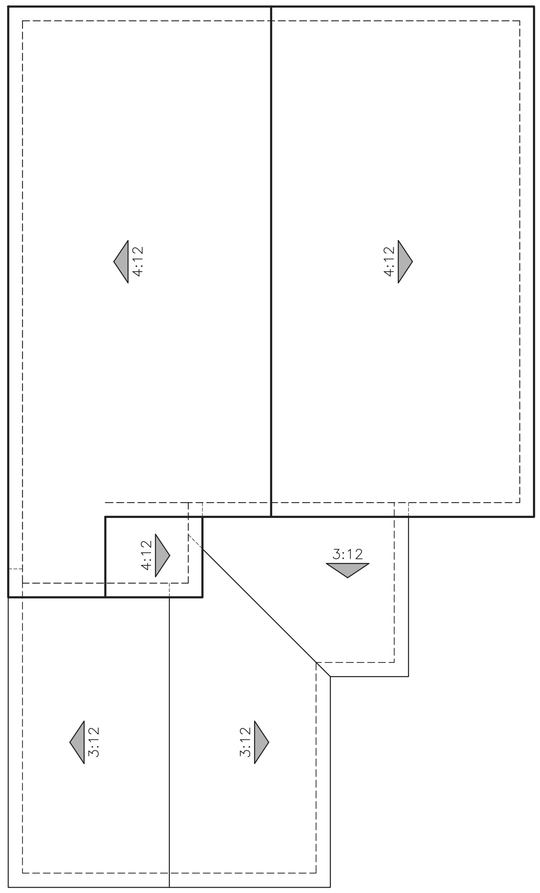
UNIT 1,2,3 & 6
VERDANT II
45x105

05.23.2022
A-37

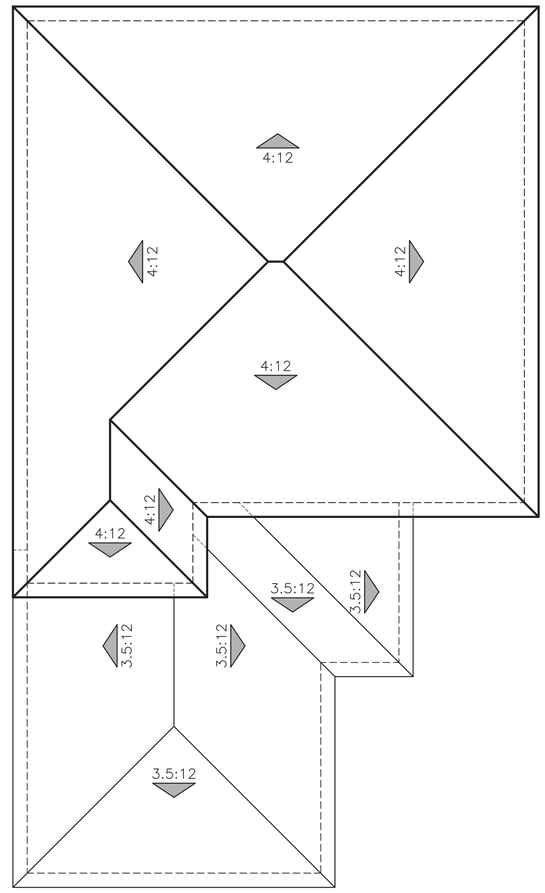
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#21117



A - SPANISH



B - RANCH



C - TRADITIONAL

PLAN 4 (2536)

ROOF PLANS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

UNIT 1,2,3 & 6
VERDANT II
45x105

05.23.2022
A-38

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#21117

VERDANT II AT PRADERA RANCH

RANCHO CORDOVA, CA

PROJECT	21117A
CREATED	1/27/2022
Client Rev	2/10/2022

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO BODY PAINT	SW6063 NICE WHITE	SW7687 AUGUST MOON	SW7518 BEACH HOUSE
FASCIA / TRIM / GARAGE DOOR	SW2807 RKWD MED BRWN	SW6110 STEADY BROWN	SW6089 GROUNDED
FRONT DOOR / SHUTTERS	SW6034 ARRESTING AUBURN	SW7604 SMOKY BLUE	SW6202 CAST IRON
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROFILE "S" VILLA	1VICS6129 MARBLED TERRA COTTA	1VICS6129 MARBLED TERRA COTTA	1VICS6129 MARBLED TERRA COTTA

"B" ELEVATIONS RANCH	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO BODY PAINT	SW6108 LATTE	SW6066 SAND TRAP	SW6150 UNIVERSAL KHAKI
SECONDARY STUCCO	SW6109 HOPSACK	SW6067 MOCHA	SW6151 QUIVER TAN
GABLES / GARAGE DOOR	SW6106 KILIM BEIGE	SW6064 RETICENCE	SW6148 WOOL SKEIN
FASCIA / TRIM	SW7041 VAN DYKE BROWN	SW6069 FRENCH ROAST	SW7055 ENDURING BRONZE
FRONT DOOR	SW7735 PALM LEAF	SW7592 CRABBY APPLE	SW0044 HUBBARD SQUASH
ROOF: FLAT SHAKE	1FBCJ0300 BRONZE PEARL BLD	1FBCJ0300 BRONZE PEARL BLD	1FBCJ0300 BRONZE PEARL BLD

PAINT:	SHERWIN WILLIAMS
ROOF:	BORAL

"C" ELEVATIONS TRADITIONAL	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY PAINT	SW7022 ALPACA	SW7526 MAISON BLANCHE	SW7050 USEFUL GRAY
SECONDARY STUCCO	SW9168 ELEPHANT EAR	SW7549 STUDIO TAUPE	SW2821 DOWNING STONE
FASCIA / TRIM / GARAGE DOOR	SW7006 EXTRA WHITE	SW7003 TOQUE WHITE	SW7006 EXTRA WHITE
FRONT DOOR	SW7674 PEPPERCORN	SW6200 LINK GRAY	SW7617 MEDITERRANEAN
ROOF: FLAT SLATE	1FACS1430 CHARCOAL BLD	1FACS1430 CHARCOAL BLD	1FACS1430 CHARCOAL BLD

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

LENNAR

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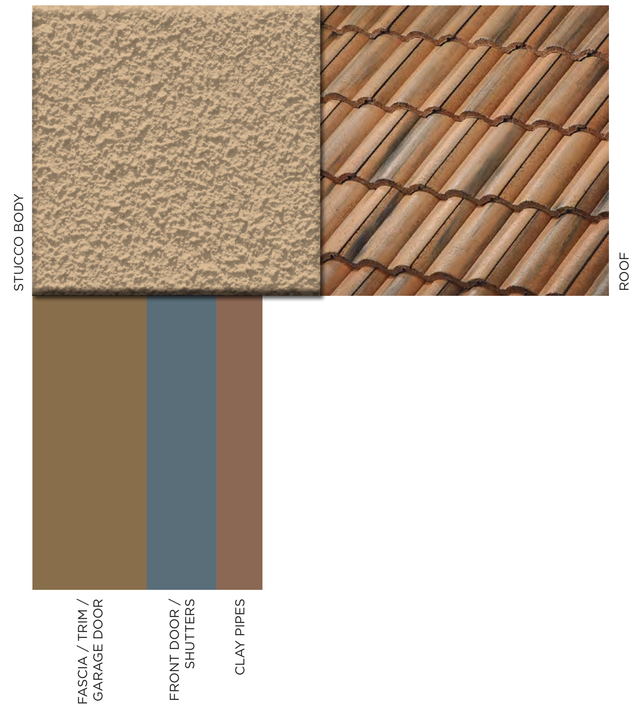
WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1



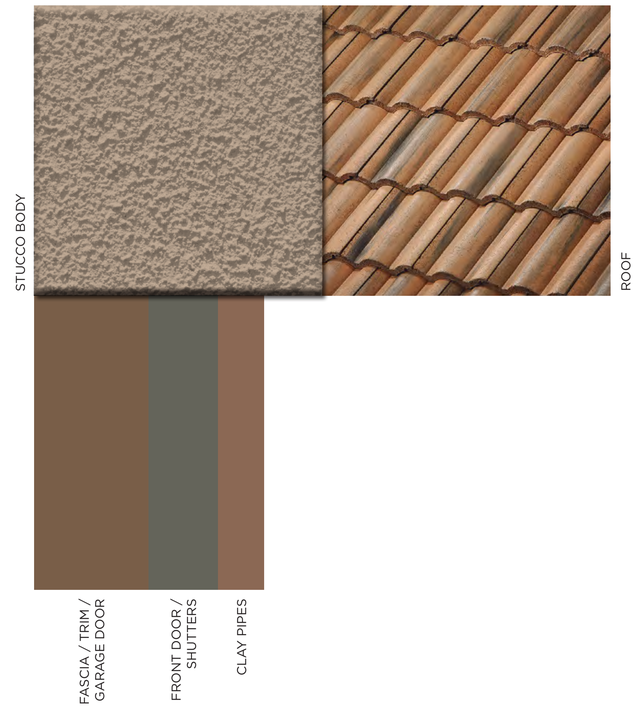
LENNAR VERDANT II AT PRADERA RANCH
RANCHO CORDOVA, CA
#21117A JAN. 27, 2022
Kevin L. Crook Architect Inc PLANNING + ARCHITECTURE

SPANISH
SCHEME #2



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SPANISH
SCHEME #3



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RANCHO CORDOVA, CA
#21117A JAN. 27, 2022
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COLOR BOARDS - “A” SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

RANCH
SCHEME #4



LENNAR VERDANT II AT PRADERA RANCH
RANCHO CORDOVA, CA
#21117A
FEB. 10, 2022
Kevin L. Crook Architect Inc PLANNING + ARCHITECTURE

RANCH
SCHEME #5



LENNAR VERDANT II AT PRADERA RANCH
RANCHO CORDOVA, CA
#21117A
FEB. 10, 2022
Kevin L. Crook Architect Inc PLANNING + ARCHITECTURE

RANCH
SCHEME #6



LENNAR VERDANT II AT PRADERA RANCH
RANCHO CORDOVA, CA
#21117A
FEB. 10, 2022
Kevin L. Crook Architect Inc PLANNING + ARCHITECTURE

COLOR BOARDS - “B” RANCH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

TRADITIONAL
SCHEME #7



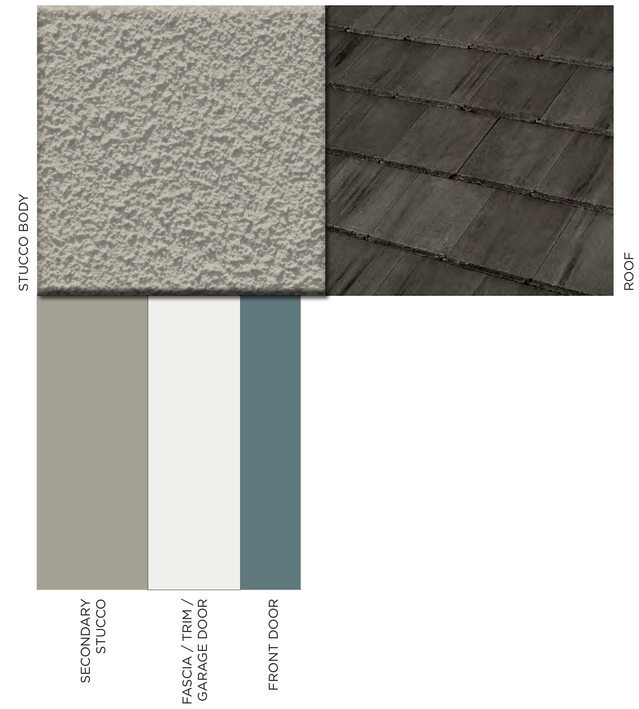
LENNAR VERDANT II AT PRADERA RANCH
RANCHO CORDOVA, CA
#21117A
JAN. 27, 2022
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TRADITIONAL
SCHEME #8



LENNAR VERDANT II AT PRADERA RANCH
RANCHO CORDOVA, CA
#21117A
JAN. 27, 2022
Kevin L. Crook Architect Inc PLANNING + ARCHITECTURE

TRADITIONAL
SCHEME #9

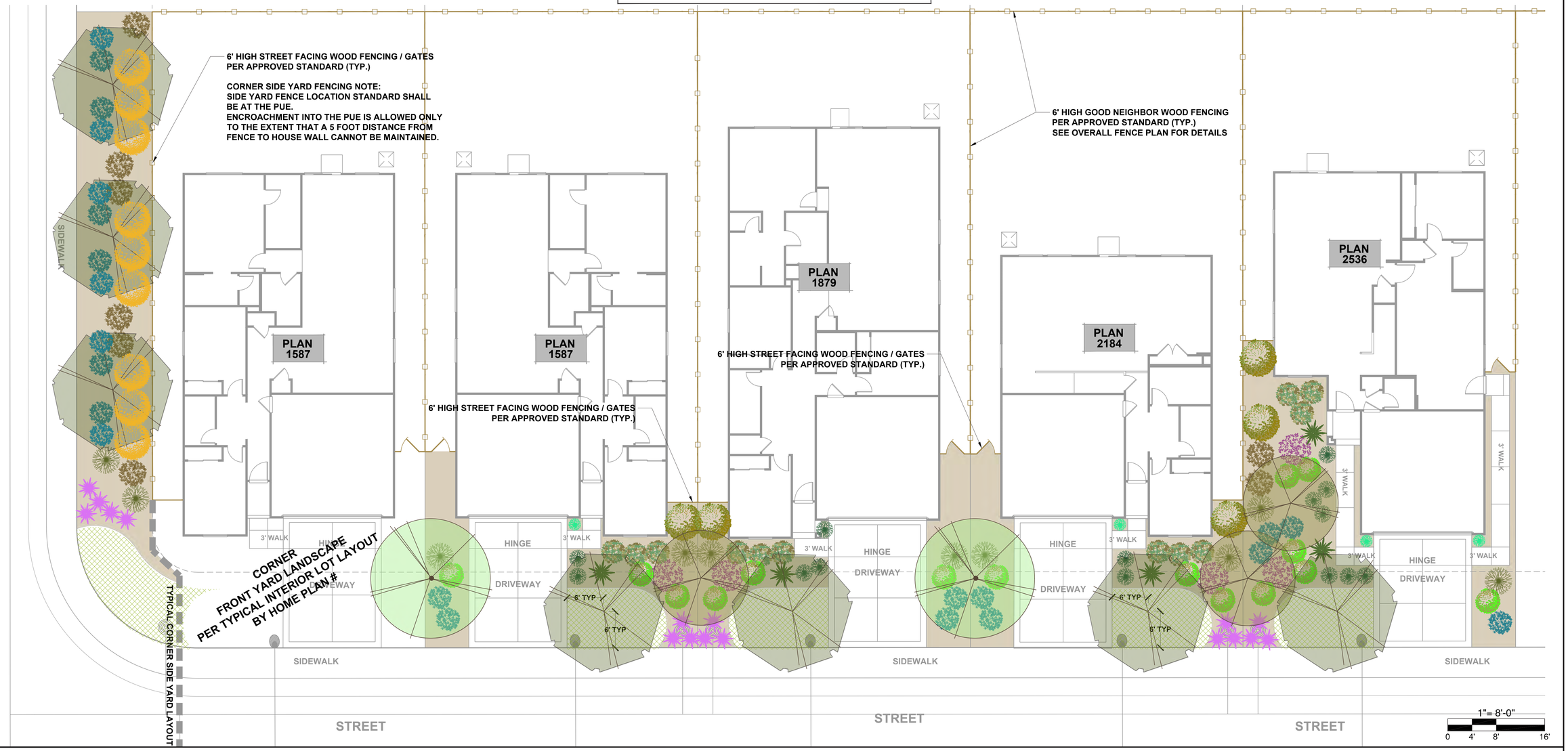


LENNAR VERDANT II AT PRADERA RANCH
RANCHO CORDOVA, CA
#21117A
JAN. 27, 2022
Kevin L. Crook Architect Inc PLANNING + ARCHITECTURE

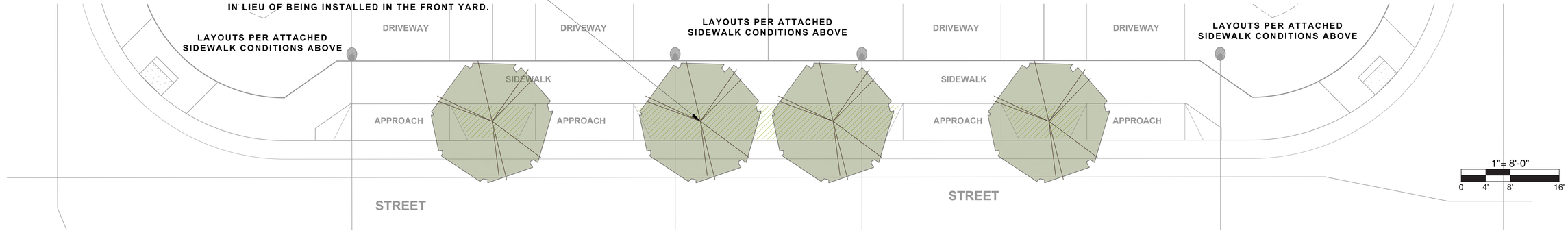
COLOR BOARDS - “C” TRADITIONAL

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

- TYPICAL LANDSCAPE LAYOUTS - ATTACHED SIDEWALK CONDITIONS



- TYPICAL LANDSCAPE LAYOUTS - DETACHED SIDEWALK CONDITIONS



LANDSCAPE ARCHITECTURE + SITE DESIGN
EarthLine DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.420.7864 • www.EarthlineDesign.com

VERDANT II @ GRANTLINE 220
UNITS 1 / 2 / 3 / 6
RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL #3888
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

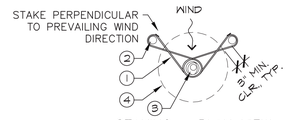
Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS

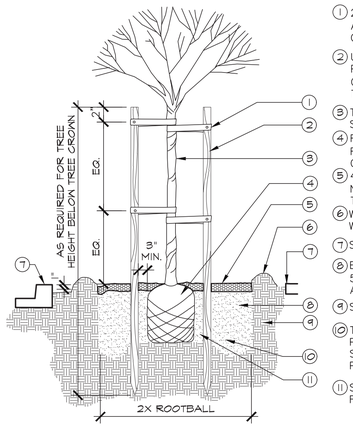
Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.1

City of Rancho Cordova Approval



STAKING – PLAN VIEW

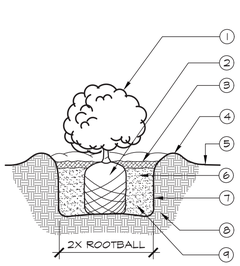


1. 24" CORDED RUBBER TIE – ATTACH TO STAKE W / 2 GALVANIZED SCREWS
2. UNTREATED LODGEPOLE PINE STAKE – INSTALL NO CLOSER THAN 18" FROM TRUNK
3. TREE – SEE PLAN FOR SIZE AND TYPE
4. ROOTBALL – SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE
5. 4" LAYER WOOD CHIP MULCH NO MULCH WITHIN 4" OF TRUNK
6. WATERING BASIN (4" MIN.) WITH WOOD CHIP MULCH
7. SIDEWALK, CURB, OR WALL
8. BACKFILL MIX– 50/50 MIX OF EXCAVATED SOIL AND AMENDED SOIL
9. SUBGRADE
10. TREE PLANTING PRE–PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO BACKFILLING
11. SLOW–RELEASE GRANULAR FERTILIZER PER INSTRUCTIONS

NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

TREE PLANTING

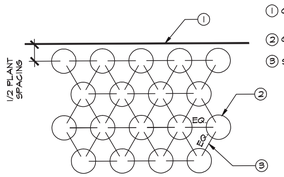
SCALE: N.T.S.



1. SHRUB – SEE PLAN FOR SIZE AND TYPE
2. ROOTBALL – SET TOP OF ROOTBALL 2" ABOVE FIN. GRADE
3. 3"–4" LAYER MULCH – NO MULCH WITHIN 4" OF TRUNK
4. WATERING BASIN (4" MIN.) WITH WOOD CHIP MULCH
5. FINISH GRADE
6. BACKFILL MIX– 50/50 MIX OF EXCAVATED SOIL AND AMENDED SOIL
7. SHRUB PLANTING PRE–PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO BACKFILLING
8. SUBGRADE
9. SLOW–RELEASE GRANULAR FERTILIZER PER INSTRUCTIONS

SHRUB PLANTING

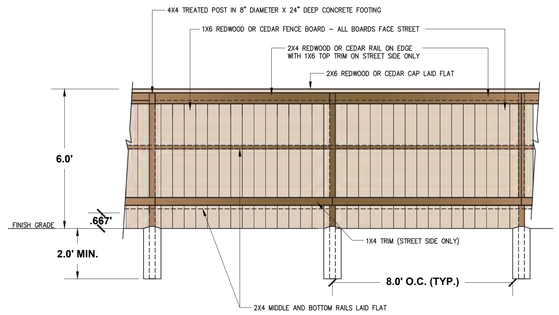
SCALE: N.T.S.



1. CURB, FENCE OR PAVEMENT EDGE
2. GROUNDCOVER OR SHRUB
3. SPACING PER PLANT LEGEND

GROUNDCOVER SPACING/LAYOUT

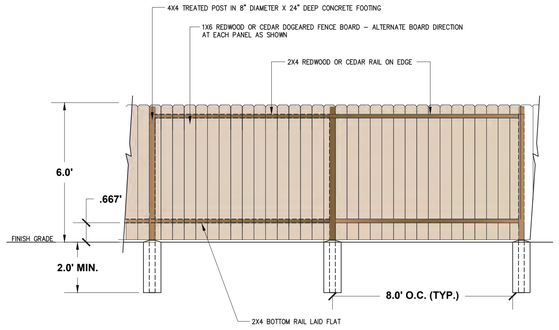
SCALE: N.T.S.



STREET FACING FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.



GOOD NEIGHBOR FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.

GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

1. **PLANT MATERIAL:**
   All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards. Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.
2. **SITE REVIEW:**
   The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.
3. **FINISH GRADING:**
   The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.
4. **SOIL PREPARATION:**
   The contractor shall follow the recommendations of the soil management report included on Final Landscape Plans. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of minimum 4 cubic yards per 1,000 square feet of permeable area shall be incorporated into the top 6 inches of soil except within the TPZ of protected trees, which shall receive a 4"-6" layer of hardwood mulch.
5. **GROUNDCOVER:**
   Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.
6. **PRE-EMERGENT:**
   A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.
7. **MAINTENANCE:**
   The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.
8. **PLANT GUARANTEE:**
   All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.
9. **MULCH:**
   A minimum of 3" of organic mulch ("Mocha" bark as supplied by Recology or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.

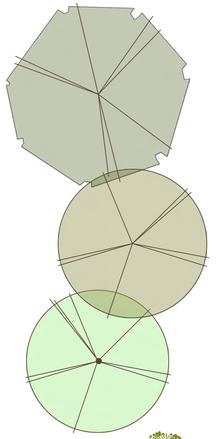
   Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers.
10. **EROSION CONTROL:**
    All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.
11. **TREES:**
    Trees shall be 15'-0" clear of all light standards, 3' from County maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

    NOTE:
    Root control barriers are required for all trees planted within 10 feet of paving or hardscape.

DETACHED SIDEWALK GROUNDCOVERS

GROUNDCOVER: ALL 1 & 5 GAL SIZE @ 36" O.C.
(DETACHED SIDEWALK CONDITIONS ONLY)
Where sidewalks are detached from curb, groundcover shall be planted in the planting strip. Each street will have a single groundcover species.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet'	Emerald carpet manzanita (MOD)
Trachelospermum asiaticum (1 gal)	Ornamental strawberry (MOD)
Rosmarinus officianalis 'Prostratus' (1 gal)	Dwarf rosemary (LOW)
Cotoneaster dammeri 'Lowfast'	Bearberry cotoneaster (LOW)



CONCEPTUAL PLANT LIST

The landscape designs shall include the use of small turf (sod) panels and water-conserving plant material in order to develop visual interest along a varied but somewhat cohesive streetscape throughout the communities.
See container size recommendations and water use in each section below.

STREET TREES (SOLAR HOMES): ALL 24 INCH BOX SIZE
Street Tree types and locations shall be specified on final landscape plans. Street tree types and installation methods (staking, etc.) shall be detailed.
Final Plans shall select from the following list (WATER USE IN PARENTHESES):

Zelkova serrata 'City Sprite'	Compact sawleaf zelkova (MOD)
Koelreuteria paniculata	Goldenrain tree (MOD)
Laurus nobilis 'Saratoga' – standard	Grecian bay laurel (LOW)
Magnolia g. 'St. Mary'	Compact southern magnolia (MOD)
Acer buergerianum	Trident maple (MOD)
Acer truncatum	Shantung maple (MOD)
Ulmus propinqua	Emerald Sunshine elm (MOD)
Nyssa sylvatica	Tupelo (MOD)

FRONT YARD ACCENT TREES: ALL 15 GALLON SIZE
These accent trees are installed in the front yard near the property line as shown. One tree only shall be installed for each 2 homes as shown on the plans.
Final Plans shall select from the following list:

Cercis canadensis 'Forest Pansy'	Red-leaf Eastern redbud (MOD)
Arbutus unedo – Standard	Strawberry tree (LOW)
Chionanthus retusus	Chinese fringe (MOD)
Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly tree (MOD)

TREES BETWEEN DRIVEWAYS: ALL 15 GALLON SIZE
These trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans.
Final Plans shall select from the following list:

Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly (MOD)
Lagerstroemia indica 'Tuscarora' – Standard	Crape myrtle (LOW)
Prunus caroliniana 'Compacta' - standard	Compact carolina cherry laurel (MOD)

FOUNDATION SHRUBS (LARGE): ALL 5 GALLON SIZE
This larger evergreen shrub is used as a foundation along fence lines where shown.
Final Plans shall select from the following list:

Viburnum tinus 'Spring Bouquet'	Laurustinus (MOD)
Ligustrum japonicum 'Texanum'	Texas privet (LOW)
Arbutus unedo 'Compacta' (shrub)	Compact strawberry tree (LOW)

FOUNDATION SHRUBS (CORNERS): ALL 5 GALLON SIZE
This moderately sized evergreen shrubs are used as a foundation along corner lot fence lines where shown. These shrubs will typically be installed under the canopies of adjacent trees. Where corner lots are adjacent to one another, the shrub type will be the same across both lots.
Final Plans shall select from the following list:

Callistemon 'Little John'	Dwarf bottlebrush (LOW)
Westringia fruticosa 'Morning Light'	Morning Light coast rosemary (LOW)
Rhaphiolepis indica 'Pinkie'	Compact Indian hawthorn (MOD)

FOUNDATION SHRUBS (SMALL): ALL 5 GALLON SIZE
This shrub is used as a smaller foundation layering shrub where shown.
Final Plans shall select from the following list:

Nandina domestica	Heavenly Bamboo (LOW)

ACCENT SHRUBS: ALL 5 GALLON SIZE
These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form.
Final Plans shall select from the following list:

Loropetalum chinense (red leaf varieties)	Chinese fringe (MOD)
Salvia greggii 'Rosea'	Autumn sage (LOW)
Euonymus jap. 'Aureo-marginata'	Variegated euonymus (LOW)
Perovskia 'Blue Spire'	Russian sage (LOW)

LAYERING SHRUBS (LARGE): ALL 5 GALLON SIZE
These shrubs are used primarily as a lower foundation shrub in front of the porches of each home.
Final Plans shall select from the following list:

Rhaphiolepis umbellata minor	Compact Indian hawthorn (LOW)
Buxus microphylla japonica	Dwarf Japanese boxwood (MOD)
Callistemon citrinus 'Little John'	Dwarf bottlebrush (LOW)

LAYERING SHRUBS (SPREADING): ALL 5 GALLON SIZE
These spreading, flowering shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted.
Final Plans shall select from the following list:

Lantana X 'New Gold'	Trailing lantana – yellow (LOW)
Rosa meidiland 'Fire'	Red groundcover Rose (MOD)
Westringia fruticosa 'Mundi'	Prostrate coast rosemary (LOW)

LAYERING SHRUBS (UPRIGHT): ALL 5 GALLON SIZE
These shrubs are more upright in habit than the spreading layering shrubs above, and is used as option to provide additional color, form, and texture to the plant palette.
Final Plans shall select from the following list:

Berberis thumb. 'Crimson Pygmy'	Dwarf purple barberry (MOD)
Spiraea X 'Limemound'	Limemound spiraea (MOD)
Abelia g. 'Kaleidescope'	Dwarf glossy abelia (MOD)

LAYERING SHRUB (SMALL): ALL 1 AND 5 GALLON SIZE
These prostrate shrubs are used as a smaller companion to the upright layering shrubs above and are used along property lines in order to create a more seamless transition between adjacent front yard landscapes.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet' (5 gal)	Emerald carpet manzanita (MOD)
Rosmarinus officianalis 'Prostratus' (1gal)	Dwarf rosemary (LOW)

ENTRY ACCENT SHRUBS: ALL 1 GALLON SIZE
These small accent shrubs are used primarily along the entry walk leading to the front porch of each home.
Final Plans shall select from the following list:

Euonymus japonicus 'Microphyllus'	Boxleaf euonymus (LOW)
Erigeron karvinskianus	Santa Barbara daisy (LOW)
Teucrium chamaedrus 'Prostratum'	Dwarf wall germander (LOW)

GRASS-LIKE SHRUBS: ALL 1 GALLON SIZE
This shrub is utilized randomly throughout the landscape as textural accents where shown.
Final Plans shall select from the following list:

Dietes bicolor	Butterfly Iris (LOW)

TRANSITION GROUNDCOVER: ALL 1 GALLON SIZE
These low, spreading groundcovers are used along the back of curb at the property lines in order to provide a seamless transition between lots.
Final Plans shall select from the following list:

Rosa 'Drift White'	White Drift rose (LOW)
Lomandra longifolia 'Breeze'	Dwarf mat rush (MOD)

COLUMNAR PLANT AT GARAGE: ALL 5 GALLON SIZE
The staked form of these plants is used to soften each side of the garage.
Final Plans shall select from the following list:

Gelsemium sempervirens – staked	Staked Carolina jessamine (LOW)
Trachelospermum jas. – staked	Staked Star jasmine (MOD)

FRONT YARD GROUNDCOVER: ALL 1 GAL SIZE @ 24" O.C.
Small panels of low and moderate water use evergreen groundcovers in the front yards create a cohesive and green streetscape. Selections shall be specified on final plans.
Final Plans shall select from the following list:

Teucrium chamaedrus ' Prostratum'	Wall germander (LOW)
Rosmarinus off. 'Prostratus'	Creeping rosemary (LOW)
Fragaria chiloensis	Ornamental strawberry (MOD)
Trachelospermum asiaticum	Asiatic jasmine (MOD)

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1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES MONSHAW LUTTRELL 5368
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED
Sheet L1.2

City of Rancho Cordova Approval

TYPICAL WATER USE CALCS

California Water Efficient Landscape Worksheet - Plan 1579

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	614	303	9757
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**624**	**308**	**9915.59**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**9915.59**
						Maximum Allowed Water Allowance (MAWA)[e]	**11043.49**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	308
Total Area	624
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	308
Total Area	624
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 1879

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	610	301	9693
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**620**	**306**	**9852.03**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**9852.03**
						Maximum Allowed Water Allowance (MAWA)[e]	**10972.70**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	306
Total Area	620
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	306
Total Area	620
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 2184

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	627	310	9963
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**637**	**315**	**10122.17**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**10122.17**
						Maximum Allowed Water Allowance (MAWA)[e]	**11273.56**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	315
Total Area	637
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	315
Total Area	637
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 2536

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	981	484	15588
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**991**	**489**	**15747.36**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**15747.36**
						Maximum Allowed Water Allowance (MAWA)[e]	**17538.62**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	489
Total Area	991
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	489
Total Area	991
Average ETAF	0.49

IRRIGATION LEGEND

Symbol	Manufacturer	Model	Description	PSI	GPM		
T	TORO	514-20	TREE ROOT ZONE WATERING SYSTEM-- CONTRACTOR TO INSTALL (2) UNIVERSAL FLOOD BUBBLERS AT THE EDGE OF ROOTBALL. INSTALL BUBBLERS ON 4" POP-UP BODIES (IRRITROL I-PRO400-PR) ENSURE MINIMUM 15 PSI AT EACH BUBBLER	15	3.4 GPM PER TREE		
NONE	RAINBIRD	XB-10PC (1 GPH) XB-20PC (2 GPH)	XERI-BUG DRIP EMITTER INSTALLED INTO RAINBIRD XF BLANK 1/2" DISTRIBUTION TUBING EMITTER SCHEDULE: XB-10PC ONE (1) PER 1 GALLON SHRUB XB-10PC TWO (2) PER 5 GALLON SHRUB XB-20PC FOUR (4) PER 15 GALLON TREE XB-20PC SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15			
C	IRRITROL	KD6-INT	6-STATION INDOOR MOUNT IRRIGATION CONTROLLER. VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.				
CL	IRRITROL	CL-100-WIRELESS	WIRELESS WEATHER SENSOR AND TRANSMITTER KIT INSTALL IN APPROVED LOCATION PER MANUFACTURER'S INSTRUCTIONS				
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)				
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR				
	IRRITROL	2711APR	3/4" ANTI-SIPHON CONTROL VALVE				
D	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS				
	---	SCHEDULE 40 PVC	SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.				
	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.				

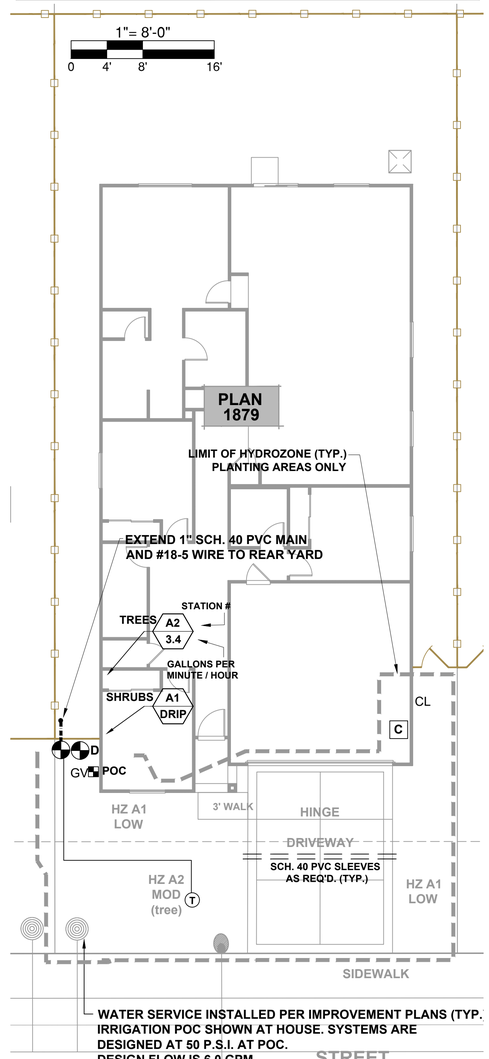
GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 15 PSI at each tree bubbler. The design flow for this project is 6.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is Sacramento County Water Agency.
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves. Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure exceeds the recommended pressure of the specified irrigation devices. If water pressure at each bubbler is less than 15 PSI, contact landscape architect prior to installation.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

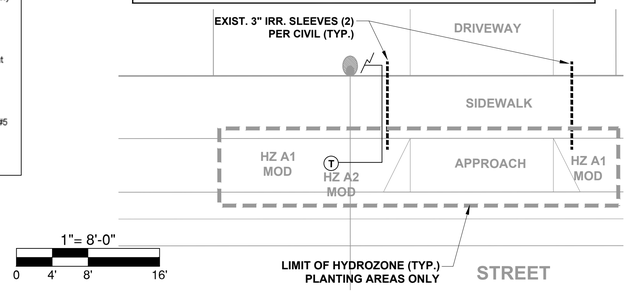
DRAINAGE NOTES:

1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Wood Rodgers.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 2" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" SDR PVC perforated drain lines, solid fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. Roof downspouts (not shown) within property shall **NOT be connected to underground drainage system**. This includes all front, rear, and side yard roof downspouts. Contractor shall install a "splash block" (submit sample to Owner for approval) at each downspout location.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

- TYPICAL IRRIGATION LAYOUT - ALL PLANS - PLAN 1879 SHOWN -



- TYPICAL IRRIGATION LAYOUT - DETACHED SIDEWALK CONDITION



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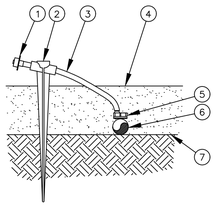
LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL 5366
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION SCHEMATIC

Date: JANUARY 22, 2022
Drawn By: JL
Scale: NOTED
Sheet: L2.1

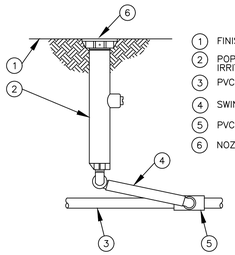
City of Rancho Cordova Approval



1. DIFFUSER BUG CAP: RAIN BIRD DBC–025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS–025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. PRESSURE–COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER: RAIN BIRD PC EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XT–700 XERI–TUBE
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM–TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

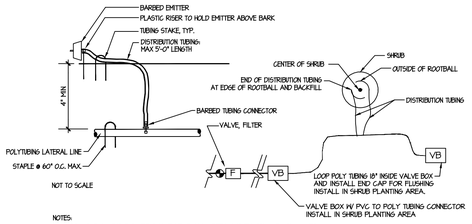
PRESSURE_COMPENSATING_EMITTER_INTO_1/4"_TUBING-STAKE



1. FINISH GRADE
2. POP–UP SPRAY SPRINKLER: IRRITROL I–400–PR OR EQUAL
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE (OR SWING PIPE)
6. NOZZLE PER LEGEND

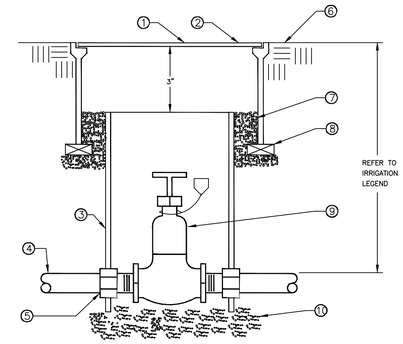
PRECISION_SPRAY_ON_4"_POP-UP_BODY

NO SCALE



NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUNDCOVER.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE.
3. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING.

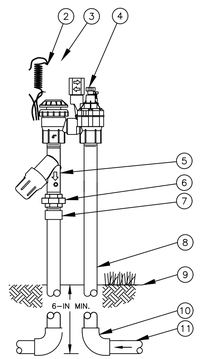
DRIP DETAILS



1. PERMANENTLY STAMP VALVE BOX LID WITH VALVE IDENTIFICATION (G.V.)
2. CARSON 810 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
3. 6" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE)
4. PVC MAIN LINE
5. SCHEDULE 40 PVC MALE ADAPTER – 2 TOTAL
6. FINISH GRADE – FLUSH WITH BOX TOP IN LAWN, 1" BELOW BOX TOP IN SHRUB OR GROUND COVER AREAS.
7. PEA GRAVEL 4" DEEP (NO SOIL IN BOX)
8. BRICK–2 TOTAL
9. GATE VALVE
10. PEA GRAVEL (4" DEEP MINIMUM)

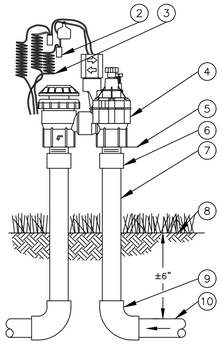
GATE VALVE

N.T.S.



2. WATERPROOF CONNECTION:
3. ID TAG
4. ANTI–SIPHON VALVE:
5. PRESSURE REGULATING FILTER:
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

2711APRDK-LF_REMOTE_CONTROL_DRIP_VALVE



2. WATERPROOF CONNECTION:
3. 30–INCH LINEAR LENGTH OF WIRE, COILED
4. ANTI–SIPHON VALVE:
5. INSTALL 6–INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

2711APR_REMOTE_CONTROL_ZONE_KIT

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.080

A. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programing; (Environmental Utilities-WELO)

CERTIFICATE OF COMPLETION:

1. Prior to final acceptance, Contractor shall include a WELO Certificate of Completion, including Irrigation Schedules (establishment and established), maintenance schedule, Water Audit, as well as all other requirements needed.

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LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL Cabbage
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION DETAILS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L2.2

City of Rancho Cordova Approval

PRADERA RANCH

RANCHO CORDOVA, CA

VIRIDIAN II _ UNIT 1 & 5

LENNAR

HMA Architecture

05.23.2022
A-43

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SITE EXHIBIT

GRANTLINE 220

CITY OF RANCHO CORDOVA, CALIFORNIA

MAY 2022

LEGEND

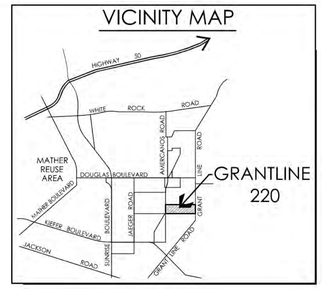
FINAL MAP UNIT BOUNDARY

ZONING = RD-5

ZONING = RD-7

LOT TABULATION					
	TYPICAL LOT SIZE				
UNIT	45'x105' LOTS	50'x105' LOTS	55'x105' LOTS	60'x105' LOTS	TOTAL
1	33	32	65	0	130
2	64	0	15	0	79
3	52	66	0	10	128
4	0	0	0	61	61
5	59	0	0	0	59
6	66	34	0	16	116
TOTAL	274	132	80	87	573

VICINITY MAP



VIRIDIAN II

UNIT 2

UNIT 5

UNIT 6

CHRYSANTHY BOULEVARD

LOT A
HIGH-DENSITY RESIDENTIAL

LOT F
NH. PARK

LOT D
SCHOOL

LOT G
NH. PARK

NOT A PART

NOT A PART

GRANTLINE ROAD

AMERICANOS BLVD

ARCTIC TERN CIRCLE

SURFBIRD WAY

WAX MYRTLE WAY

ARCTIC TERN WAY

ROSEFINCH COURT

ROSEFINCH WAY

HAWKFINCH CIRCLE

DUCKHAWK CIRCLE

MACAW WAY

GREENSHANK CIRCLE

GREENSHANK WAY

WHITE IBIS WAY

SNOWY OWL WAY

PATAGONIAN WAY

CYPRESS GROVE DRIVE

SPOTTED WREN CIRCLE

SPOTTED WREN WAY

GREY OWL WAY

CROSSBILL WAY

LORIKEET WAY

PARAKEET WAY

TOUCAN CIRCLE

UNIT 1

UNIT 3

UNIT 4

NORTH

100' 50' 0 100'

SCALE: 1" = 100'

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

SHEET 1 OF 1

GRANTLINE 220 - SITE EXHIBIT

J:\1000-A\1258-GRANTLINE220\GRANTLINE220-0A\Civil\Exhibits\EXH_GL220-SITE EXHIBIT FOR DESIGN REVIEW.dwg 5/9/2022 10:19 AM Jason Reed



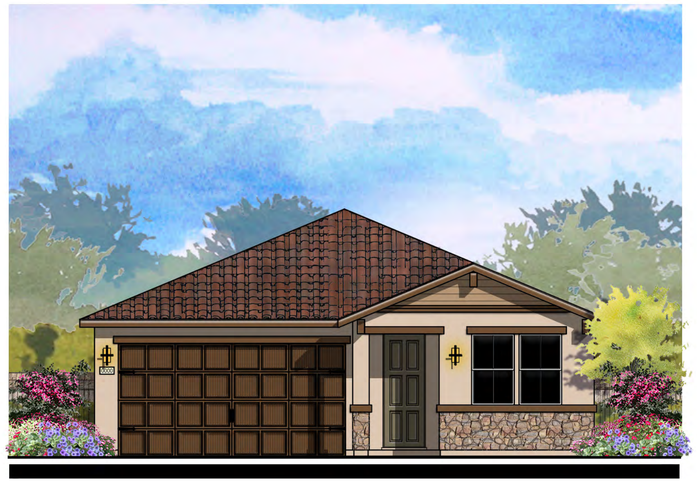
"A" MEDITERRANEAN REVIVAL
PLAN 4A (2617A)

"B" ITALIAN
PLAN 2B (1880B)

"C" FARMHOUSE
PLAN 3C (2365C)

"A" MEDITERRANEAN REVIVAL
PLAN 1A (1603A)

STREET SCENE



A- MEDITERRANEAN REVIVAL STYLE

Mediterranean Revival is a design style introduced in the United States in the waning nineteenth century, Peaking in popularity during the 1920's and 1930's, the movement drew heavily on the style of palaces and seaside villas and applied them to the rapidly expanding coastal resorts of California and Florida. Structures are typically based on a rectangular floor plan and feature massive symmetrical primary facades. Stuccoed walls, red tile roofs, windows in shape or arches or circle, one or two stories, wood or wrought iron balconies with window grilles, and articulated door surrounds are characteristics.



B- ITALIAN STYLE

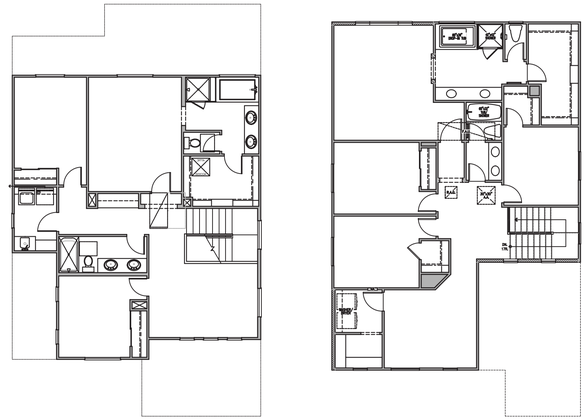
Distinct features of Italian Villa architecture are influenced by the emergence of world travel in the late 1800's, with the ability to travel to Italy, Americans experienced the architecture firsthand and began to bring elements of the style back to America. Italian Villa architecture is simple and formal, with details such as arches and decorative window surrounds characterizing the style. Roof forms are simple with low pitches.

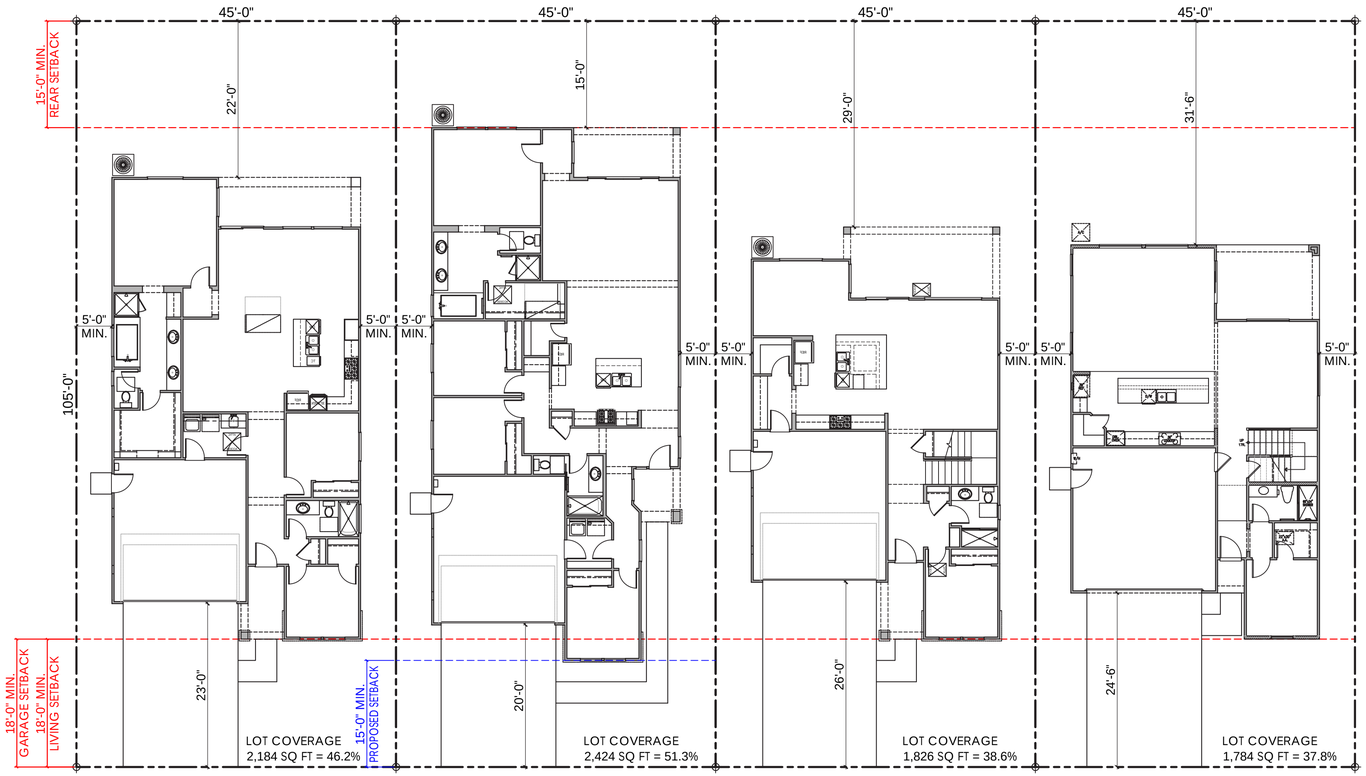


C- FARMHOUSE STYLE

The Farmhouse style is representative of the rural agricultural countryside so prevalent of northern and central California. Casual in form, this style is elegant in its clean simplicity. The style often features layered forward-facing gable roof forms, covered porches, shutters, and traditional brick accents.

ARCHITECTURAL INSPIRATIONS





PLAN 1A (1603) PLAN 2A (1880) PLAN 3A (2365) PLAN 4A (2617)

TYPICAL PLOTTING RD-7

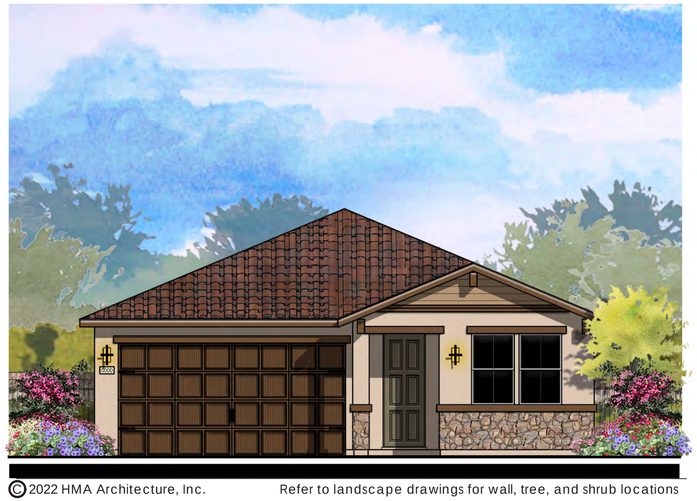
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RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
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A - MEDITERRANEAN REVIVAL



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B - ITALIAN



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C - FARMHOUSE

PLAN 1 (1603)
FRONT ELEVATIONS

0 2 4 8 12

LENNAR

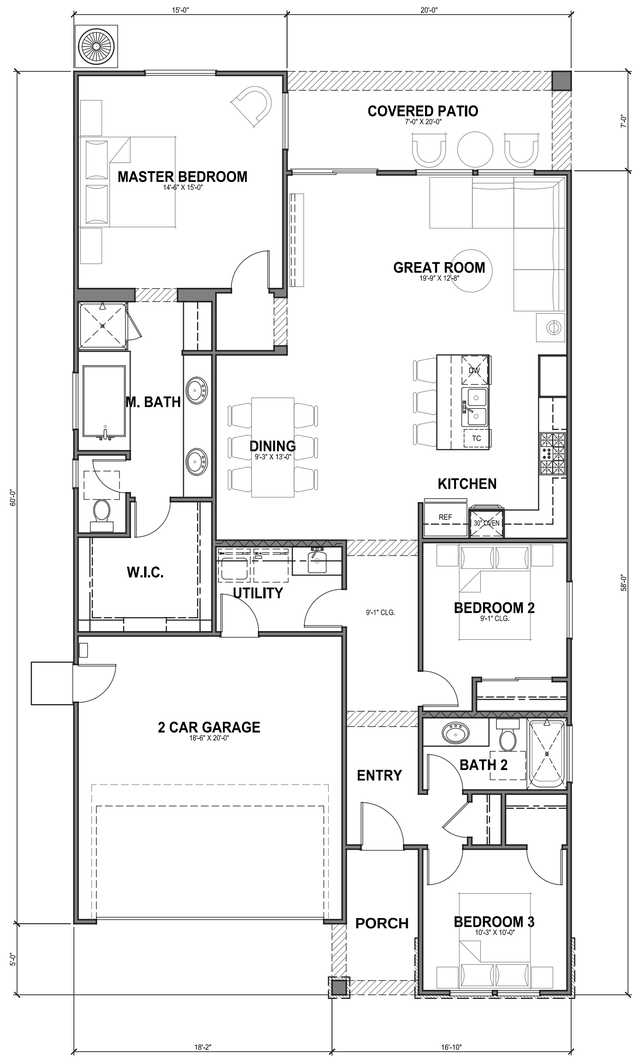
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VIRIDIAN II
UNIT 1 & 5
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MAIN FLOOR

PLAN 1A (1603)

3 BEDROOM, 2 BATH
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,603 SQ. FT.
TOTAL DWELLING	1,603 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	384 SQ. FT.
PORCH "A"	57 SQ. FT.
PORCH "B"	39 SQ. FT.
PORCH "C"	57 SQ. FT.
COVERED PATIO	140 SQ. FT.

0 2 4 8 12

LENNAR

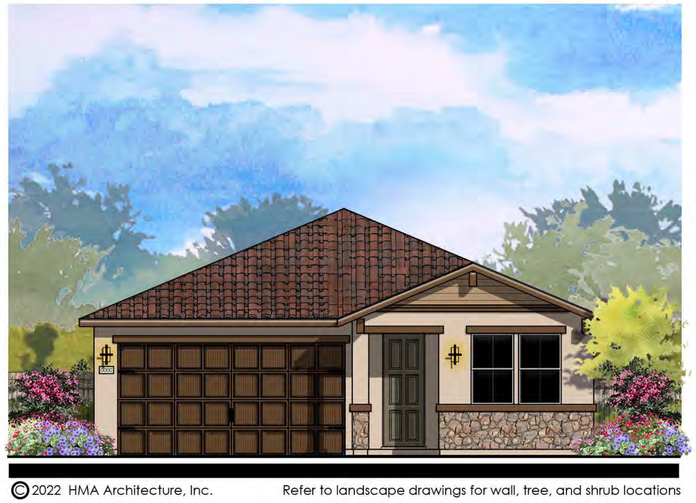
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VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
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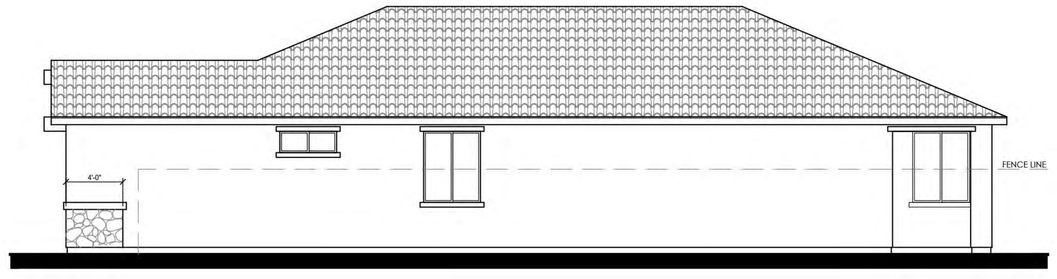
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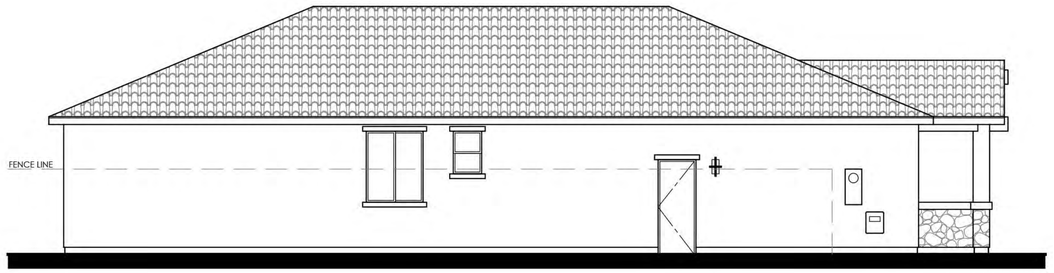
FRONT



RIGHT



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1603)

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

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RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
A-50

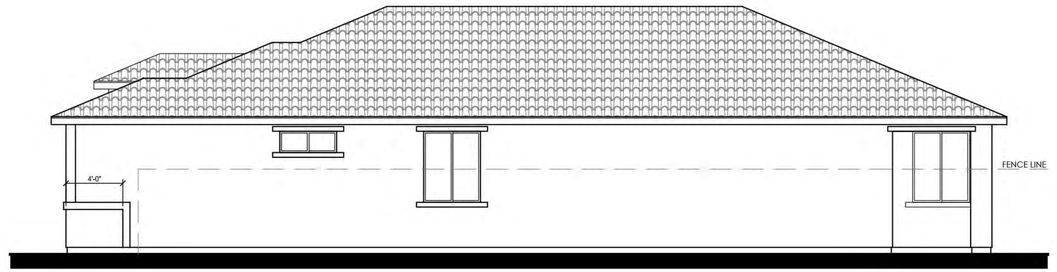
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FRONT



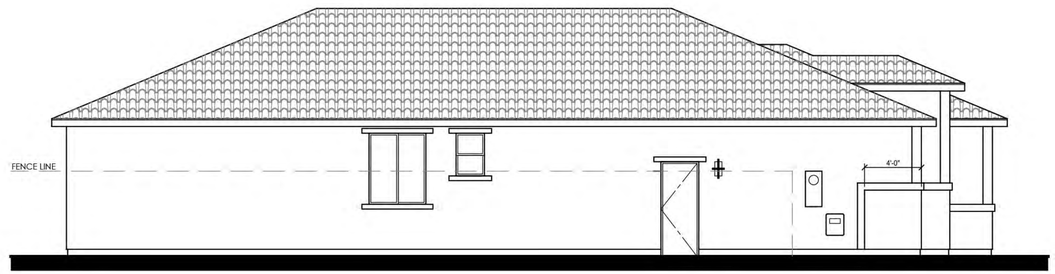
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	GUTTER
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 4

PLAN 1B (1603)

ITALIAN ELEVATIONS

0 2 4 8 12

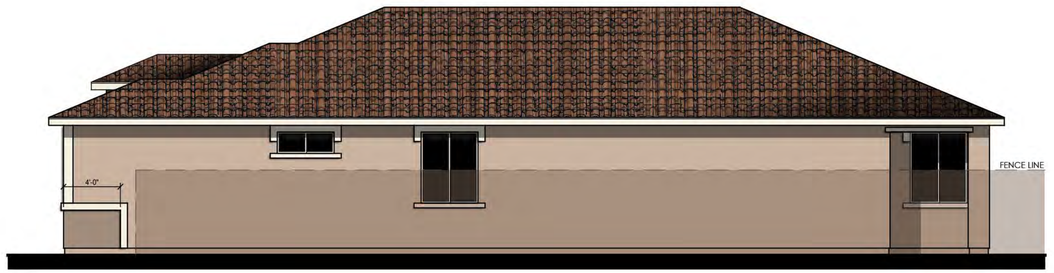
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VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
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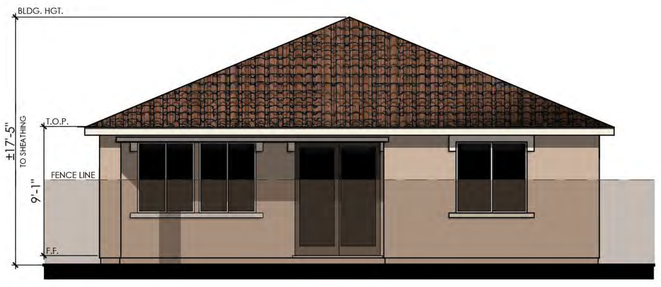
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RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	GUTTER
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 4

PLAN 1B (1603)

ITALIAN ENHANCED ELEVATIONS

0 2 4 8 12

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VIRIDIAN II
UNIT 1 & 5
45x105

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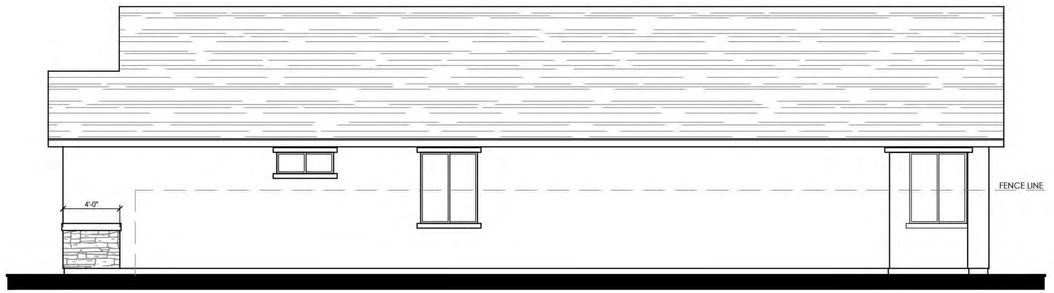
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 7

PLAN 1C (1603)

FARMHOUSE ELEVATIONS

0 2 4 8 12

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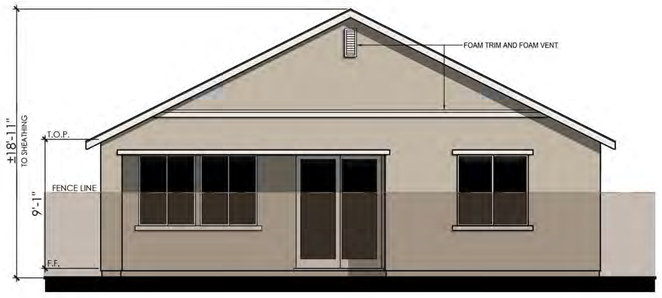
VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
A-53

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#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR

COLOR SCHEME 7

PLAN 1C (1603)

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

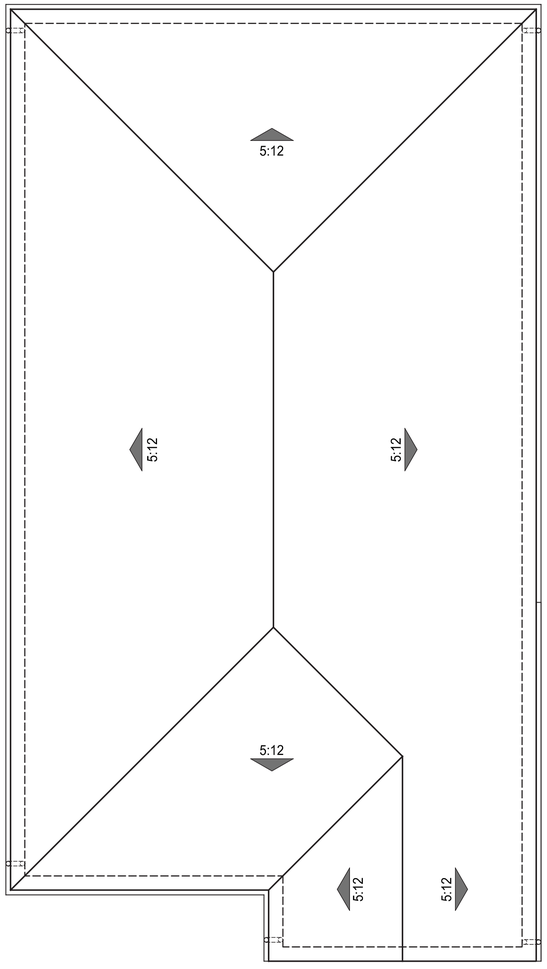
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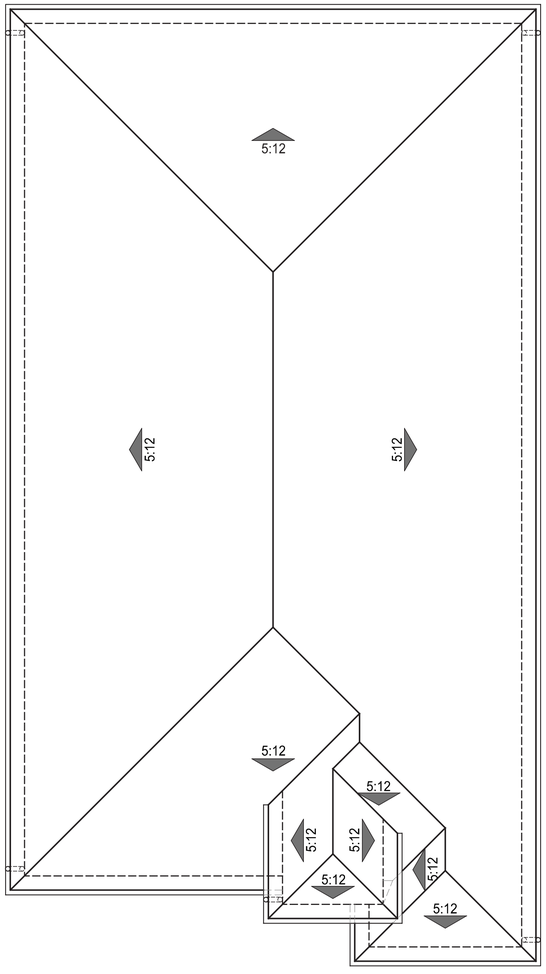
VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
A-54

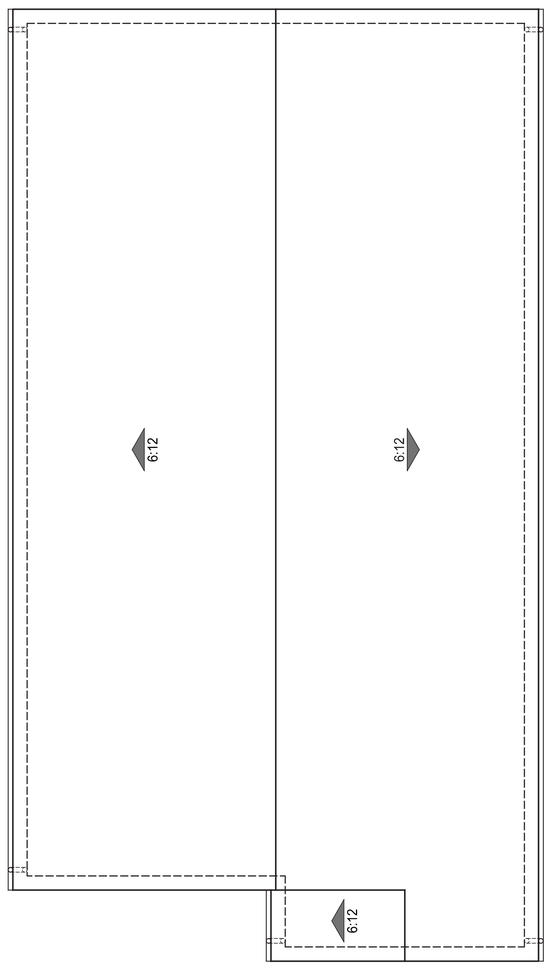
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A - MEDITERRANEAN REVIVAL



B - ITALIAN



C - FARMHOUSE

PLAN 1 (1630)

ROOF PLANS

0 2 4 8 12

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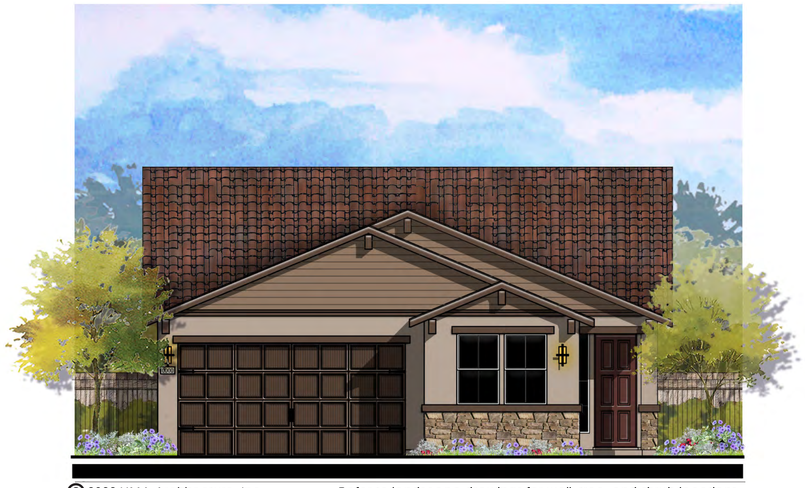
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VIRIDIAN II
UNIT 1 & 5
45x105

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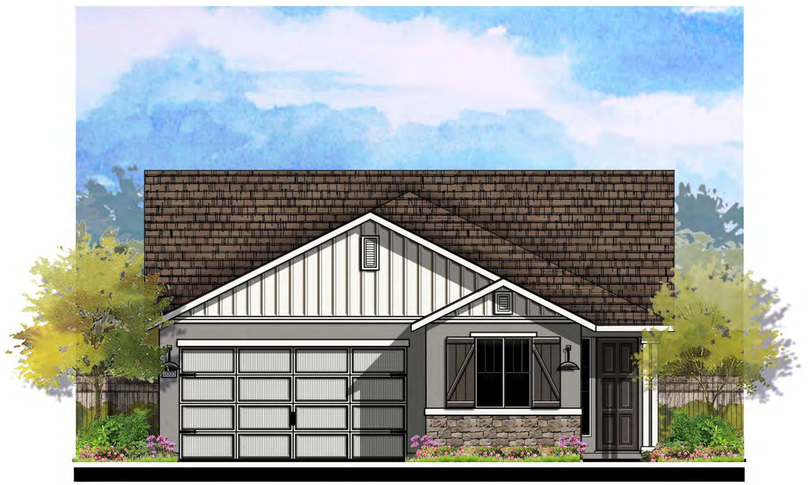
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A - MEDITERRANEAN REVIVAL



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B - ITALIAN



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C - FARMHOUSE

PLAN 2 (1880)

FRONT ELEVATIONS

0 2 4 8 12

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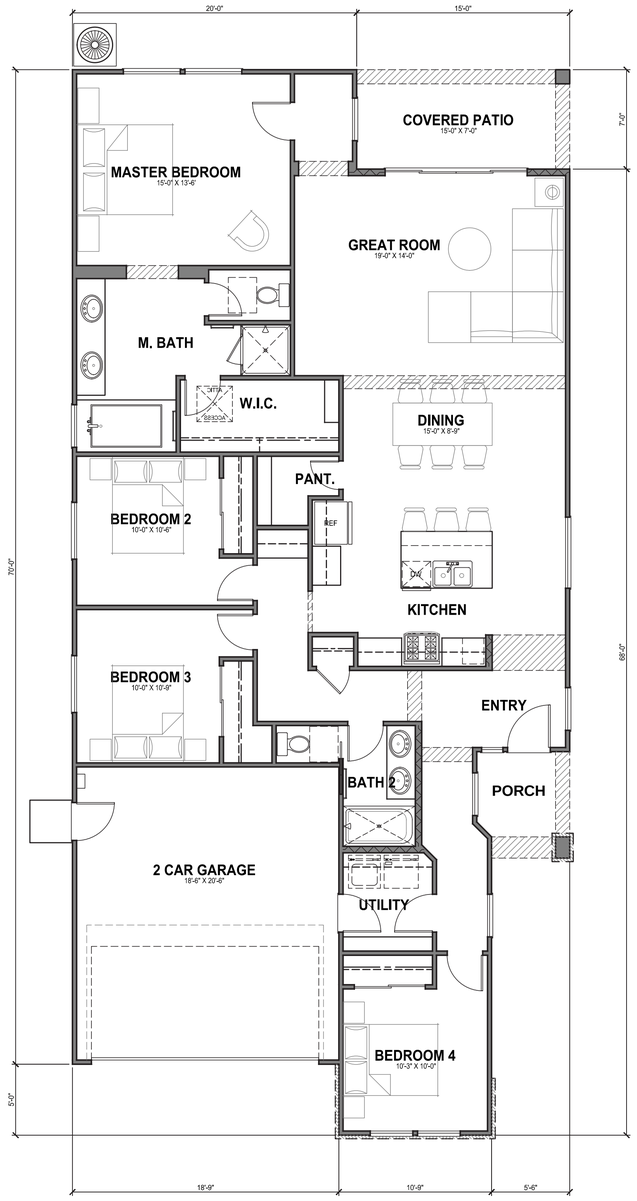
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VIRIDIAN II
UNIT 1 & 5
45x105

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MAIN FLOOR

PLAN 2A (1880)

4 BEDROOM, 2 BATH
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,880 SQ. FT.
TOTAL DWELLING	1,880 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	392 SQ. FT.
PORCH "A"	47 SQ. FT.
PORCH "B"	47 SQ. FT.
PORCH "C"	47 SQ. FT.
COVERED PATIO	105 SQ. FT.

0 2 4 8 12

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VIRIDIAN II
UNIT 1 & 5
45x105

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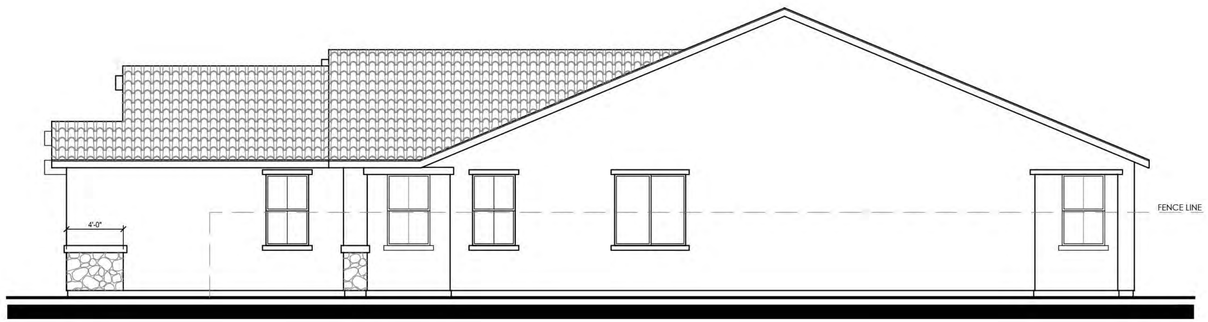
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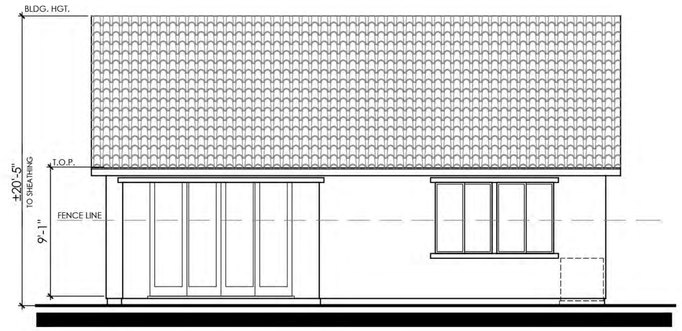
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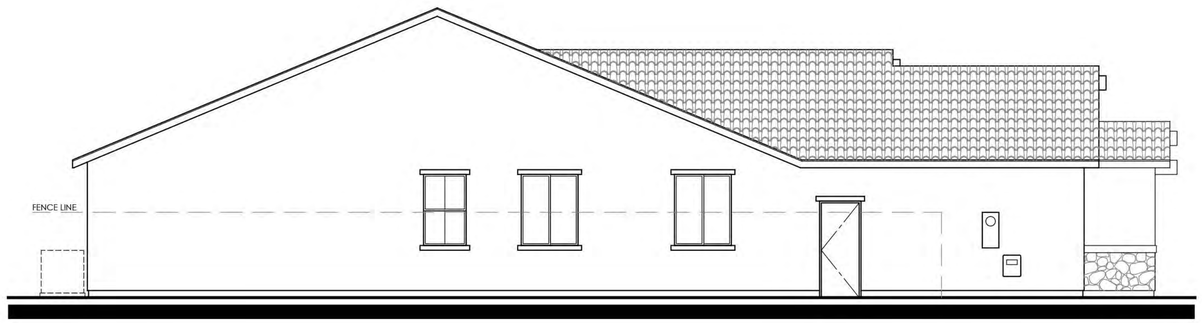
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 2

PLAN 2A (1880)

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

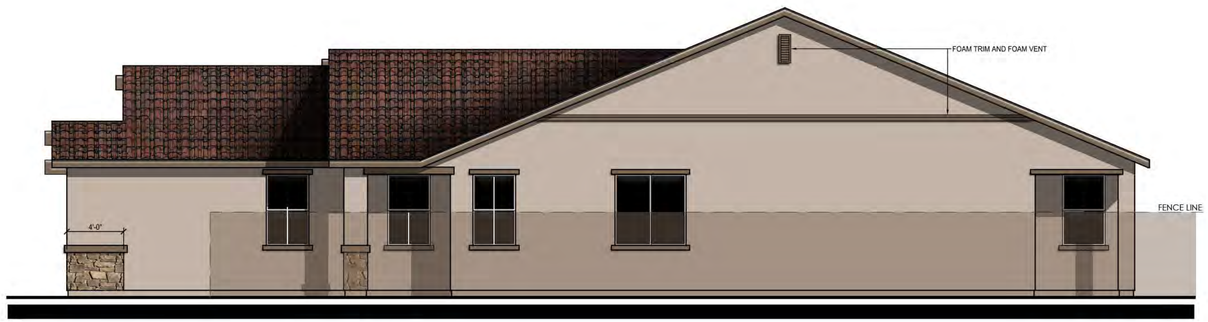
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RANCHO CORDOVA, CA

VIRIDIAN II
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45x105

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RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

COLOR SCHEME 2

PLAN 2A (1880)

MEDITERRANEAN REVIVAL ENHANCED ELEVATIONS

0 2 4 8 12

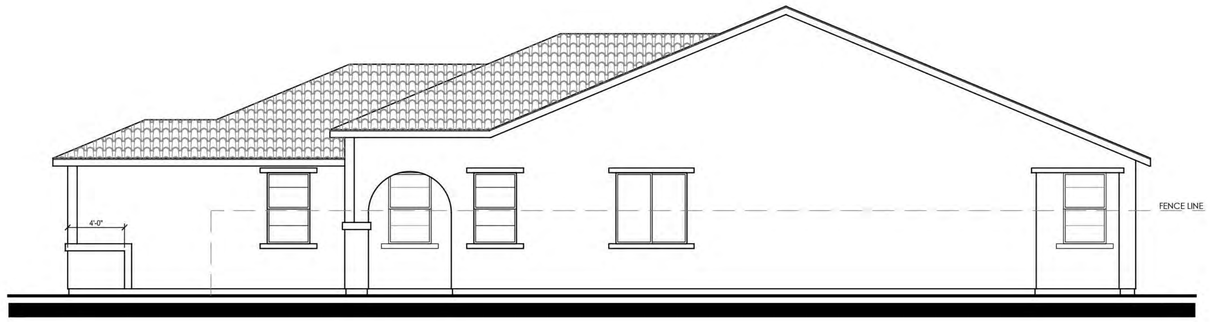
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Refer to landscape drawings for wall, tree, and shrub locations

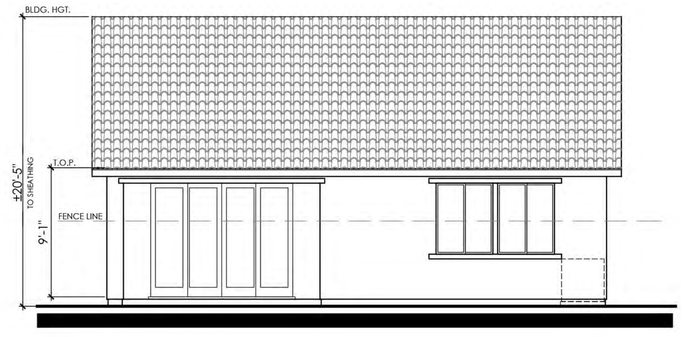
FRONT



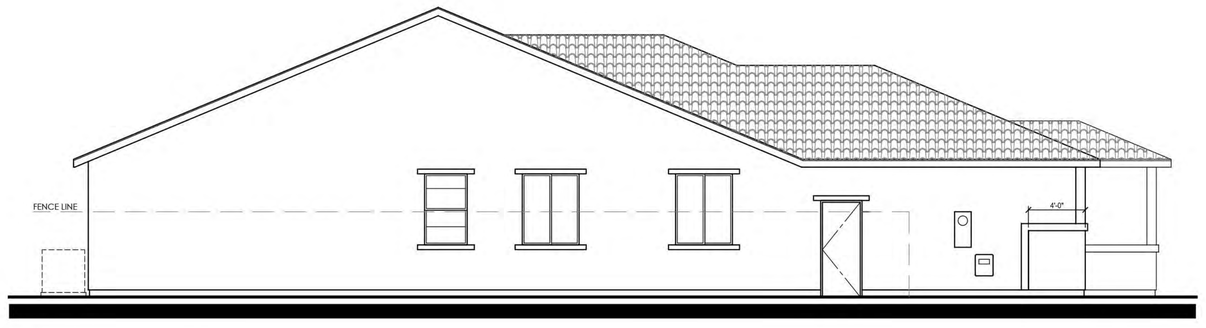
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	GUTTER
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (1880)

ITALIAN ELEVATIONS

0 2 4 8 12

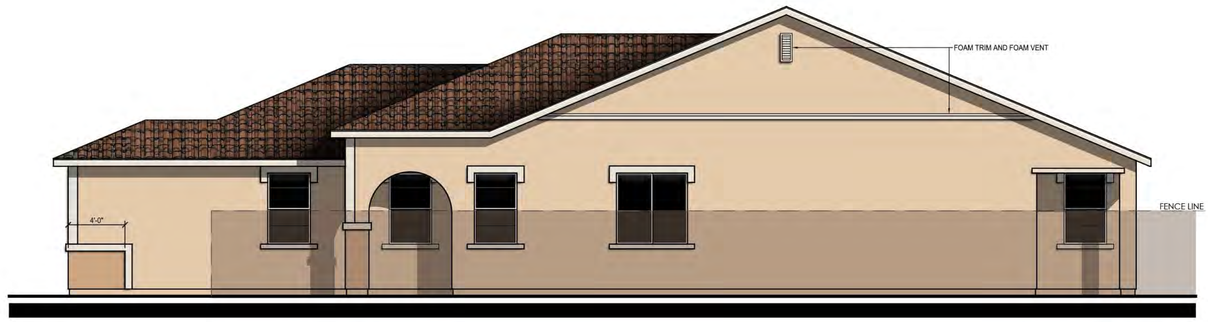
LENNAR® HMA Architecture

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
A-60

Kevin L. Crook Architect Inc
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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	GUTTER
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM

COLOR SCHEME 5

PLAN 2B (1880)

ITALIAN ENHANCED ENHANCED ELEVATIONS

0 2 4 8 12

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RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
A-61

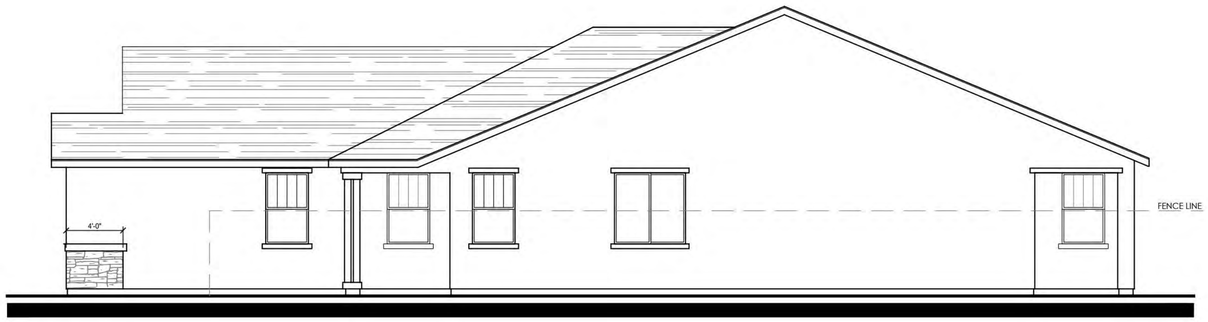
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Refer to landscape drawings for wall, tree, and shrub locations

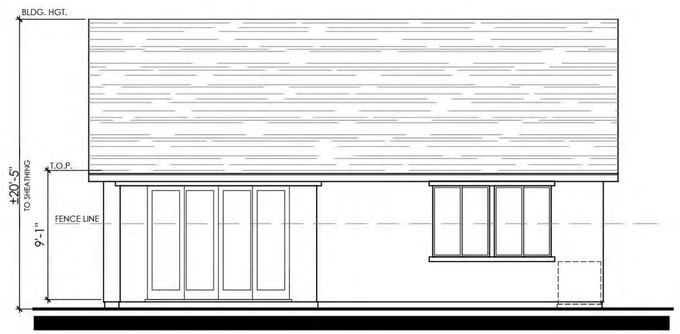
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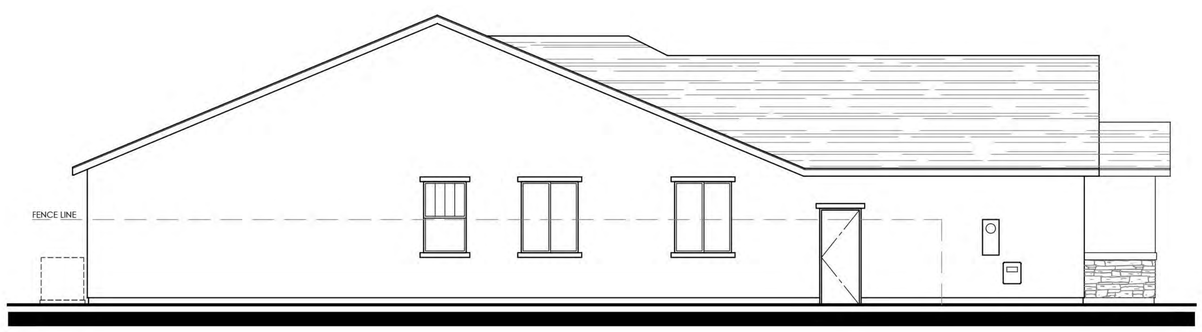
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 8

PLAN 2C (1880)

FARMHOUSE ELEVATIONS

0 2 4 8 12

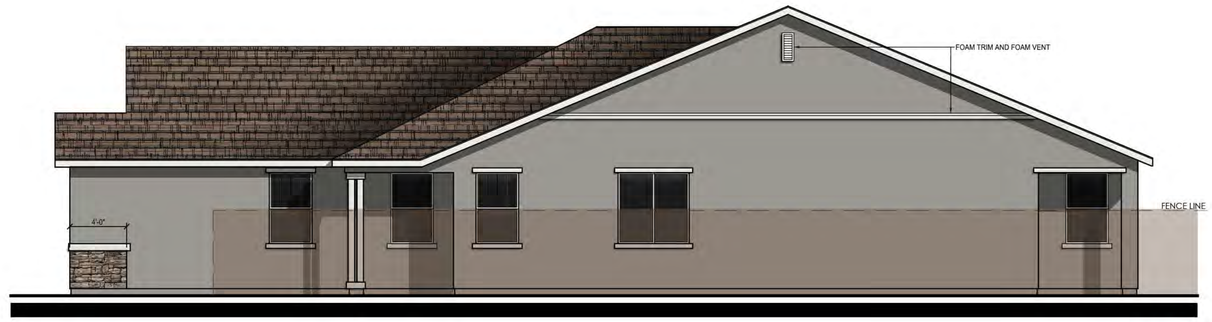
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VIRIDIAN II
UNIT 1 & 5
45x105

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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM

COLOR SCHEME 8

PLAN 2C (1880)

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

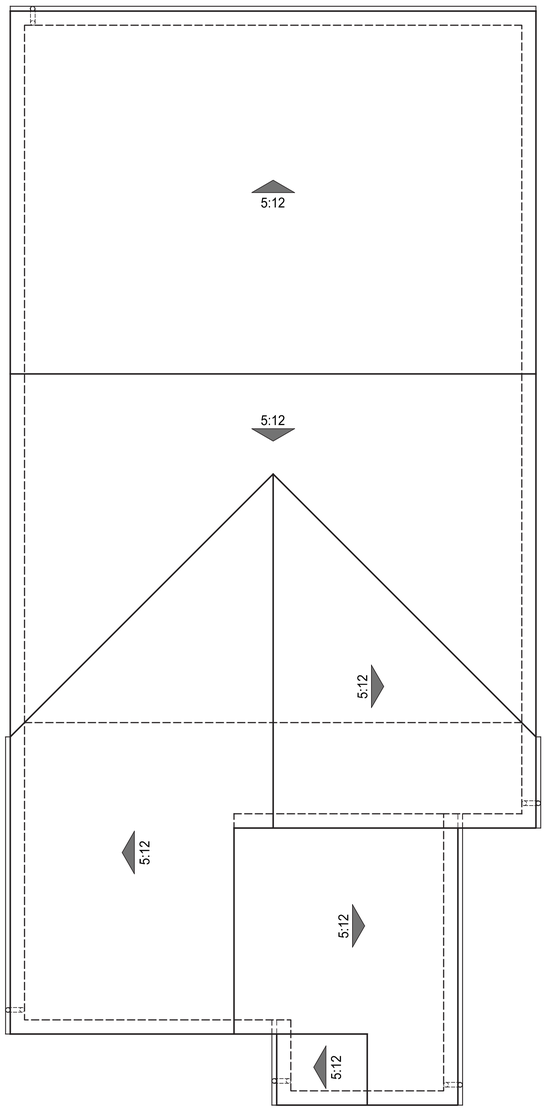
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RANCHO CORDOVA, CA

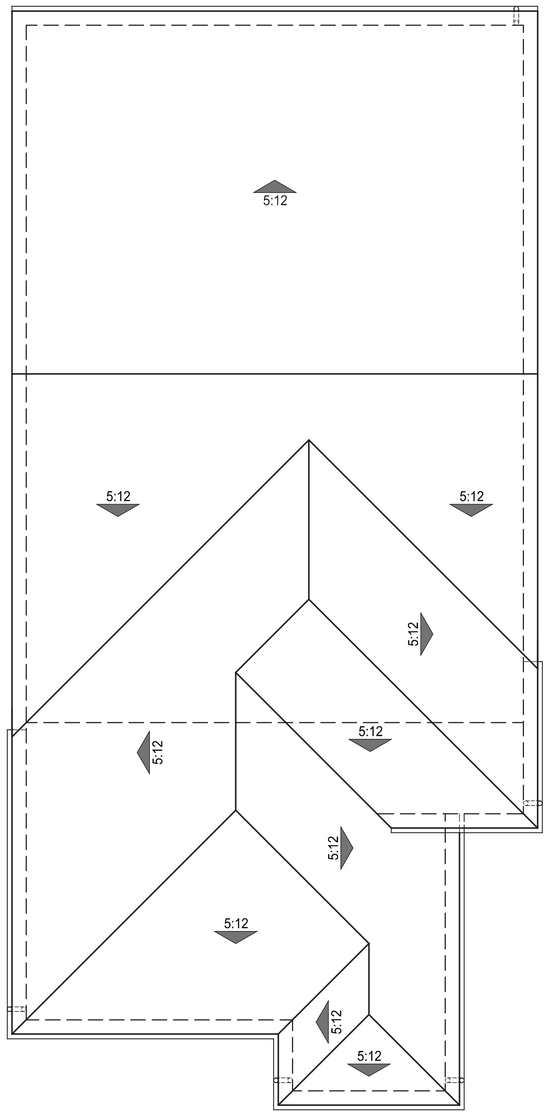
VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
A-63

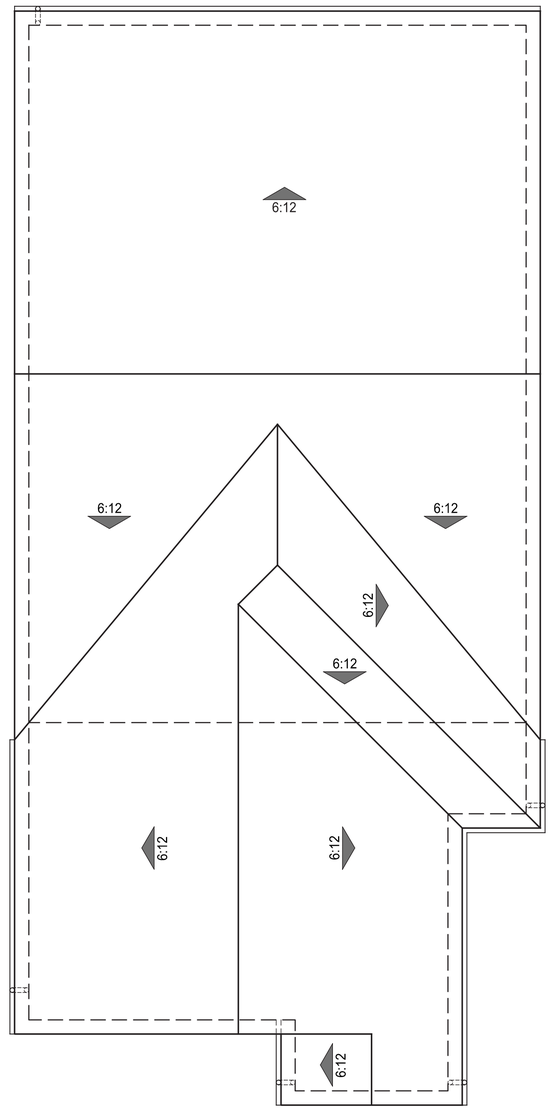
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A - MEDITERRANEAN REVIVAL



B - ITALIAN

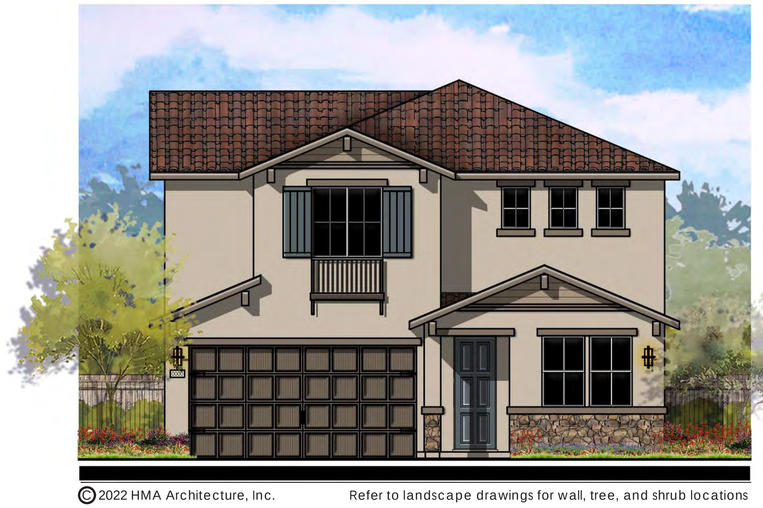


C - FARMHOUSE

PLAN 2 (1880)

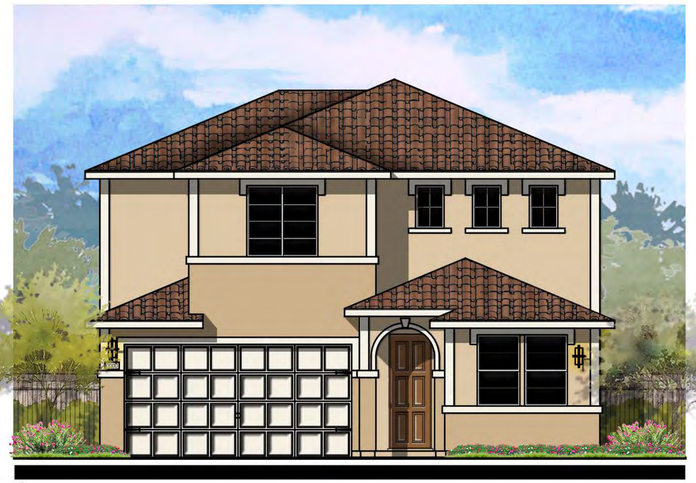
ROOF PLANS

0 2 4 8 12



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A - MEDITERRANEAN REVIVAL



©2022 HMA Architecture, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - ITALIAN



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C - FARMHOUSE

PLAN (2365)

FRONT ELEVATIONS

0 2 4 8 12

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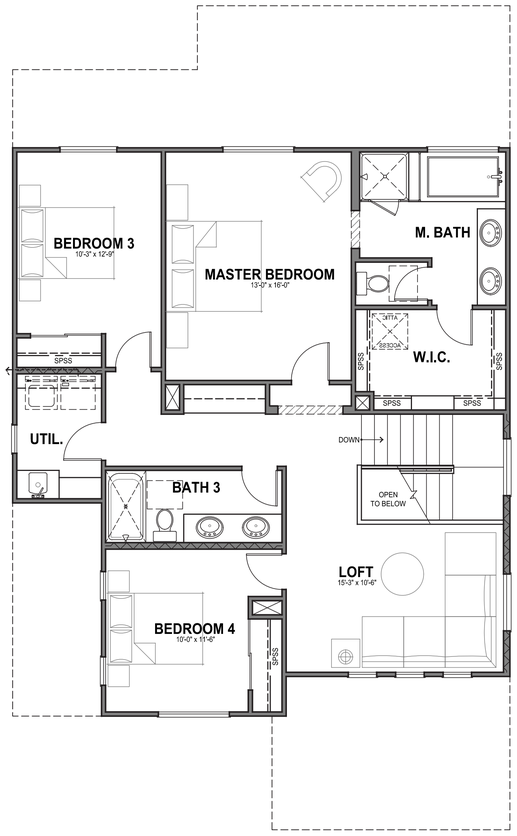
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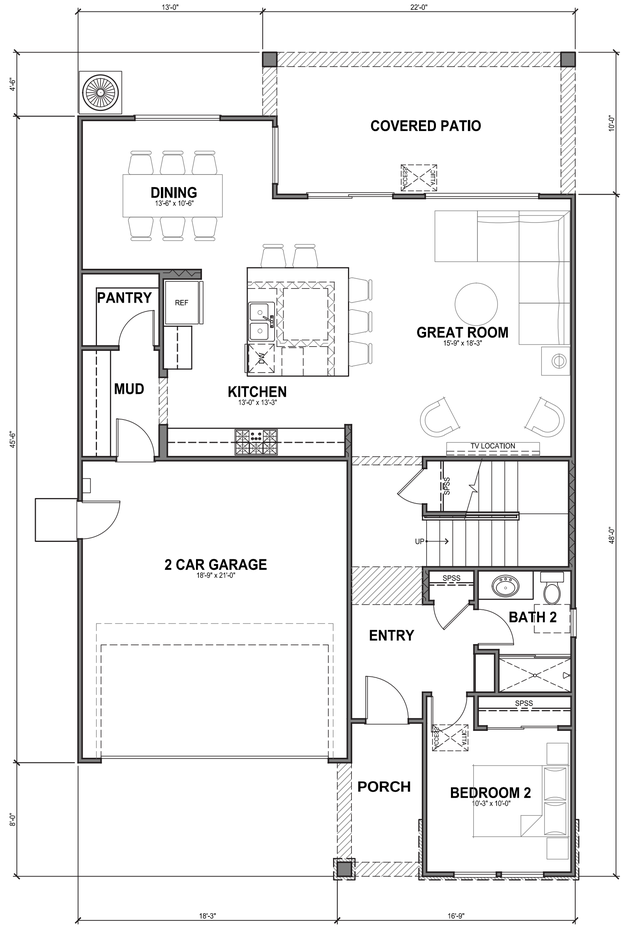
VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
A-65

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SECOND FLOOR



FIRST FLOOR

PLAN 3A (2365)

4 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,145 SQ. FT.
SECOND FLOOR AREA	1,220 SQ. FT.
TOTAL DWELLING	2,365 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	404 SQ. FT.
PORCH "A"	62 SQ. FT.
PORCH "B"	50 SQ. FT.
PORCH "C"	41 SQ. FT.
PATIO	215 SQ. FT.

0 2 4 8 12

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VIRIDIAN II
UNIT 1 & 5
45x105

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



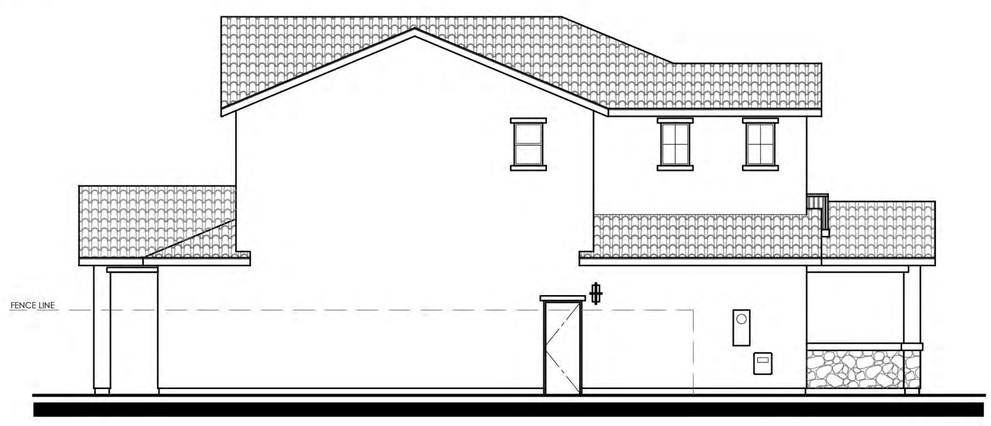
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 3

PLAN 3A (2365)

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

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RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
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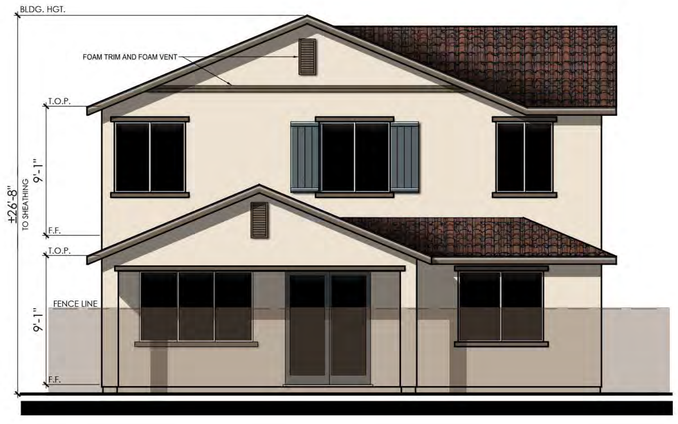
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RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 3

PLAN 3A (2365)

MEDITERRANEAN REVIVAL ENHANCED ELEVATIONS

0 2 4 8 12

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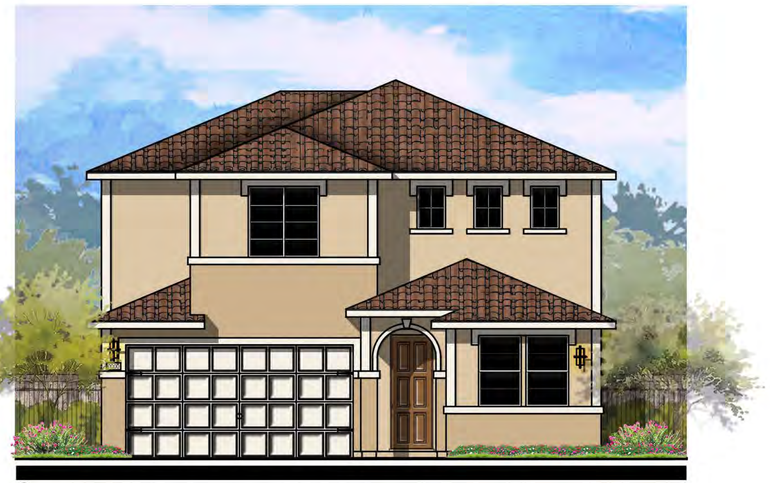
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VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
A-68

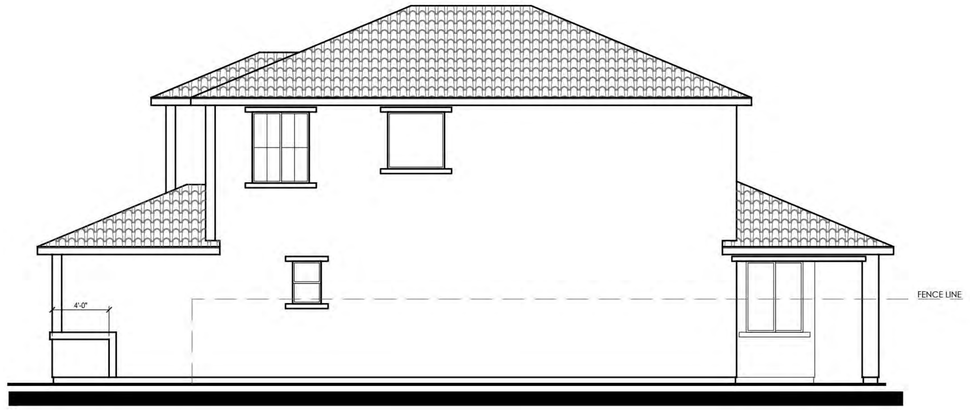
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



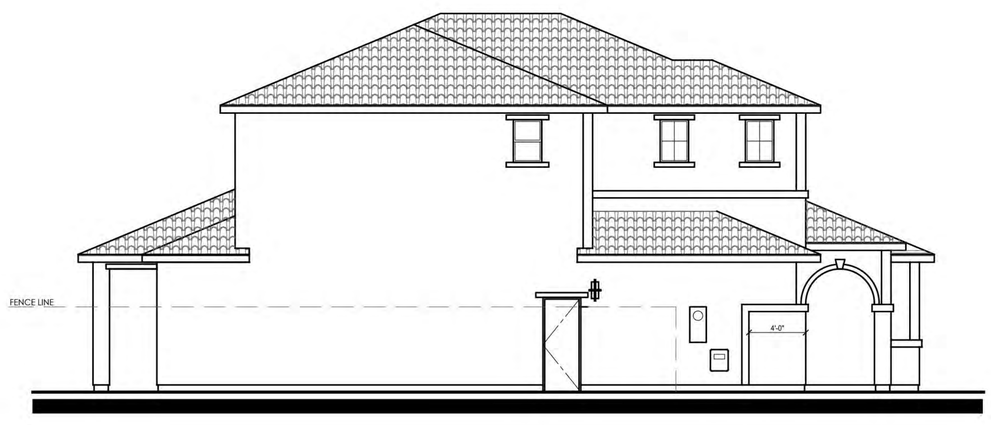
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	GUTTER
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 6

PLAN 3B (2365)

ITALIAN ELEVATIONS

0 2 4 8 12

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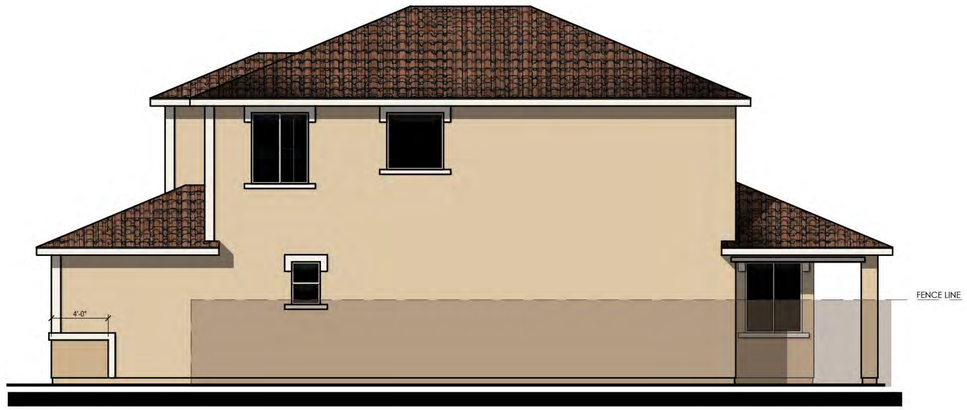
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VIRIDIAN II
UNIT 1 & 5
45x105

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RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	GUTTER
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 6

PLAN 3B (2365)

ITALIAN ENHANCED ELEVATIONS

0 2 4 8 12

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RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

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FRONT



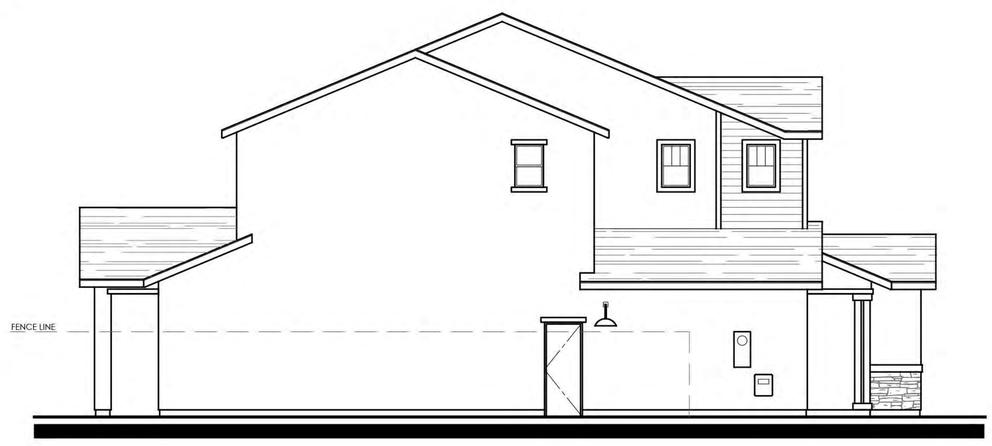
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 9

PLAN 3C (2365)

FARMHOUSE ELEVATIONS

0 2 4 8 12

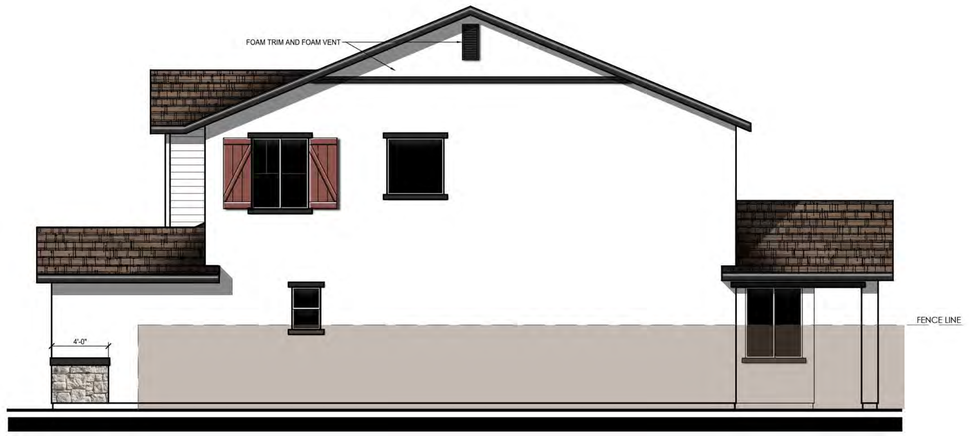
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VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
A-71

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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR

COLOR SCHEME 9

PLAN 3C (2365)

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

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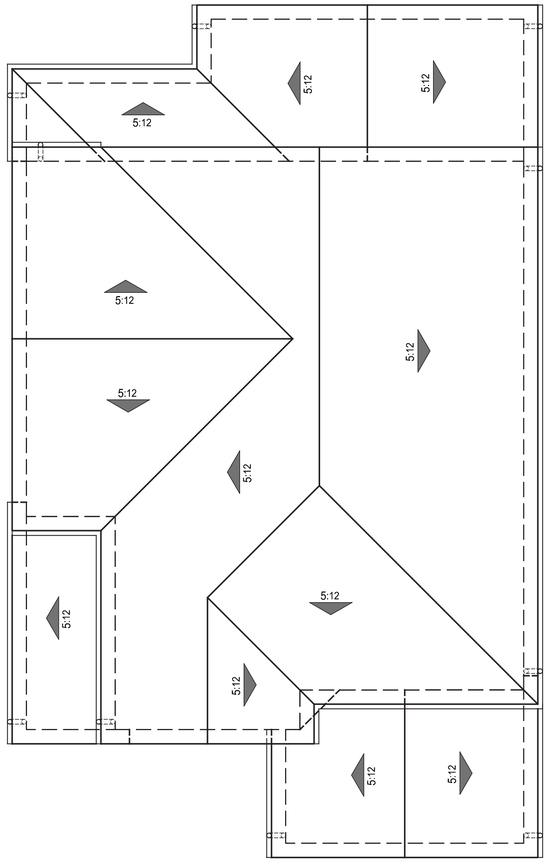
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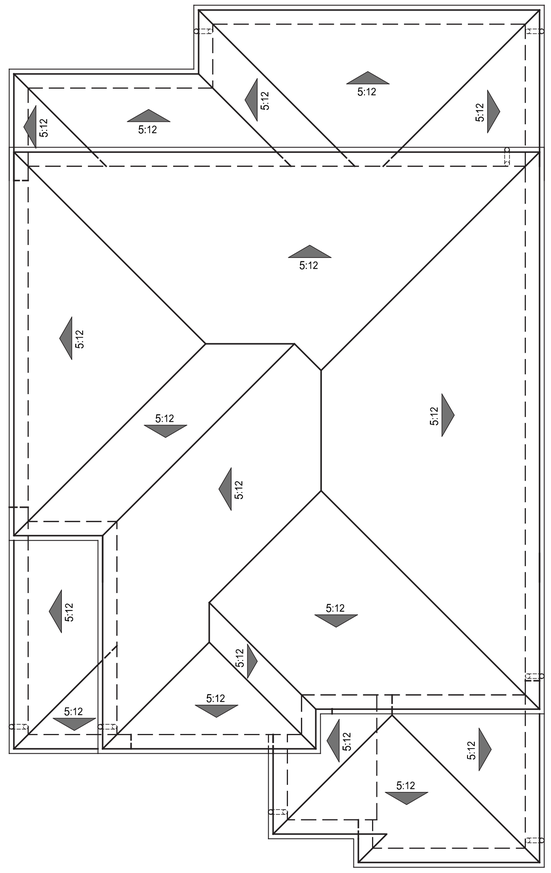
VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
A-72

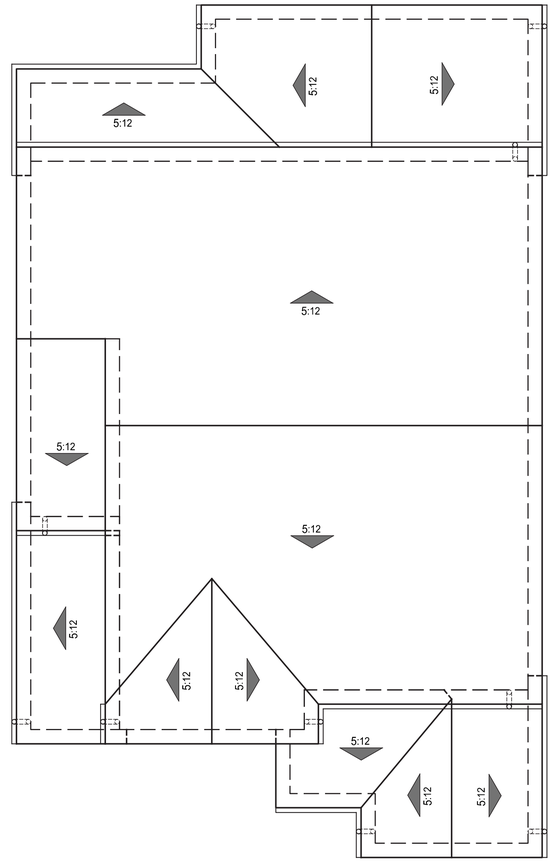
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#21117



A - MEDITERRANEAN REVIVAL



B - ITALIAN



C - FARMHOUSE

PLAN 3 (2365)

ROOF PLANS

0 2 4 8 12

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RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

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A - MEDITERRANEAN REVIVAL



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - ITALIAN



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 4 (2617)

FRONT ELEVATIONS

0 2 4 8 12

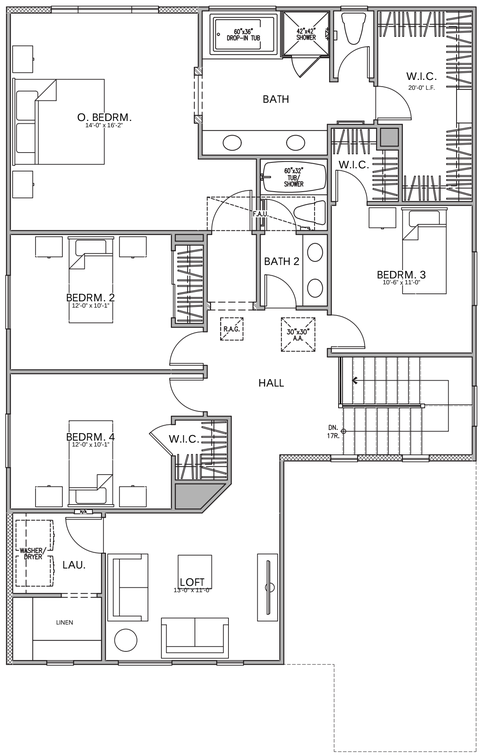
LENNAR

PRADERA RANCH
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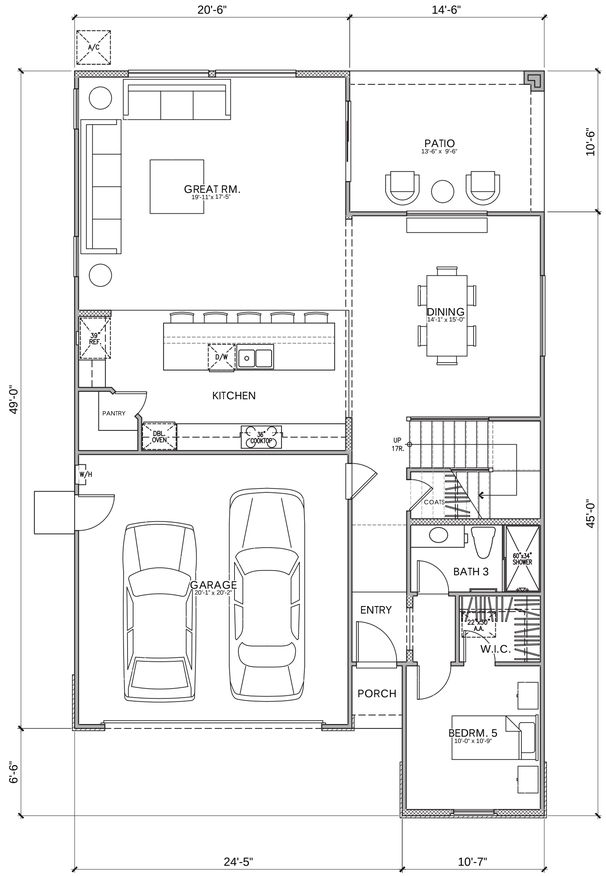
VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
A-74

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SECOND FLOOR



FIRST FLOOR

PLAN 4A (2617)

5 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE		
FIRST FLOOR AREA	1,197	SQ. FT.
SECOND FLOOR AREA	1,420	SQ. FT.
TOTAL DWELLING	2,617	SQ. FT.

UNCONDITIONED SPACE		
GARAGE	417	SQ. FT.
PORCH "A"	18	SQ. FT.
PORCH "B"	36	SQ. FT.
PORCH "C"	52	SQ. FT.
PATIO	152	SQ. FT.

0 2 4 8 12

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VIRIDIAN II
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45x105

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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 1

PLAN 4A (2617)

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

LENNAR®

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
A-76

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PLANNING + ARCHITECTURE
#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 1

PLAN 4A (2617)

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

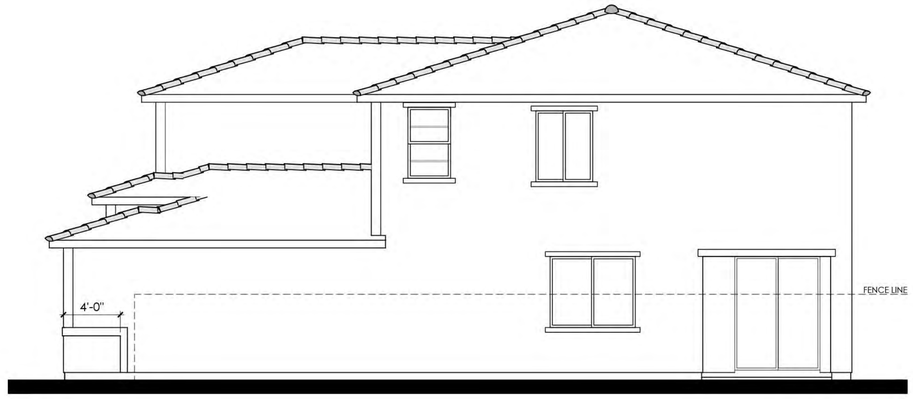
05.23.2022
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© 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT



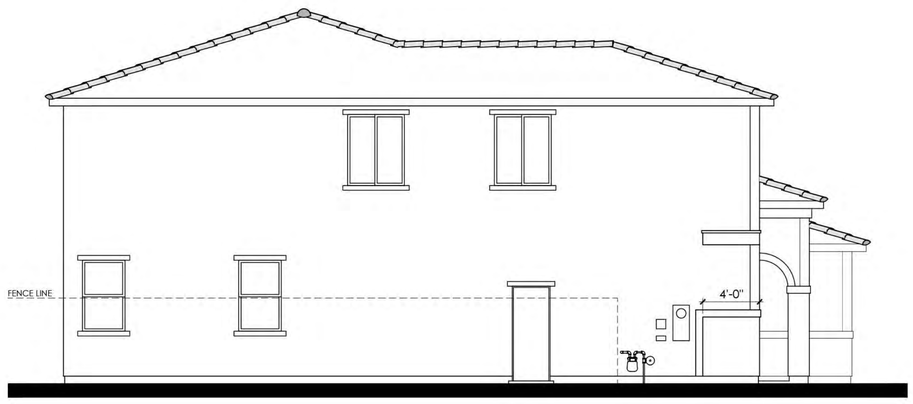
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 4

PLAN 4B (2617)

ITALIAN ELEVATIONS

0 2 4 8 12

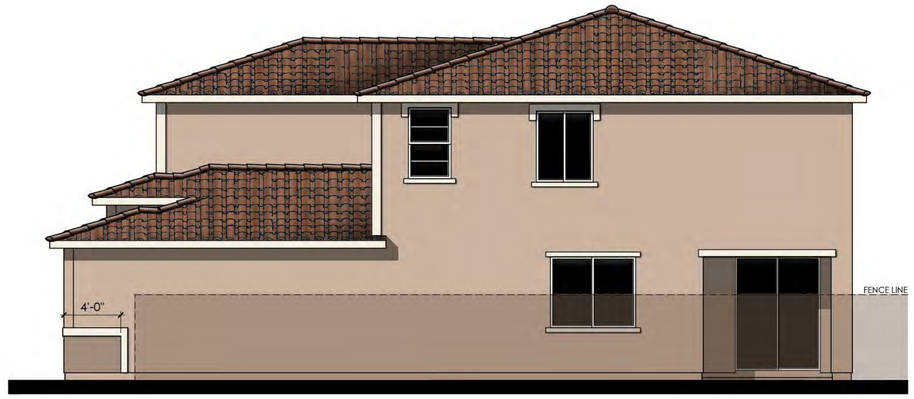
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RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
A-78

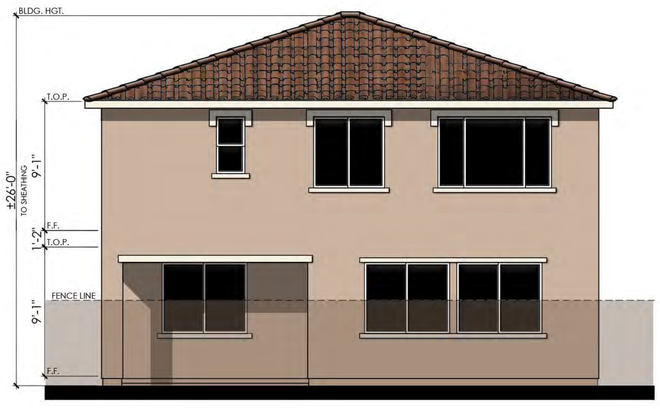
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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	GUTTER
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 4

PLAN 4B (2617)

ITALIAN ENHANCED ELEVATIONS

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
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#21117



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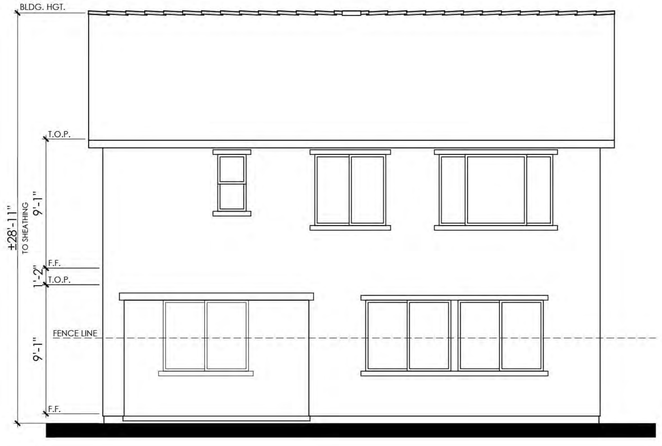
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 7

PLAN 4C (2617)

FARMHOUSE ELEVATIONS

0 2 4 8 12

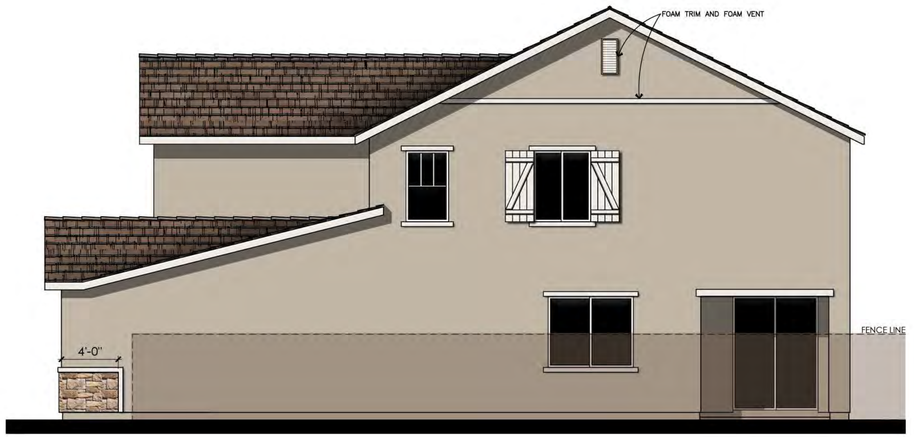
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RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
A-80

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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR

COLOR SCHEME 7

PLAN 4C (2617)

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

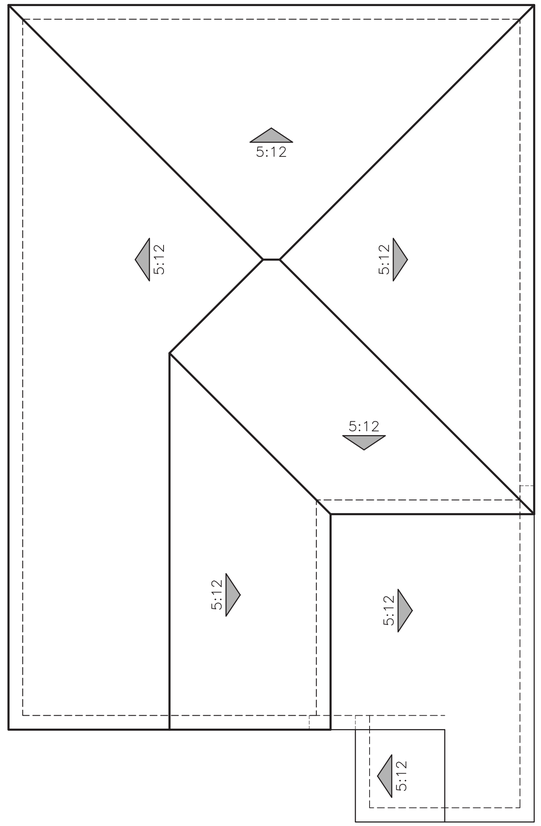
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PRADERA RANCH
RANCHO CORDOVA, CA

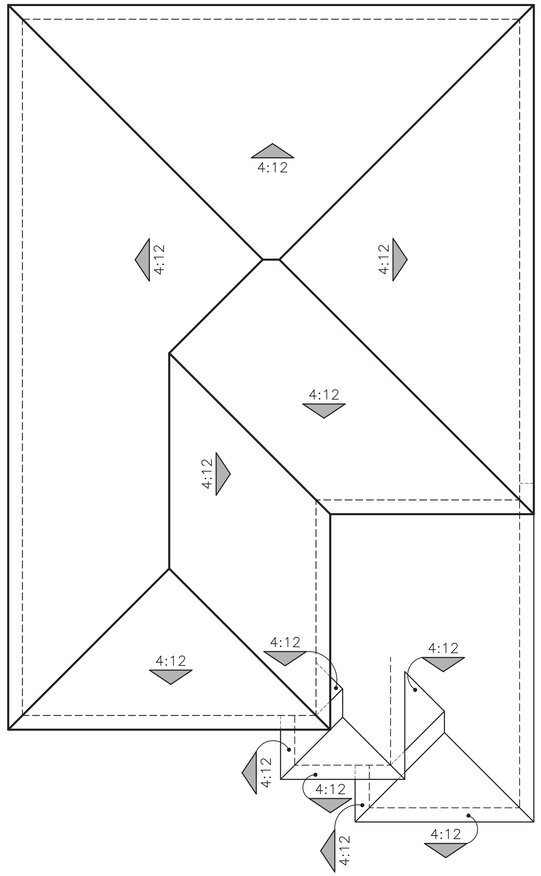
VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
A-81

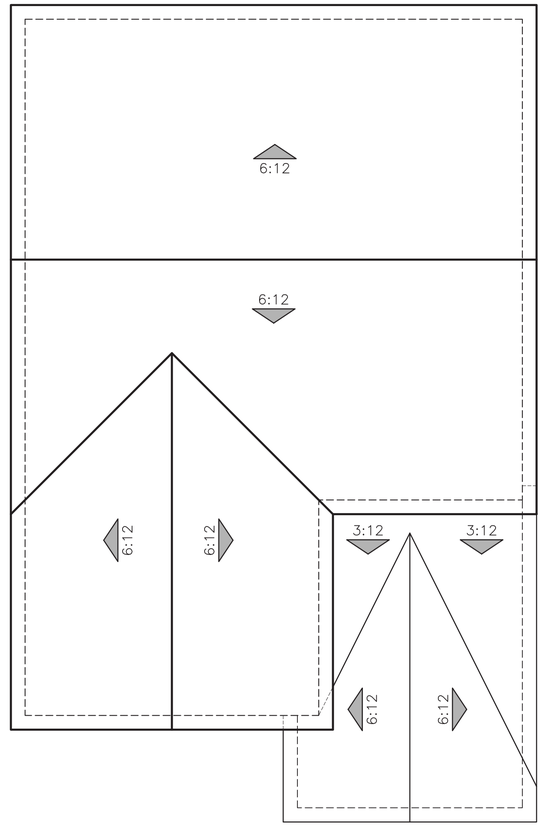
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#21117



A - MEDITERRANEAN REVIVAL



B - ITALIAN



C - FARMHOUSE

PLAN 4 (2617)
ROOF PLANS

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

VIRIDIAN II
UNIT 1 & 5
45x105

05.23.2022
A-82

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#21117

VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

PROJECT	21117B
CREATED	1/27/2022
Planning Rev.	**4/21/2022**

"A" ELEVATIONS MEDITERRANEAN REVIVAL	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO BODY PAINT	SW9094 PLAYA ARENOSA	**SW6080 UTTERLY BEIGE**	**SW7554 STEAMED MILK**
LAP SIDING	**SW9097 SOFT FAWN**	**SW6081 DOWN HOME**	**SW7508 TAVERN TAUPE**
FASCIA / TRIM / GARAGE DOOR	**SW9099 SADDLE UP**	**SW6083 SABLE**	**SW7040 SMOKEHOUSE**
FRONT DOOR / SHUTTERS	SW7740 MESSENGER BAG	SW6034 DARK AUBURN	SW6236 GRAY'S HARBOR
ROOF: LOW PROFILE "S" VILLA	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND
STONE: FIELD LEDGE	MESETA	PADOVA	VENETO
GROUT:	GRAY	GRAY	GRAY

"B" ELEVATIONS ITALIAN	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO BODY PAINT	SW6093 FAMILIAR BEIGE	SW6113 INTERACTIVE CREAM	SW7696 TOASTED PINE NUT
SECONDARY STUCCO	SW7502 DRY DOCK	SW6115 TOTALLY TAN	SW7697 SAFARI
FASCIA / TRIM / GARAGE DOOR	SW7562 ROMAN COLUMN	SW0053 PORCELAIN	SW7103 WHITETAIL
FRONT DOOR	SW7020 BLACK FOX	SW0047 STUDIO BLUE GREEN	SW6118 LEATHER BOUND
ROOF: LOW PROFILE "S" VILLA	1VICS6169 CASA GRANDE BLD	1VICS6169 CASA GRANDE BLD	1VICS6169 CASA GRANDE BLD

PAINT:	SHERWIN WILLIAMS
ROOF:	BORAL
STONE:	ELDORADO
GROUT:	ORCO or EQUAL

"C" ELEVATIONS FARMHOUSE	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY PAINT	SW7051 ANALYTICAL GRAY	SW7673 PEWTER CAST	SW7757 HI REFLECTIVE WHITE
BOARD & BATTEN SIDING / LAP SIDING	SW2851 SAGE GREEN LIGHT	SW7757 HI REFLECTIVE WHITE	SW7757 HI REFLECTIVE WHITE
FASCIA / TRIM / GARAGE DOOR	SW7004 SNOWBOUND	SW7757 HI REFLECTIVE WHITE	SW6258 TRICORN BLACK
FRONT DOOR / SHUTTERS	SW7004 SNOWBOUND	SW7020 BLACK FOX	SW0006 TOILE RED
ROOF: FLAT SHAKE	1FBCF1132 CHARCOAL BRWN BLD	1FBCF1132 CHARCOAL BRWN BLD	1FBCF1132 CHARCOAL BRWN BLD
STONE:	ROUGH CUT AUTUMN LEAF	ROUGH CUT MOONLIGHT	ROUGH CUT LOIRE VALLEY
GROUT	GRAY	GRAY	GRAY

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE.
ALL PAINT BREAKS TO BE CUT AT **INSIDE** CORNERS.

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WRITTEN COLOR SCHEMES

MEDITERRANEAN REVIVAL
SCHEME #1



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VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

#21117B
JAN. 27, 2022

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MEDITERRANEAN REVIVAL
SCHEME #2



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VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

#21117B
JAN. 27, 2022

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MEDITERRANEAN REVIVAL
SCHEME #3



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VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

#21117B
JAN. 27, 2022

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COLOR BOARDS - “A” MEDITERRANEAN REVIVAL

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

ITALIAN
SCHEME #4



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VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

#21117B
JAN. 27, 2022

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ITALIAN
SCHEME #5



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VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

#21117B
JAN. 27, 2022

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ITALIAN
SCHEME #6



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VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

#21117B
JAN. 27, 2022

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COLOR BOARDS - “B” ITALIAN

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

FARMHOUSE
SCHEME #7



LENNAR

VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

#21117B
JAN. 27, 2022

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FARMHOUSE
SCHEME #8



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VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

#21117B
JAN. 27, 2022

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FARMHOUSE
SCHEME #9



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VIRIDIAN II AT PRADERA RANCH

RANCHO CORDOVA, CA

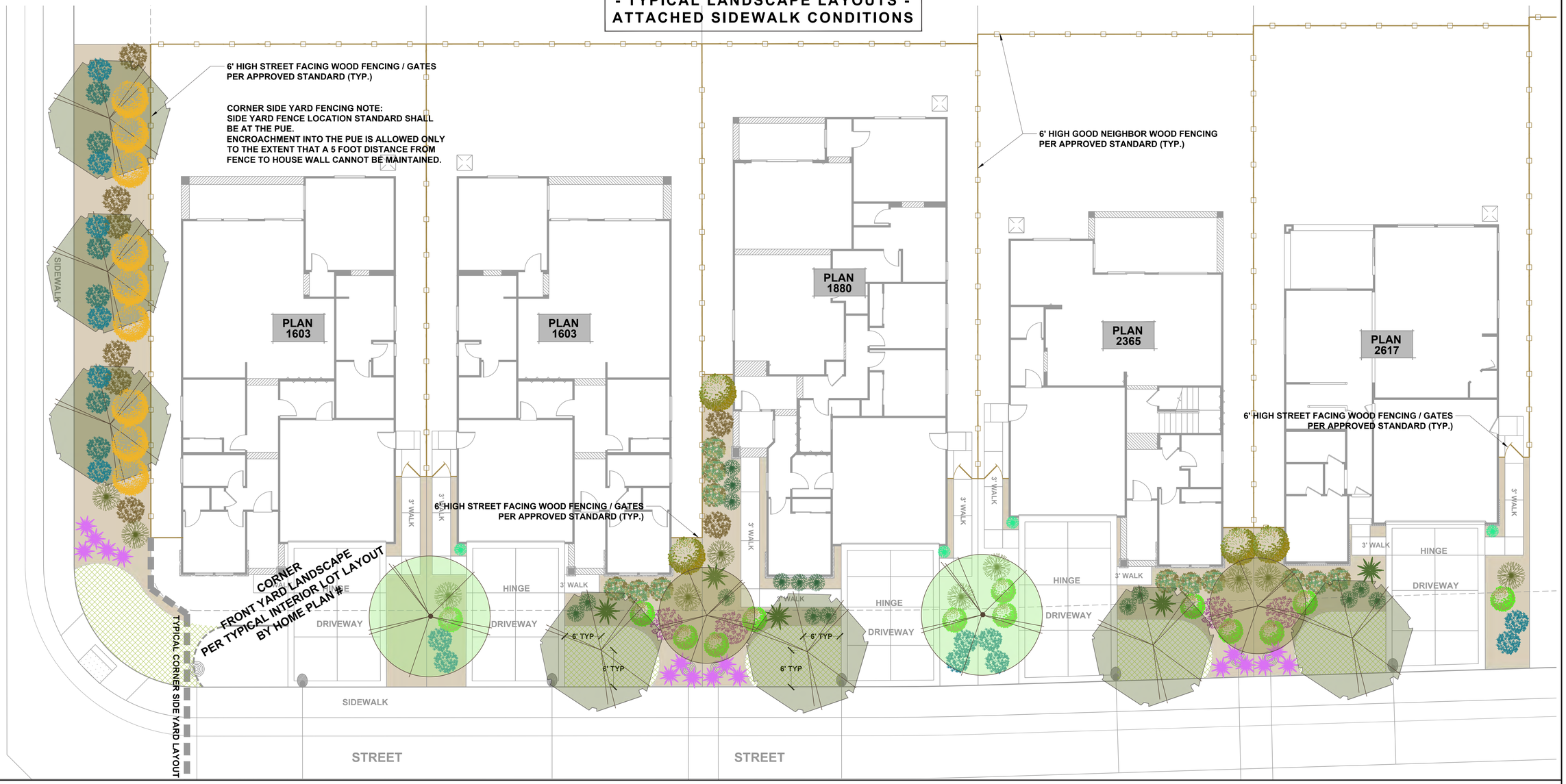
#21117B
JAN. 27, 2022

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COLOR BOARDS - “C” FARMHOUSE

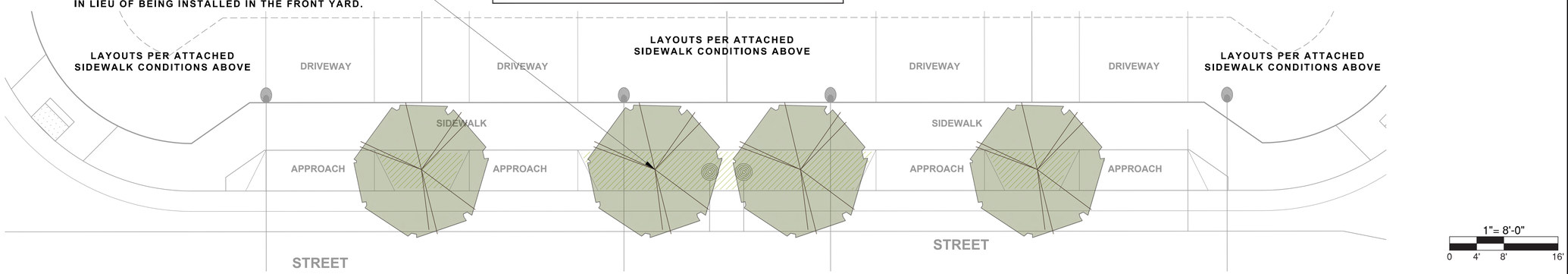
*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

- TYPICAL LANDSCAPE LAYOUTS - ATTACHED SIDEWALK CONDITIONS



- TYPICAL LANDSCAPE LAYOUTS - DETACHED SIDEWALK CONDITIONS

STREET TREE PLACEMENT NOTE:
IN DETACHED SIDEWALK CONDITIONS, STREET TREES SHALL BE LOCATED IN THE CENTER OF THE CURBSIDE PLANTER STRIP.
STREET TREES IN DETACHED SIDEWALK CONDITIONS SHALL BE INSTALLED IN LIEU OF BEING INSTALLED IN THE FRONT YARD.



LANDSCAPE ARCHITECTURE + SITE DESIGN
EarthLine DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.420.7864 • www.EarthlineDesign.com

VIRIDIAN II @ GRANTLINE 220
UNITS 1 / 5
RANCHO CORDOVA, CALIFORNIA
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL
Signature
4-30-2022
Received Date
1-22-2022
Date
STATE OF CALIFORNIA

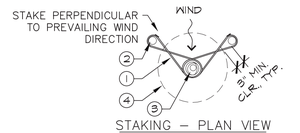
Sym.	Revision	Date

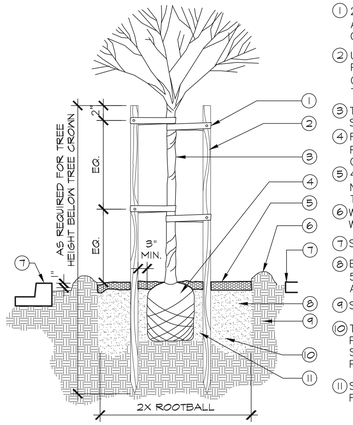
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TYPICAL LANDSCAPE LAYOUTS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.1

City of Rancho Cordova Approval



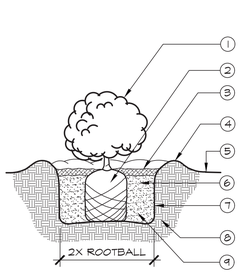


1. 24" CORDED RUBBER TIE – ATTACH TO STAKE W / 2 GALVANIZED SCREWS
2. UNTREATED LODGEPOLE PINE STAKE – INSTALL NO CLOSER THAN 18" FROM TRUNK
3. TREE – SEE PLAN FOR SIZE AND TYPE
4. ROOTBALL – SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE
5. 4" LAYER WOOD CHIP MULCH NO MULCH WITHIN 4" OF TRUNK
6. WATERING BASIN (4" MIN.) WITH WOOD CHIP MULCH
7. SIDEWALK, CURB, OR WALL
8. BACKFILL MIX– 50/50 MIX OF EXCAVATED SOIL AND AMENDED SOIL
9. SUBGRADE
10. TREE PLANTING PRE–PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO BACKFILLING
11. SLOW–RELEASE GRANULAR FERTILIZER PER INSTRUCTIONS

NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

TREE PLANTING

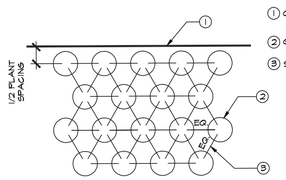
SCALE: N.T.S.



1. SHRUB – SEE PLAN FOR SIZE AND TYPE
2. ROOTBALL – SET TOP OF ROOTBALL 2" ABOVE FIN. GRADE
3. 3"–4" LAYER MULCH – NO MULCH WITHIN 4" OF TRUNK
4. WATERING BASIN (4" MIN.) WITH WOOD CHIP MULCH
5. FINISH GRADE
6. BACKFILL MIX– 50/50 MIX OF EXCAVATED SOIL AND AMENDED SOIL
7. SHRUB PLANTING PRE–PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO BACKFILLING
8. SUBGRADE
9. SLOW–RELEASE GRANULAR FERTILIZER PER INSTRUCTIONS

SHRUB PLANTING

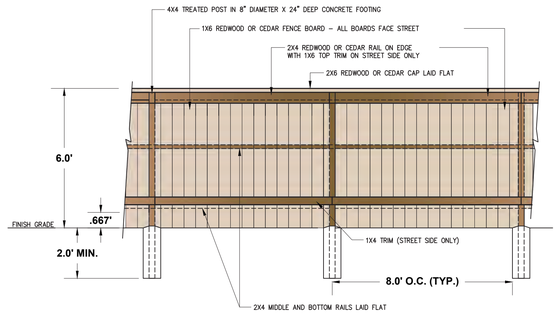
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1. CURB, FENCE OR PAVEMENT EDGE
2. GROUNDCOVER OR SHRUB
3. SPACING PER PLANT LEGEND

GROUNDCOVER SPACING/LAYOUT

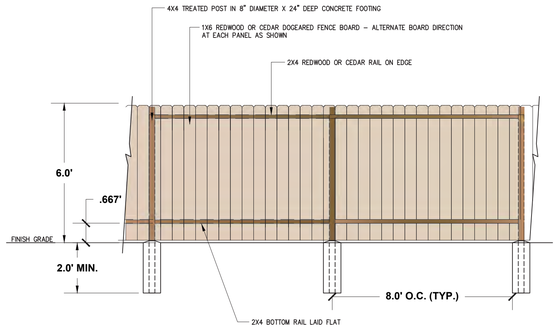
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STREET FACING FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.



GOOD NEIGHBOR FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.

GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

1. **PLANT MATERIAL:**
   All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards. Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.
2. **SITE REVIEW:**
   The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.
3. **FINISH GRADING:**
   The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.
4. **SOIL PREPARATION:**
   The contractor shall follow the recommendations of the soil management report included on Final Landscape Plans. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of minimum 4 cubic yards per 1,000 square feet of permeable area shall be incorporated into the top 6 inches of soil except within the TPZ of protected trees, which shall receive a 4"-6" layer of hardwood mulch.
5. **GROUNDCOVER:**
   Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.
6. **PRE-EMERGENT:**
   A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.
7. **MAINTENANCE:**
   The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.
8. **PLANT GUARANTEE:**
   All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.
9. **MULCH:**
   A minimum of 3" of organic mulch ("Mocha" bark as supplied by Recology or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.

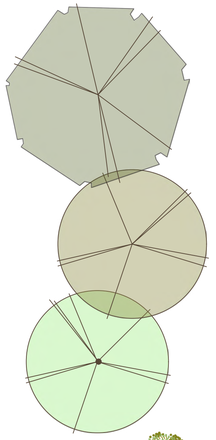
   Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers.
10. **EROSION CONTROL:**
    All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.
11. **TREES:**
    Trees shall be 15'-0" clear of all light standards, 3' from County maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

    NOTE:
    Root control barriers are required for all trees planted within 10 feet of paving or hardscape.

DETACHED SIDEWALK GROUNDCOVERS

GROUNDCOVER: (DETACHED SIDEWALK CONDITIONS ONLY) — **ALL 1 & 5 GAL SIZE @ 36" O.C.**
Where sidewalks are detached from curb, groundcover shall be planted in the planting strip. Each street will have a single groundcover species.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet'	Emerald carpet manzanita (MOD)
Trachelospermum asiaticum (1 gal)	Ornamental strawberry (MOD)
Rosmarinus officianalis 'Prostratus' (1 gal)	Dwarf rosemary (LOW)
Cotoneaster dammeri 'Lowfast'	Bearberry cotoneaster (LOW)



CONCEPTUAL PLANT LIST

The landscape designs shall include the use of small turf (sod) panels and water-conserving plant material in order to develop visual interest along a varied but somewhat cohesive streetscape throughout the communities.
See container size recommendations and water use in each section below.

STREET TREES (SOLAR HOMES): **ALL 24 INCH BOX SIZE**
Street Tree types and locations shall be specified on final landscape plans. Street tree types and installation methods (staking, etc.) shall be detailed.
Final Plans shall select from the following list (WATER USE IN PARENTHESES):

Zelkova serrata 'City Sprite'	Compact sawleaf zelkova (MOD)
Koelreuteria paniculata	Goldenrain tree (MOD)
Laurus nobilis 'Saratoga' – standard	Grecian bay laurel (LOW)
Magnolia g. 'St. Mary'	Compact southern magnolia (MOD)
Acer buergerianum	Trident maple (MOD)
Acer truncatum	Shantung maple (MOD)
Ulmus propinqua	Emerald Sunshine elm (MOD)
Nyssa sylvatica'	Tupelo (MOD)

FRONT YARD ACCENT TREES: **ALL 15 GALLON SIZE**
These accent trees are installed in the front yard near the property line as shown. One tree only shall be installed for each 2 homes as shown on the plans.
Final Plans shall select from the following list:

Cercis canadensis 'Forest Pansy'	Red-leaf Eastern redbud (MOD)
Arbutus unedo – Standard	Strawberry tree (LOW)
Chionanthus retusus	Chinese fringe (MOD)
Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly tree (MOD)

TREES BETWEEN DRIVEWAYS: **ALL 15 GALLON SIZE**
These trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans.
Final Plans shall select from the following list:

Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly (MOD)
Lagerstroemia indica 'Tuscarora' – Standard	Crape myrtle (LOW)
Prunus caroliniana 'Compacta' - standard	Compact carolina cherry laurel (MOD)

FOUNDATION SHRUBS (LARGE): **ALL 5 GALLON SIZE**
This larger evergreen shrub is used as a foundation along fence lines where shown.
Final Plans shall select from the following list:

Viburnum tinus 'Spring Bouquet'	Laurustinus (MOD)
Ligustrum japonicum 'Texanum'	Texas privet (LOW)
Arbutus unedo 'Compacta' (shrub)	Compact strawberry tree (LOW)

FOUNDATION SHRUBS (CORNERS): **ALL 5 GALLON SIZE**
This moderately sized evergreen shrubs are used as a foundation along corner lot fence lines where shown. These shrubs will typically be installed under the canopies of adjacent trees. Where corner lots are adjacent to one another, the shrub type will be the same across both lots.
Final Plans shall select from the following list:

Callistemon 'Little John'	Dwarf bottlebrush (LOW)
Westringia fruticosa 'Morning Light'	Morning Light coast rosemary (LOW)
Rhaphiolepis indica 'Pinkie'	Compact Indian hawthorn (MOD)

FOUNDATION SHRUBS (SMALL): **ALL 5 GALLON SIZE**
This shrub is used as a smaller foundation layering shrub where shown.
Final Plans shall select from the following list:

Nandina domestica	Heavenly Bamboo (LOW)

ACCENT SHRUBS: **ALL 5 GALLON SIZE**
These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form.
Final Plans shall select from the following list:

Loropetalum chinense (red leaf varieties)	Chinese fringe (MOD)
Salvia greggii 'Rosea'	Autumn sage (LOW)
Euonymus jap. 'Aureo-marginata'	Variegated euonymus (LOW)
Perovskia 'Blue Spire'	Russian sage (LOW)

LAYERING SHRUBS (LARGE): **ALL 5 GALLON SIZE**
These shrubs are used primarily as a lower foundation shrub in front of the porches of each home.
Final Plans shall select from the following list:

Rhaphiolepis umbellata minor	Compact Indian hawthorn (LOW)
Buxus microphylla japonica	Dwarf Japanese boxwood (MOD)
Callistemon citrinus 'Little John'	Dwarf bottlebrush (LOW)

LAYERING SHRUBS (SPREADING): **ALL 5 GALLON SIZE**
These spreading, flowering shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted.
Final Plans shall select from the following list:

Lantana X 'New Gold'	Trailing lantana – yellow (LOW)
Rosa meidiland 'Fire'	Red groundcover Rose (MOD)
Westringia fruticosa 'Mundi'	Prostrate coast rosemary (LOW)

LAYERING SHRUBS (UPRIGHT): **ALL 5 GALLON SIZE**
These shrubs are more upright in habit than the spreading layering shrubs above, and is used as option to provide additional color, form, and texture to the plant palette.
Final Plans shall select from the following list:

Berberis thumb. 'Crimson Pygmy'	Dwarf purple barberry (MOD)
Spiraea X 'Limemound'	Limemound spiraea (MOD)
Abelia g. 'Kaleidescope'	Dwarf glossy abelia (MOD)

LAYERING SHRUB (SMALL): **ALL 1 AND 5 GALLON SIZE**
These prostrate shrubs are used as a smaller companion to the upright layering shrubs above and are used along property lines in order to create a more seamless transition between adjacent front yard landscapes.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet' (5 gal)	Emerald carpet manzanita (MOD)
Rosmarinus officianalis 'Prostratus' (1gal)	Dwarf rosemary (LOW)

ENTRY ACCENT SHRUBS: **ALL 1 GALLON SIZE**
These small accent shrubs are used primarily along the entry walk leading to the front porch of each home.
Final Plans shall select from the following list:

Euonymus japonicus 'Microphyllus'	Boxleaf eujonymus (LOW)
Erigeron karvinskianus	Santa Barbara daisy (LOW)
Teucrium chamaedrus 'Prostratum'	Dwarf wall germander (LOW)

GRASS-LIKE SHRUBS: **ALL 1 GALLON SIZE**
This shrub is utilized randomly throughout the landscape as textural accents where shown.
Final Plans shall select from the following list:

Dietes bicolor	Butterfly Iris (LOW)

TRANSITION GROUNDCOVER: **ALL 1 GALLON SIZE**
These low, spreading groundcovers are used along the back of curb at the property lines in order to provide a seamless transition between lots.
Final Plans shall select from the following list:

Rosa 'Drift White'	White Drift rose (LOW)
Lomandra longifolia 'Breeze'	Dwarf mat rush (MOD)

COLUMNAR PLANT AT GARAGE: **ALL 5 GALLON SIZE**
The staked form of these plants is used to soften each side of the garage.
Final Plans shall select from the following list:

Gelsemium sempervirens – staked	Staked Carolina jessamine (LOW)
Trachelospermum jas. – staked	Staked Star jasmine (MOD)

FRONT YARD GROUNDCOVER: **ALL 1 GAL SIZE @ 24" O.C.**
Small panels of low and moderate water use evergreen groundcovers in the front yards create a cohesive and green streetscape. Selections shall be specified on final plans.
Final Plans shall select from the following list:

Teucrium chamaedrus ' Prostratum'	Wall germander (LOW)
Rosmarinus off. 'Prostratus'	Creeping rosemary (LOW)
Fragaria chiloensis	Ornamental strawberry (MOD)
Trachelospermum asiaticum	Asiatic jasmine (MOD)

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RANCHO CORDOVA, CALIFORNIA
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA
LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CANN
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.2

City of Rancho Cordova Approval

TYPICAL WATER USE CALCS

California Water Efficient Landscape Worksheet - Plan 1603

Reference Evapotranspiration (ET_o) 51.9 Project Type Residential 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	580	286	9216
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**590**	**291**	**9375.32**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
			Totals	0	0	0	
						ETWU Total	**9375.32**
						Maximum Allowed Water Allowance (MAWA)[e]	**10441.76**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	291
Total Area	590
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	291
Total Area	590
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 1880

Reference Evapotranspiration (ET_o) 51.9 Project Type Residential 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	721	356	11457
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**731**	**361**	**11615.86**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
			Totals	0	0	0	
						ETWU Total	**11615.86**
						Maximum Allowed Water Allowance (MAWA)[e]	**12937.16**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	361
Total Area	731
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	361
Total Area	731
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 2365

Reference Evapotranspiration (ET_o) 51.9 Project Type Residential 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	594	293	9439
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**604**	**298**	**9597.78**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
			Totals	0	0	0	
						ETWU Total	**9597.78**
						Maximum Allowed Water Allowance (MAWA)[e]	**10689.53**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	298
Total Area	604
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	298
Total Area	604
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 2617

Reference Evapotranspiration (ET_o) 51.9 Project Type Residential 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	615	304	9773
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**625**	**309**	**9931.48**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
			Totals	0	0	0	
						ETWU Total	**9931.48**
						Maximum Allowed Water Allowance (MAWA)[e]	**11061.19**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	309
Total Area	625
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	309
Total Area	625
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

IRRIGATION LEGEND

Symbol	Manufacturer	Model	Description	PSI	GPM
T	TORO	514-20	TREE ROOT ZONE WATERING SYSTEM-- CONTRACTOR TO INSTALL (2) UNIVERSAL FLOOD BUBBLERS AT THE EDGE OF ROOTBALL. INSTALL BUBBLERS ON 4" POP-UP BODIES (IRRITROL I-PRO400-PR) ENSURE MINIMUM 15 PSI AT EACH BUBBLER	15	3.4 GPM PER TREE
NONE	RAINBIRD	XB-10PC (1 GPH) XB-20PC (2 GPH)	XERI-BUG DRIP EMITTER INSTALLED INTO RAINBIRD XF BLANK 1/2" DISTRIBUTION TUBING EMITTER SCHEDULE: XB-10PC ONE (1) PER 1 GALLON SHRUB XB-10PC TWO (2) PER 5 GALLON SHRUB XB-20PC FOUR (4) PER 15 GALLON TREE XB-20PC SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15	
C	IRRITROL	KD6-INT	6-STATION INDOOR MOUNT IRRIGATION CONTROLLER. VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.		
CL	IRRITROL	CL-100-WIRELESS	WIRELESS WEATHER SENSOR AND TRANSMITTER KIT INSTALL IN APPROVED LOCATION PER MANUFACTURER'S INSTRUCTIONS		
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)		
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR		
	IRRITROL	2711APR	3/4" ANTI-SIPHON CONTROL VALVE		
D	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS		
	---	SCHEDULE 40 PVC	SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.		
	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.		

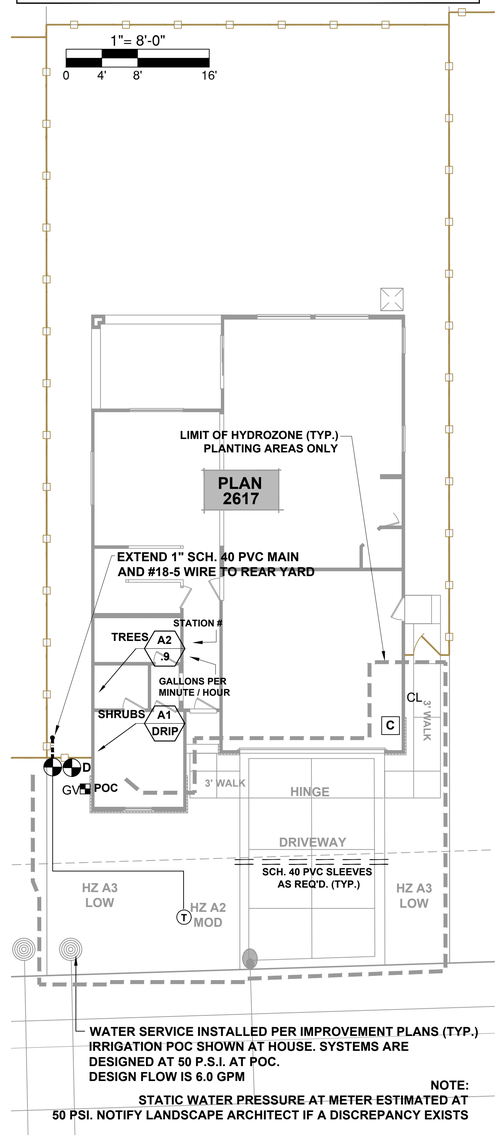
GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 15 PSI at each tree bubbler. The design flow for this project is 6.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is Sacramento County Water Agency.
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves.
   Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure exceeds the recommended pressure of the specified irrigation devices. If water pressure at each bubbler is less than 15 PSI, contact landscape architect prior to installation.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

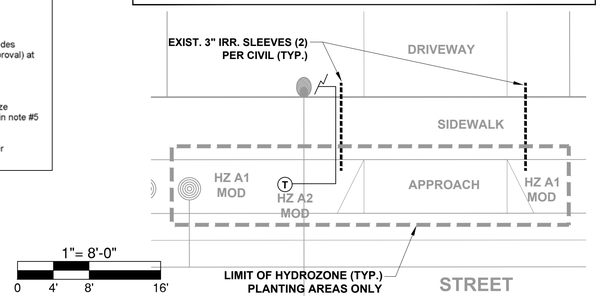
DRAINAGE NOTES:

1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Wood Rodgers.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 2" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" SDR PVC perforated drain lines, solid fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. Roof downspouts (not shown) within property shall **NOT be connected to underground drainage system**. This includes all front, rear, and side yard roof downspouts. Contractor shall install a "splash block" (submit sample to Owner for approval) at each downspout location.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

- TYPICAL IRRIGATION LAYOUT - ALL PLANS - PLAN 2617 SHOWN -



- TYPICAL IRRIGATION LAYOUT - DETACHED SIDEWALK CONDITION



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1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES MORGAN LUTTRELL CANN
Signature
4-30-2022
Renewal Date
1-22-2024
Date
STATE OF CALIFORNIA

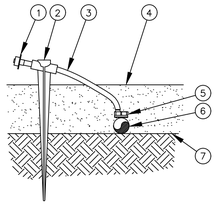
Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION SCHEMATIC

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L2.1

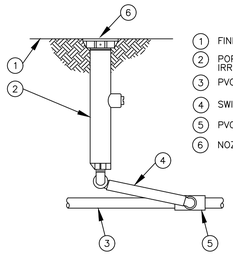
City of Rancho Cordova Approval



1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. PRESSURE-COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER: RAIN BIRD PC EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

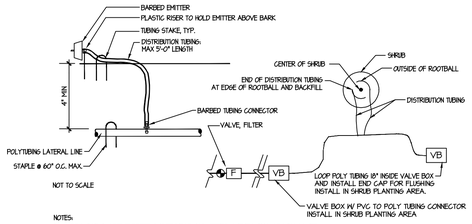
PRESSURE_COMPENSATING_EMITTER_INTO_1/4"_TUBING-STAKE



1. FINISH GRADE
2. POP-UP SPRAY SPRINKLER: IRRITROL I-400-PR OR EQUAL
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE (OR SWING PIPE)
6. NOZZLE PER LEGEND

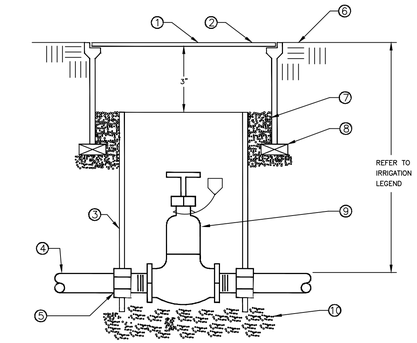
PRECISION_SPRAY_ON_4"_POP-UP_BODY

NO SCALE



NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUNDCOVER.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE.
3. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING.

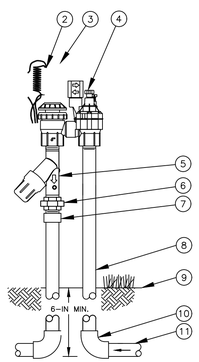
DRIP DETAILS



1. PERMANENTLY STAMP VALVE BOX LID WITH VALVE IDENTIFICATION (G.V.)
2. CARSON 810 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
3. 6" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE)
4. PVC MAIN LINE
5. SCHEDULE 40 PVC MALE ADAPTER – 2 TOTAL
6. FINISH GRADE – FLUSH WITH BOX TOP IN LAWN, 1" BELOW BOX TOP IN SHRUB OR GROUND COVER AREAS.
7. PEA GRAVEL 4" DEEP (NO SOIL IN BOX)
8. BRICK–2 TOTAL
9. GATE VALVE
10. PEA GRAVEL (4" DEEP MINIMUM)

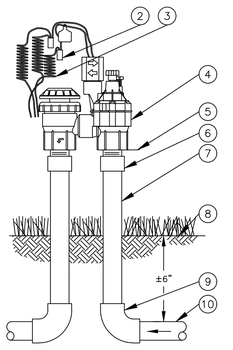
GATE VALVE

N.T.S.



2. WATERPROOF CONNECTION:
3. ID TAG
4. ANTI-SIPHON VALVE:
5. PRESSURE REGULATING FILTER:
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

2711APRDK-LF_REMOTE_CONTROL_DRIP_VALVE



2. WATERPROOF CONNECTION:
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. ANTI-SIPHON VALVE:
5. INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

2711APR_REMOTE_CONTROL_ZONE_KIT

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.080

A. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programing; (Environmental Utilities-WELO)

CERTIFICATE OF COMPLETION:

1. Prior to final acceptance, Contractor shall include a WELO Certificate of Completion, including Irrigation Schedules (establishment and established), maintenance schedule, Water Audit, as well as all other requirements needed.

LANDSCAPE ARCHITECTURE • SITE DESIGN
EarthLine DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.420.7864 • www.EarthlineDesign.com

VIRIDIAN II @ GRANTLINE 220
UNITS 1 / 5
RANCHO CORDOVA, CALIFORNIA
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LITTRELL
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION DETAILS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L2.2

City of Rancho Cordova Approval

PRADERA RANCH

RANCHO CORDOVA, CA

JADE _ UNIT 1, 3 & 6

LENNAR

05.23.2022
A-87

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SITE EXHIBIT

GRANTLINE 220

CITY OF RANCHO CORDOVA, CALIFORNIA

MAY 2022

LEGEND

FINAL MAP UNIT BOUNDARY

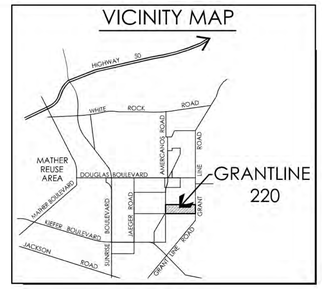
ZONING = RD-5

ZONING = RD-7

LOT TABULATION					
	TYPICAL LOT SIZE				
UNIT	45'x105' LOTS	50'x105' LOTS	55'x105' LOTS	60'x105' LOTS	TOTAL
1	33	32	65	0	130
2	64	0	15	0	79
3	52	66	0	10	128
4	0	0	0	61	61
5	59	0	0	0	59
6	66	34	0	16	116
TOTAL	274	132	80	87	573

JADE

VICINITY MAP



UNIT 2

UNIT 5

UNIT 6

UNIT 1

UNIT 3

UNIT 4

CHRYSANTHY BOULEVARD

LOT A
HIGH-DENSITY RESIDENTIAL

LOT F
NH. PARK

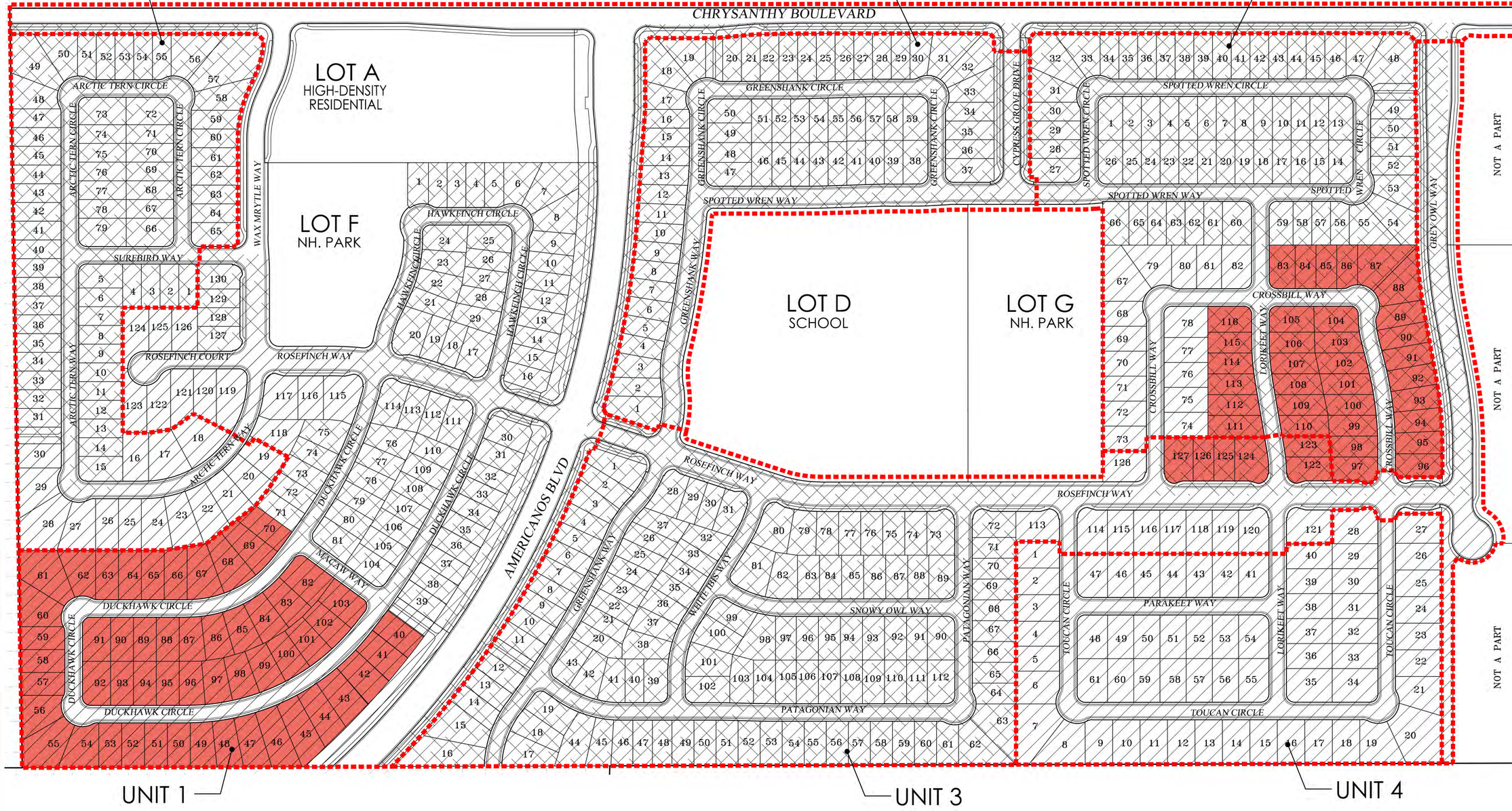
LOT D
SCHOOL

LOT G
NH. PARK

NOT A PART

GRANTLINE ROAD

ARCTIC TERN CIRCLE
ARCTIC TERN WAY
WAX MYRTLE WAY
SURFBIRD WAY
ROSEFINCH COURT
ROSEFINCH WAY
HAWKFINCH CIRCLE
GREENSHANK CIRCLE
GREENSHANK WAY
SPOTTED WREN CIRCLE
SPOTTED WREN WAY
CYPRESS GROVE DRIVE
GREY OWL WAY
CROSSBILL WAY
LORIKEET WAY
DUCKHAWK CIRCLE
MACAW WAY
AMERICANOS BLVD
WHITE IBIS WAY
SNOWY OWL WAY
PATAGONIAN WAY
PARAKEET WAY
TOUCAN CIRCLE



NORTH

100' 50' 0 100'

SCALE: 1" = 100'

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

SHEET 1 OF 1

GRANTLINE 220 - SITE EXHIBIT

J:\1000-A\1258-GRANTLINE220\GRANTLINE220-0A\Civil\Exhibits\EXH_GL220-SITE EXHIBIT FOR DESIGN REVIEW.dwg 5/9/2022 10:19 AM Jason Reed



"C" FRENCH
PLAN 4C (3033C)

"B" PRAIRIE
PLAN 1B (1994B)

"A" SPANISH
PLAN 2A (2502A)

"B" PRAIRIE
PLAN 3B (2713B)

STREET SCENE



A- SPANISH STYLE

The Spanish style is native to California with its large expanses of un-interrupted walls punctuated with judicial window placement. Often shown with head and sill trim and plank type shutters on selected windows. Roof forms are a low pitch combination of hip and gable forms.



B- PRAIRIE STYLE

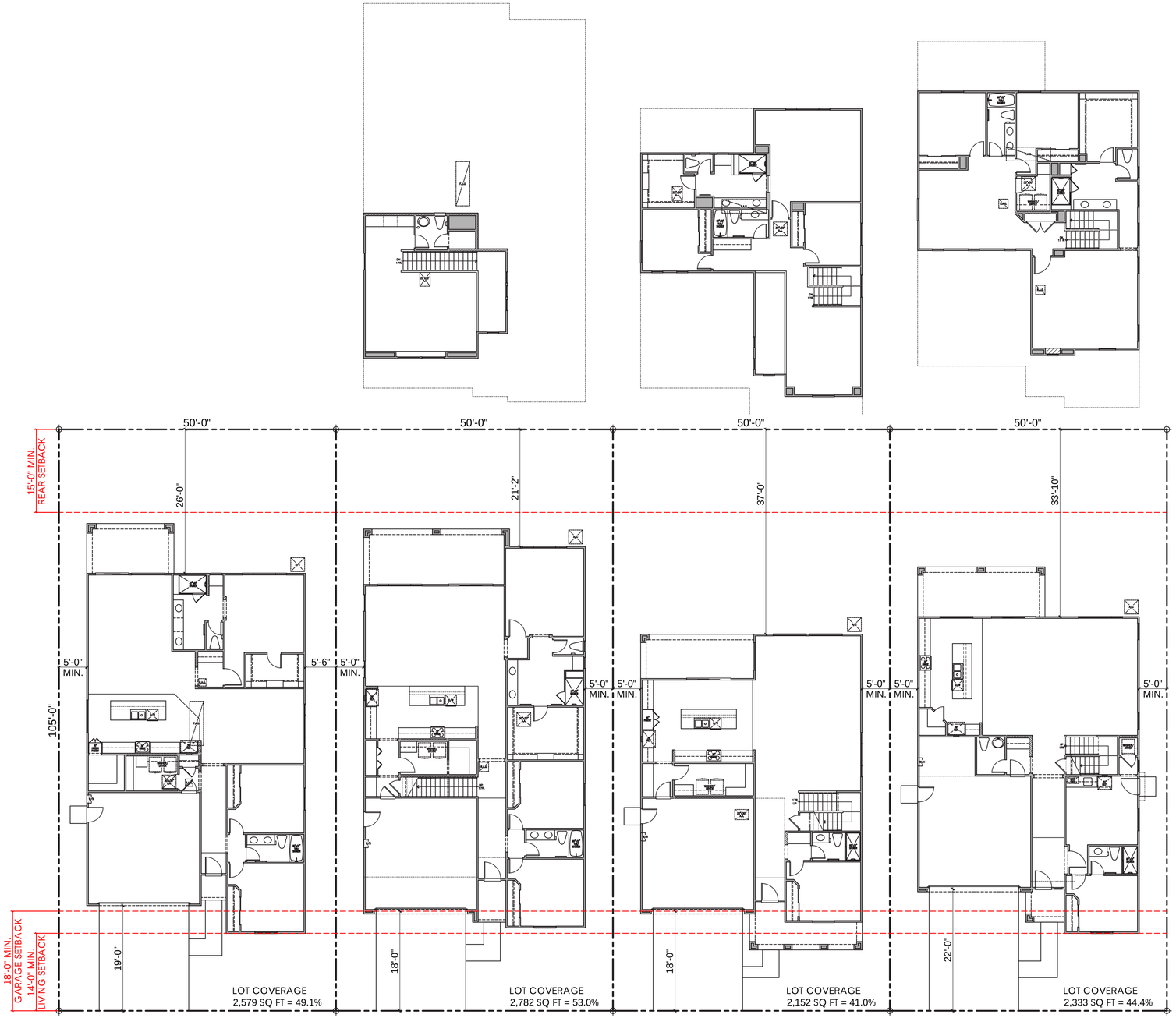
Prairie has elements meant to emphasize a low horizontal feel and incorporates hip roofs with large overhangs, supported by knee bracing at the corners. Brick wainscot with horizontal mullions in the windows along with panel type shutters and additional horizontal banding under second story windows with flat “slate” concrete roof tile.



C- FRENCH STYLE

Incorporates windows and doors in a stucco wall plane with trimmed arched soffits, arch angled plank type shutters, vertical mullions, curved corbels at gable ends along with a stone wainscot and flat “shake” concrete roof tile.

ARCHITECTURAL INSPIRATIONS



PLAN 1A (1994) PLAN 2A (2502) PLAN 3A (2713) PLAN 4A (3033)

TYPICAL PLOTTING RD5

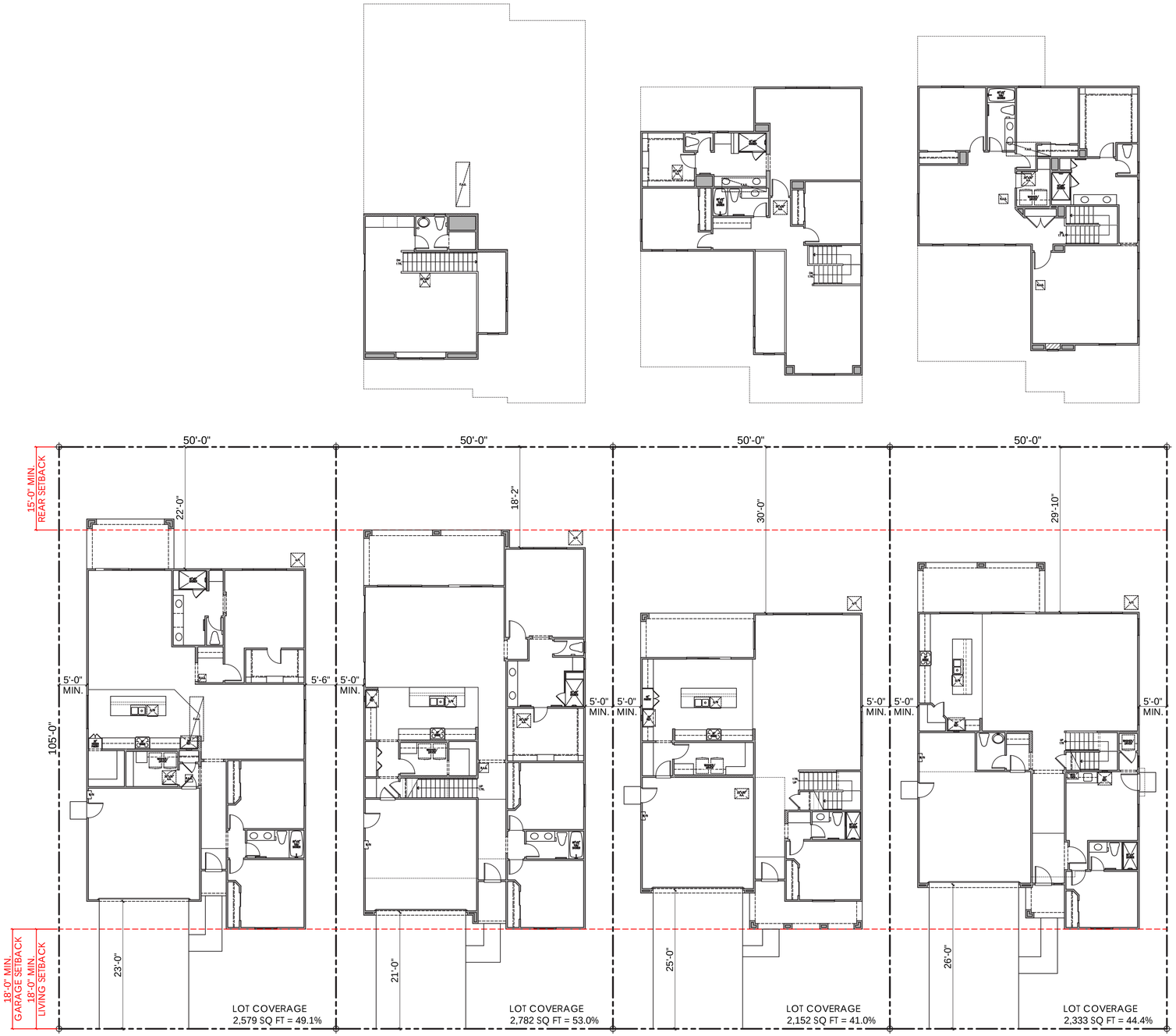
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PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
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PLAN 1A (1994) PLAN 2A (2502) PLAN 3A (2713) PLAN 4A (3033)

TYPICAL PLOTTING RD7



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FRENCH

PLAN 1 (1994)

FRONT ELEVATIONS

0 2 4 8 12

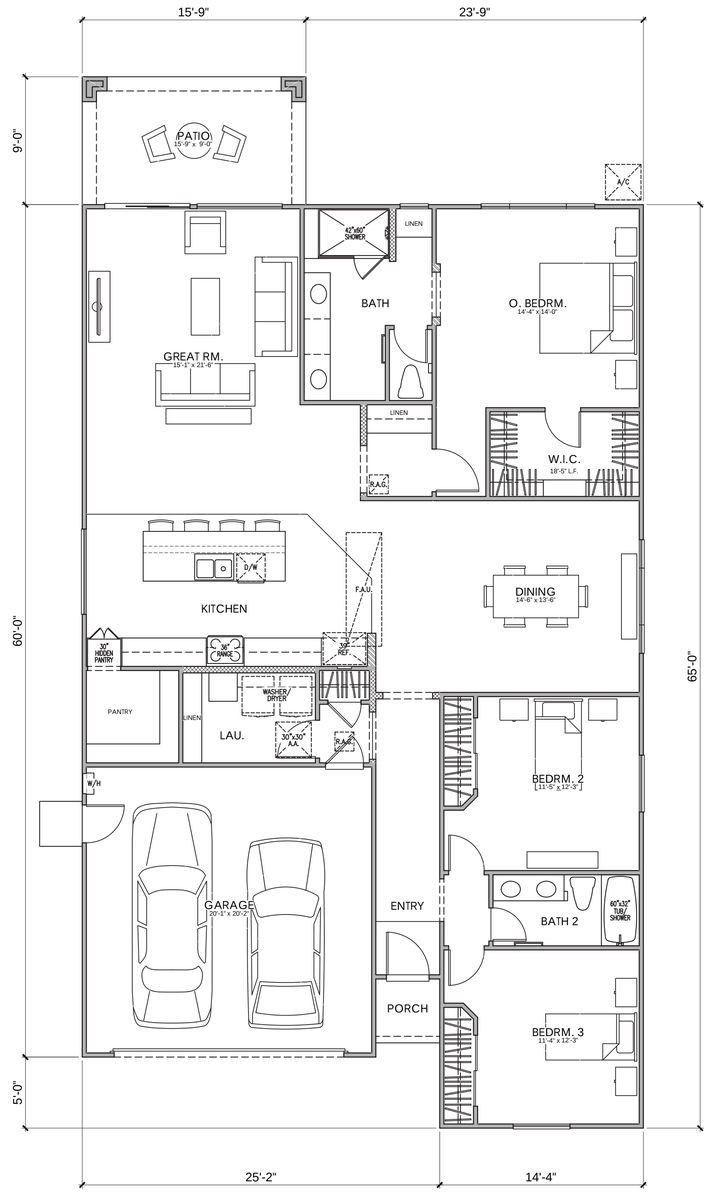
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PLAN 1A (1994)

3 BEDROOM, 2 BATH, PATIO
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	1,994 SQ. FT.
TOTAL DWELLING	1,994 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	418 SQ. FT.
PORCH	22 SQ. FT.
PATIO	141 SQ. FT.

0 2 4 8 12

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RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

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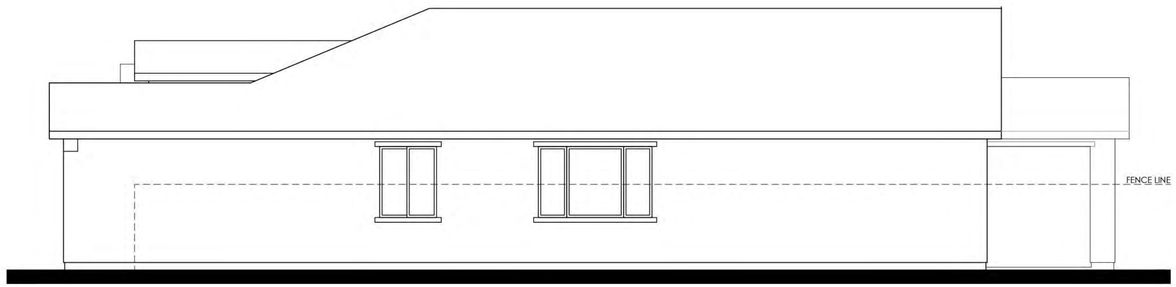
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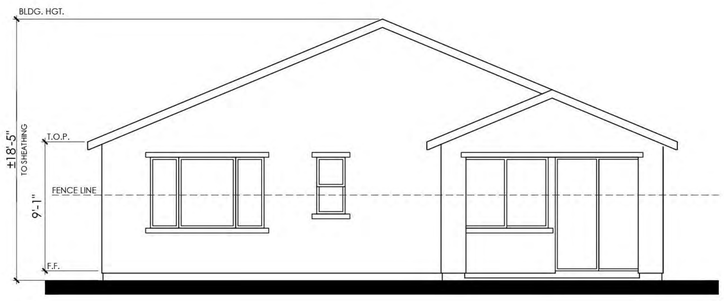
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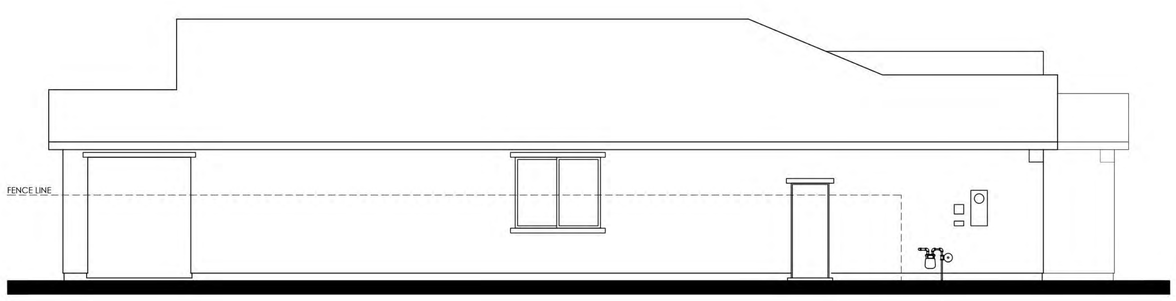
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CLAY PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1994)

SPANISH ELEVATIONS

0 2 4 8 12

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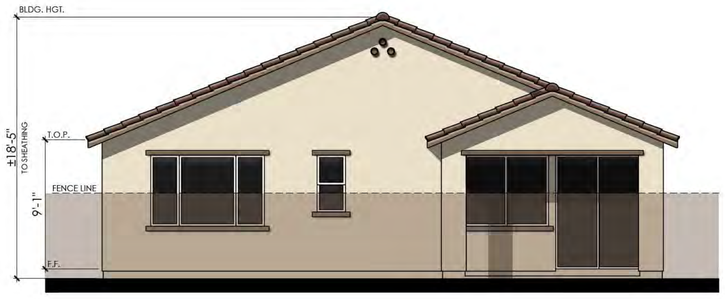
JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-95

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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CLAY PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 1

PLAN 1A (1994)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
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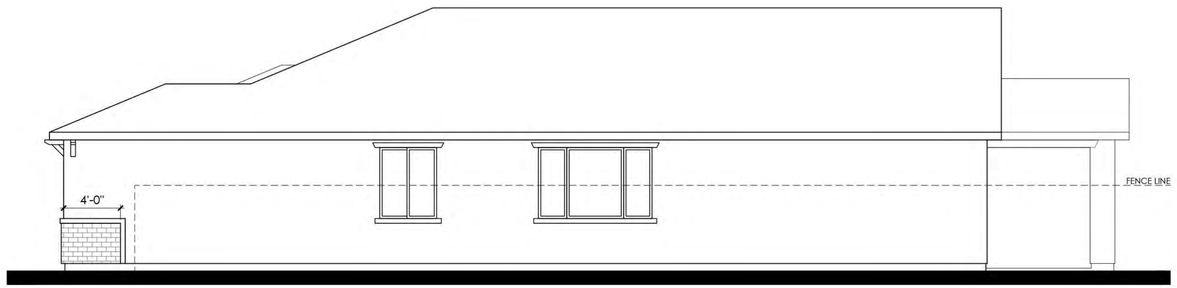
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Refer to landscape drawings for wall, tree, and shrub locations

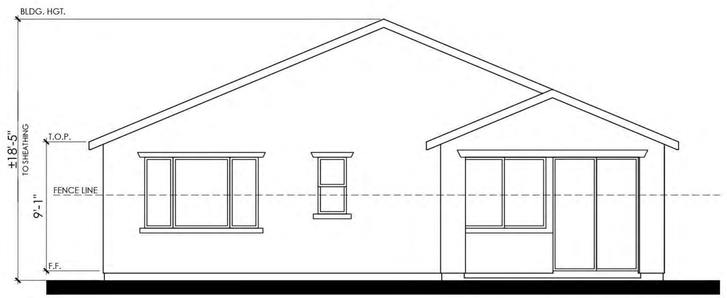
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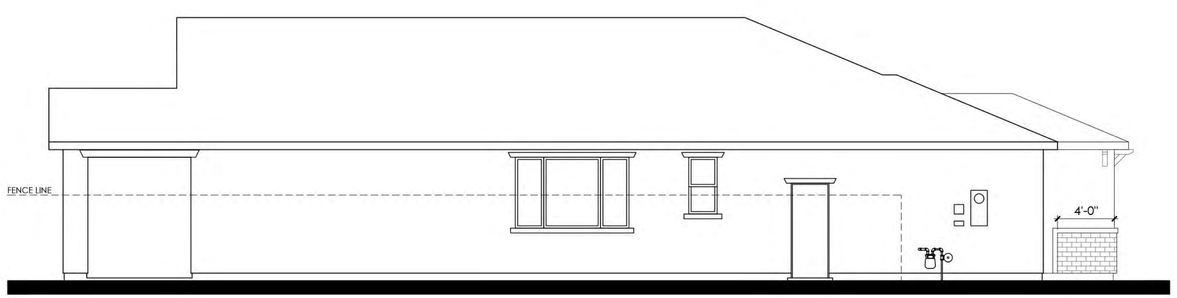
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 4

PLAN 1B (1994)

PRAIRIE ELEVATIONS

0 2 4 8 12

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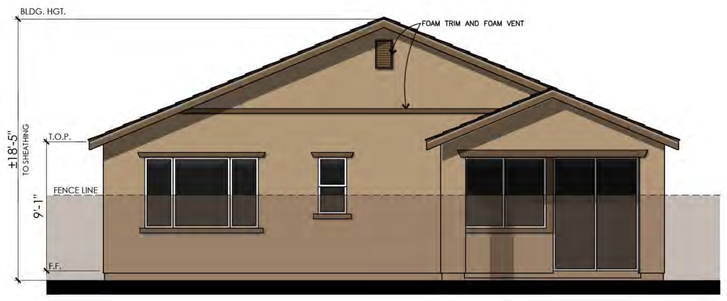
JADE
UNIT 1, 3 & 6
50x105 & 55x105

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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 4

PLAN 1B (1994)

PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

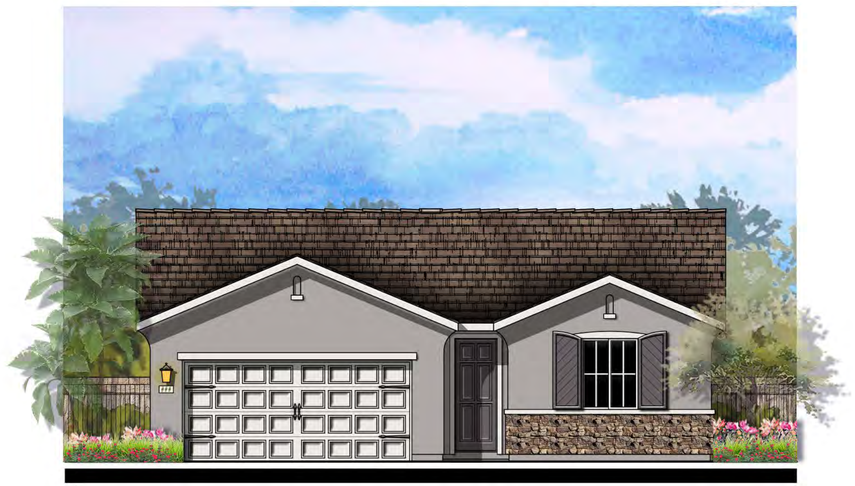
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RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

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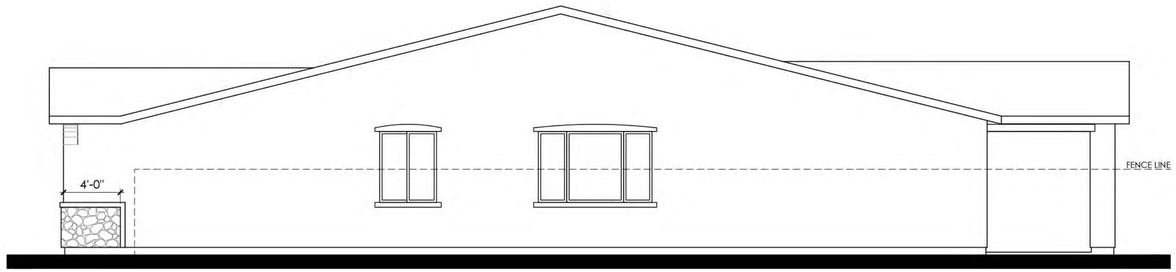
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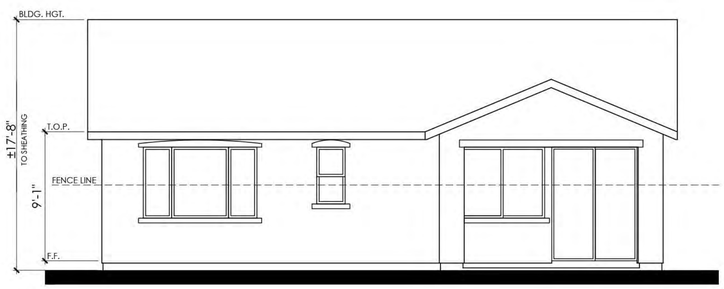
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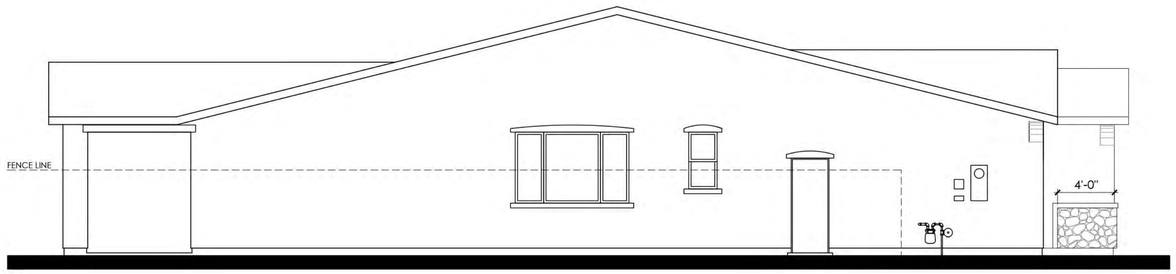
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 7

PLAN 1C (1994)

FRENCH ELEVATIONS

0 2 4 8 12

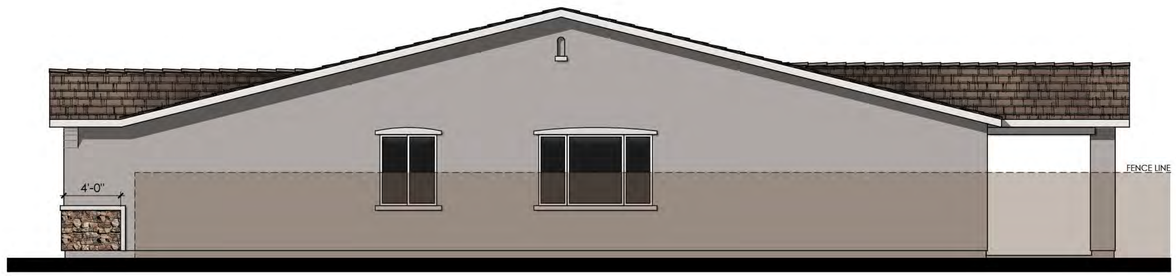
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RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-99

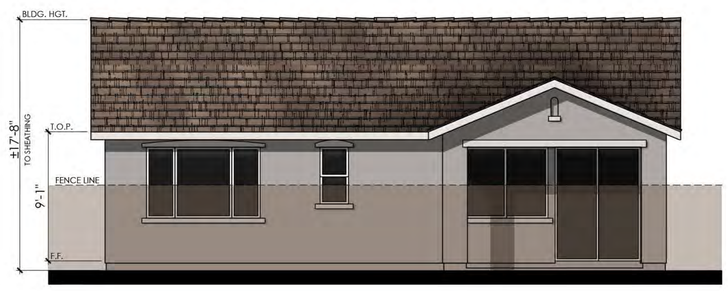
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RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 7

PLAN 1C (1994)

FRENCH ENHANCED ELEVATIONS

0 2 4 8 12

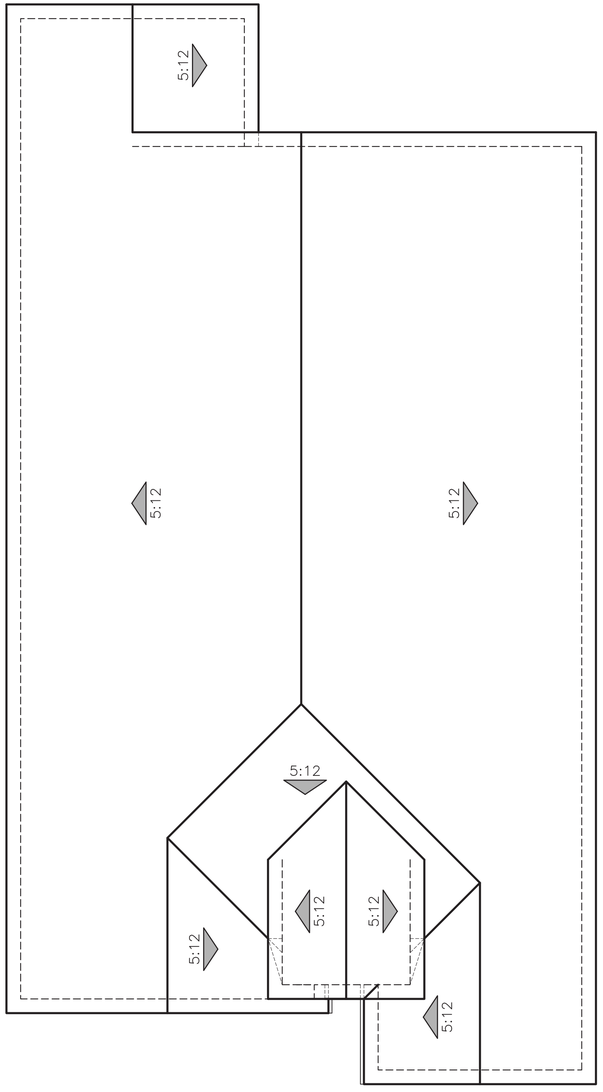
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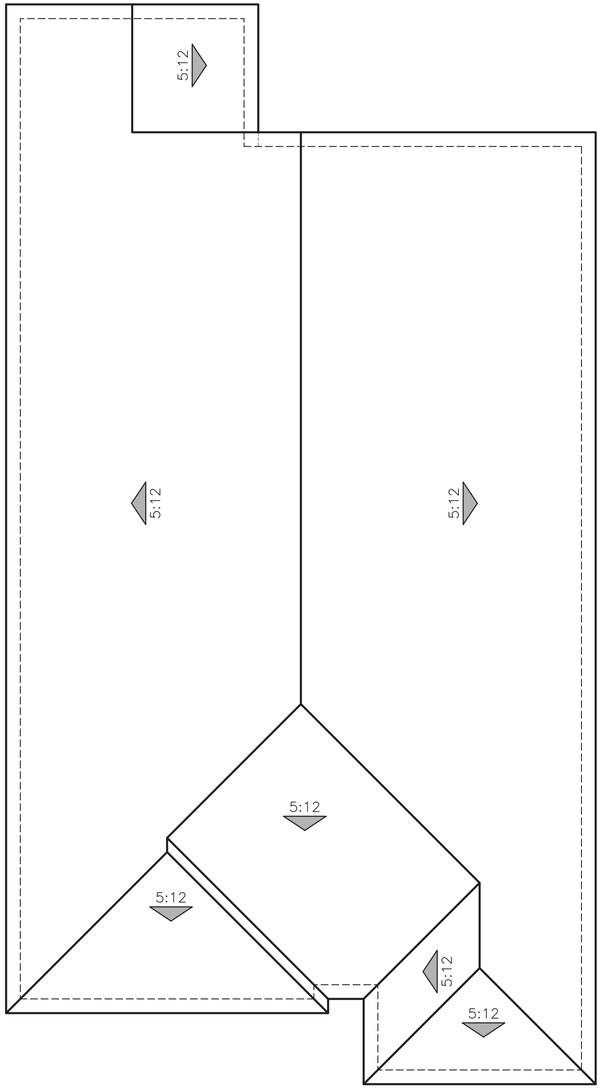
JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-100

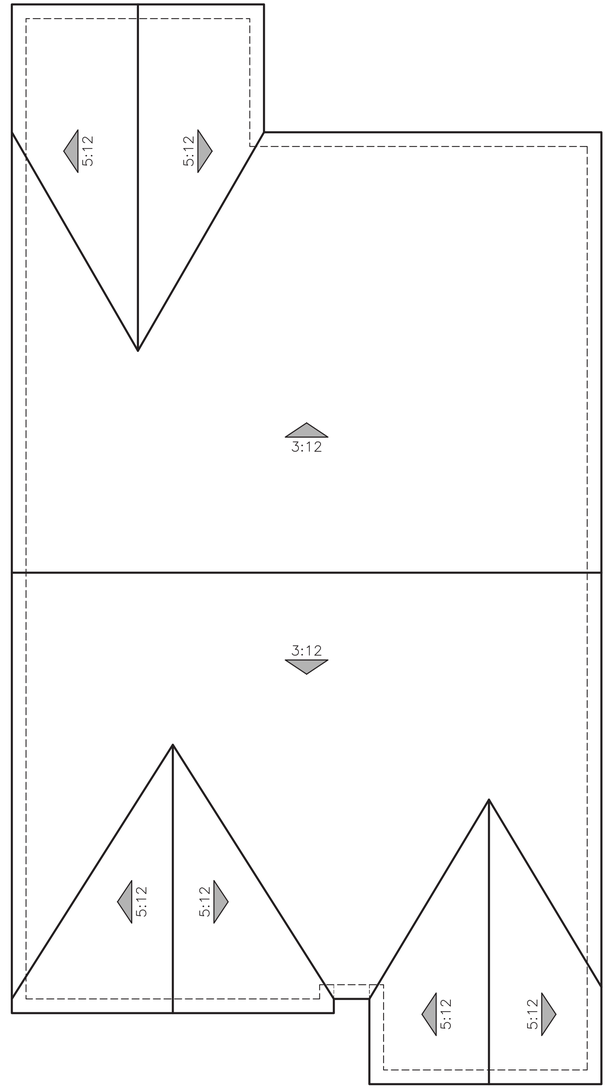
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A - SPANISH



B - PRAIRIE



C - FRENCH

PLAN 1 (1994)

ROOF PLANS

0 2 4 8 12

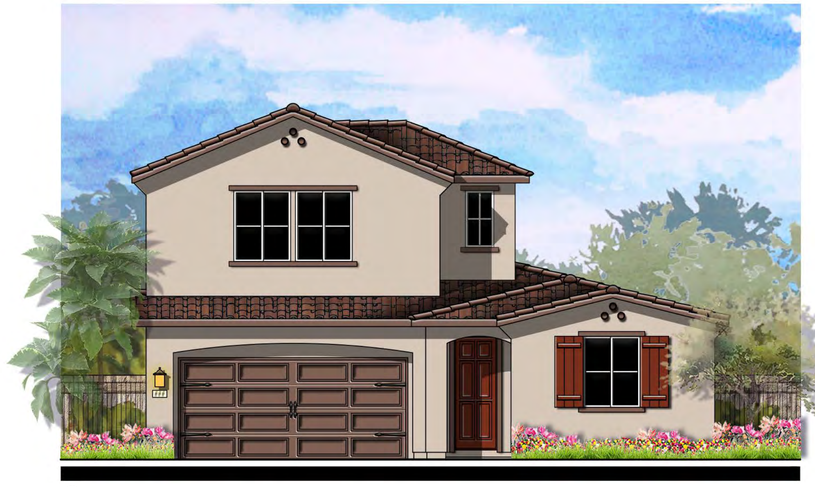
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RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-101

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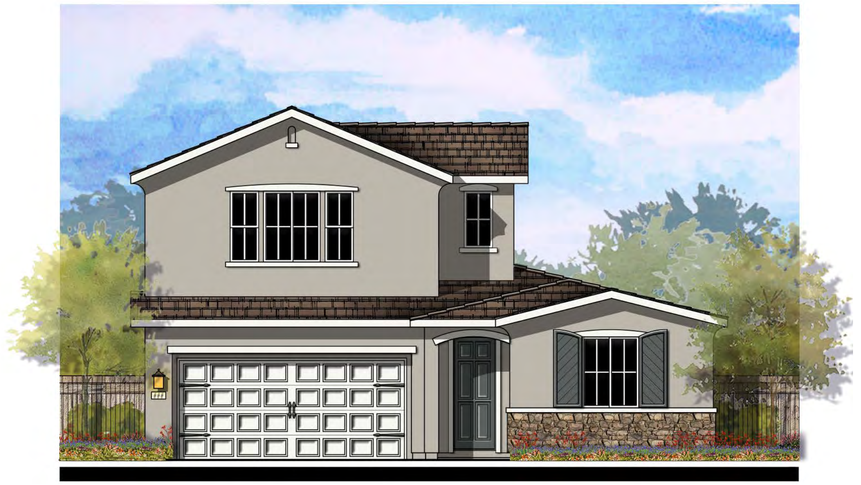
Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FRENCH

PLAN 2 (2502)

FRONT ELEVATIONS

0 2 4 8 12

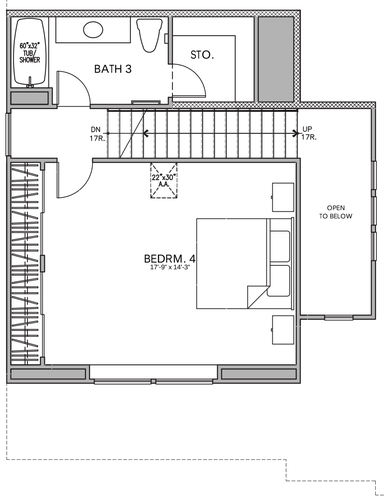
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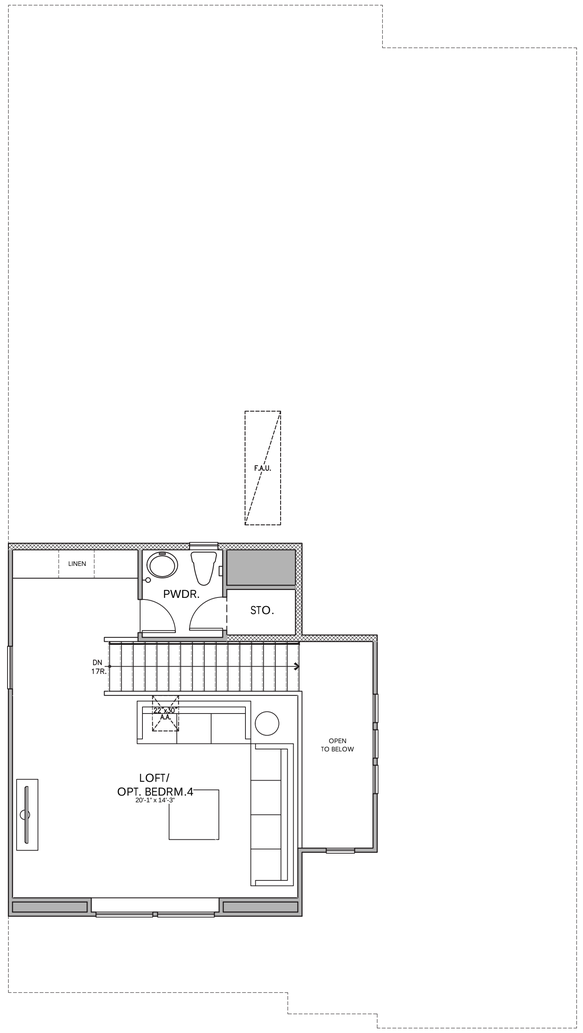
JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-102

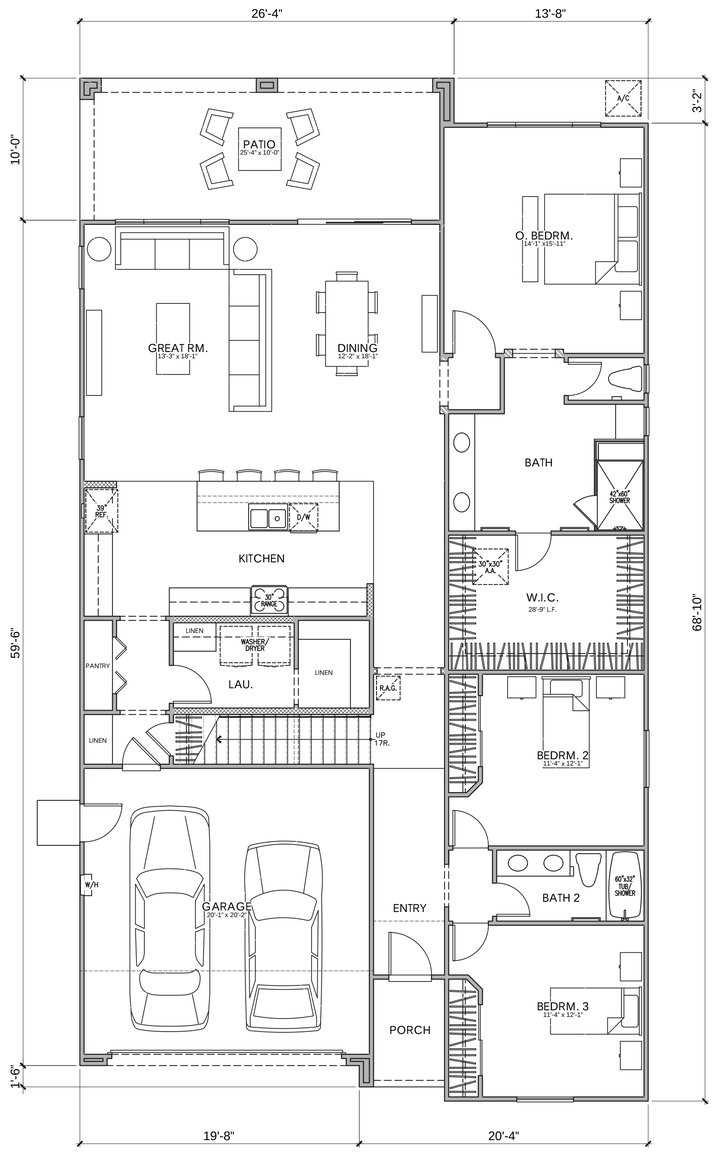
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#21117



OPT. BEDRM. 4



SECOND FLOOR



FIRST FLOOR

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	2,060 SQ. FT.
SECOND FLOOR AREA	442 SQ. FT.
TOTAL DWELLING	2,502 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	419 SQ. FT.
PORCH	39 SQ. FT.
PATIO	256 SQ. FT.

PLAN 2A (2502)

3 BEDROOM, 2.5 BATH, LOFT, PATIO, OPT. BEDRM. 4 FLOOR PLAN

0 2 4 8 12

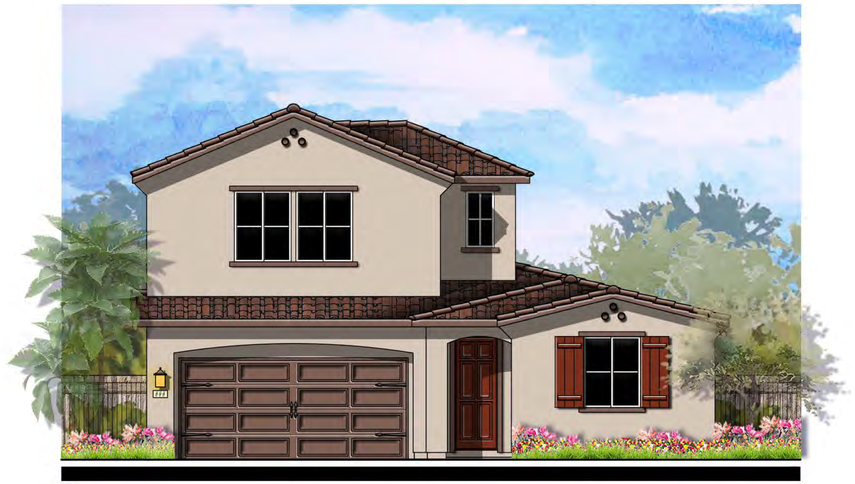
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-103

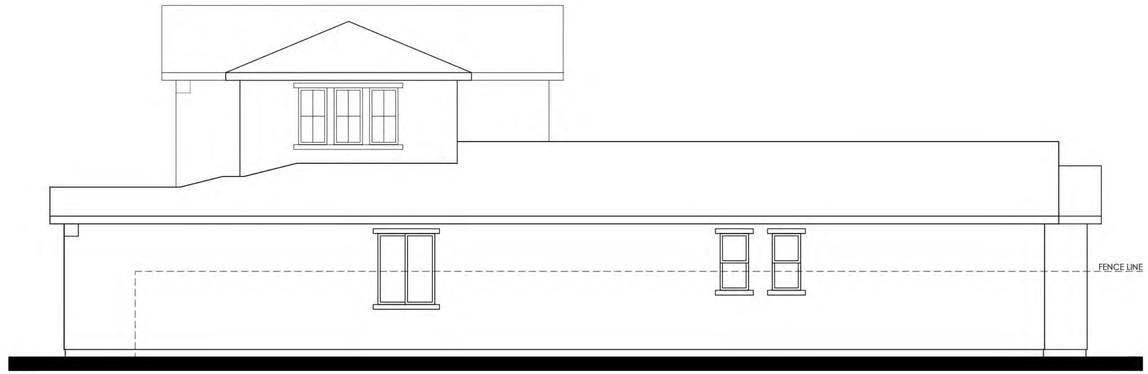
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



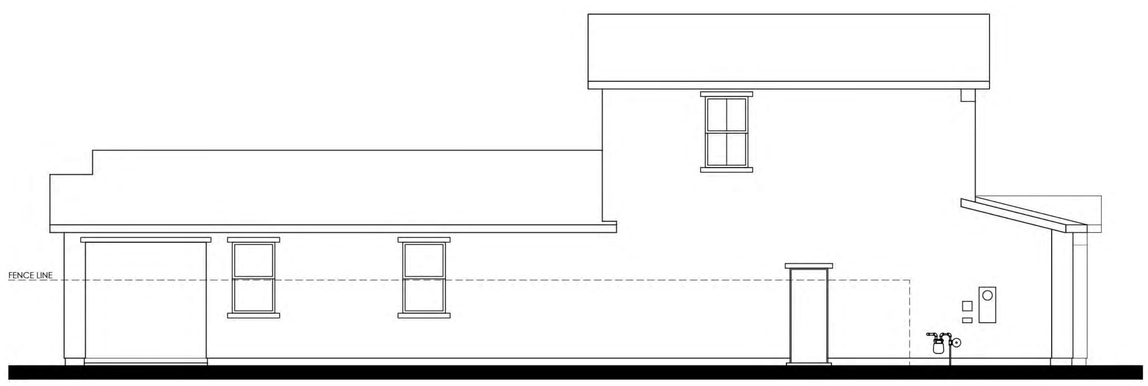
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CLAY PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 2A (2502)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

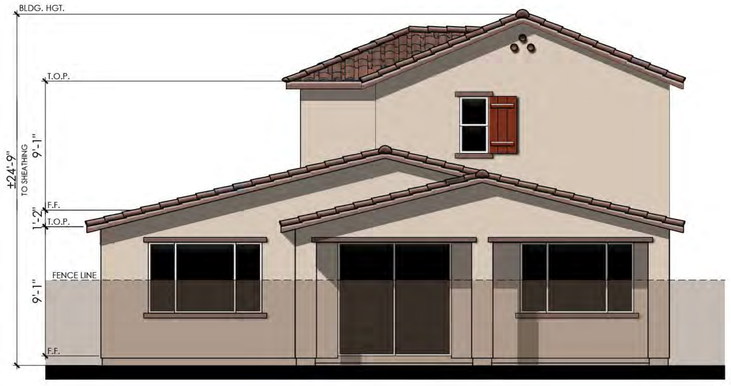
JADE
UNIT 1, 3 & 6
50x105 & 55x105

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A-104

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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CLAY PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 2

PLAN 2A (2502)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-105

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



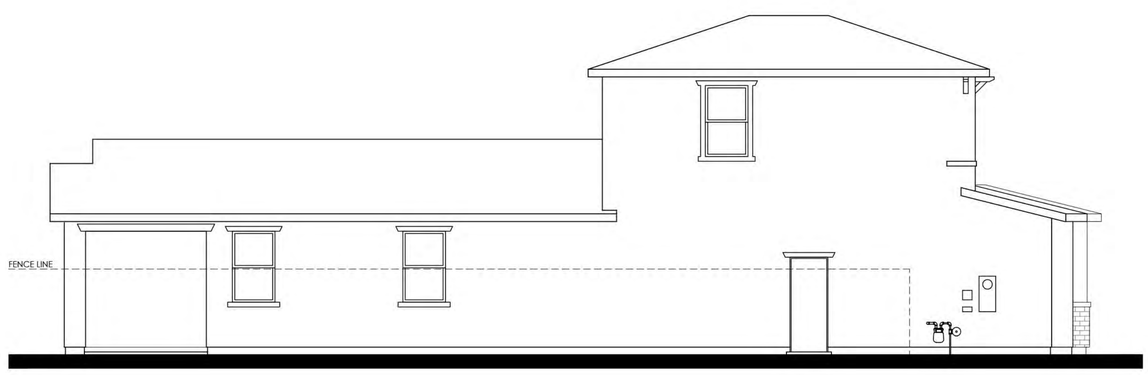
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (2502)

PRAIRIE ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

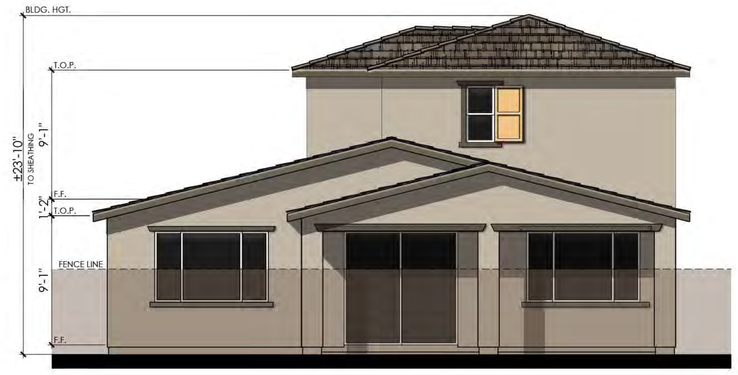
JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-106

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#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 5

PLAN 2B (2502)

PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-107

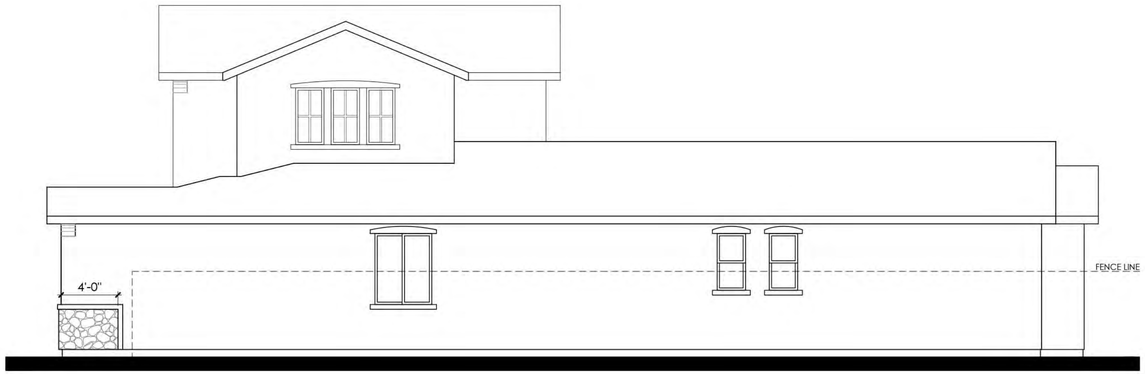
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



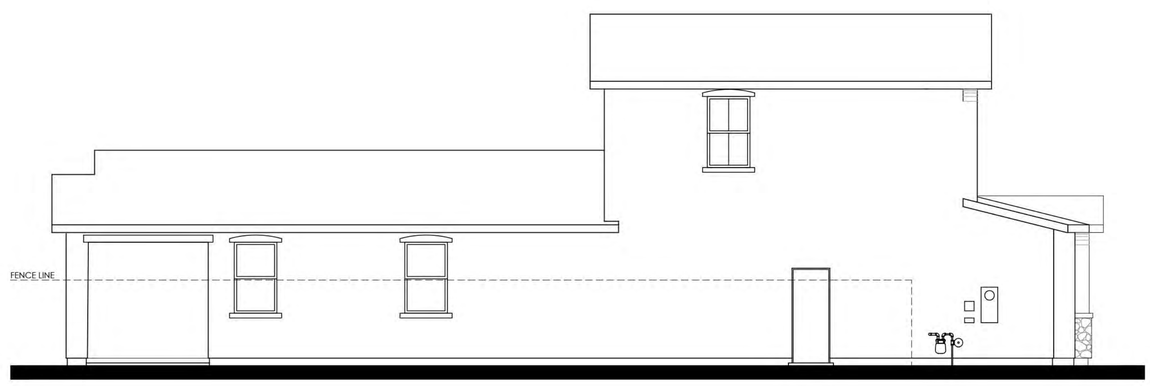
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 8

PLAN 2C (2502)

FRENCH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-108

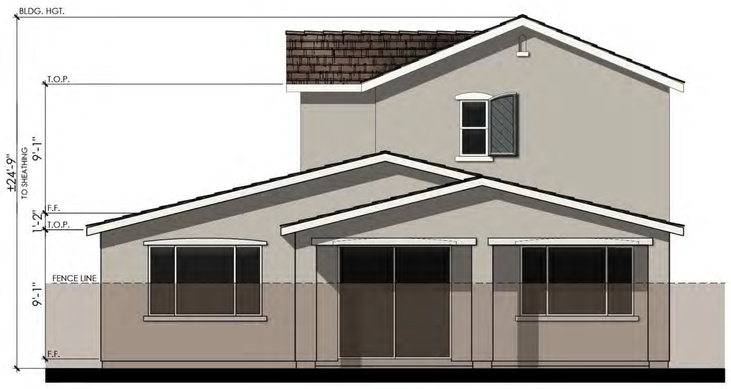
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RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 8

PLAN 2C (2502)

FRENCH ENHANCED ELEVATIONS

0 2 4 8 12

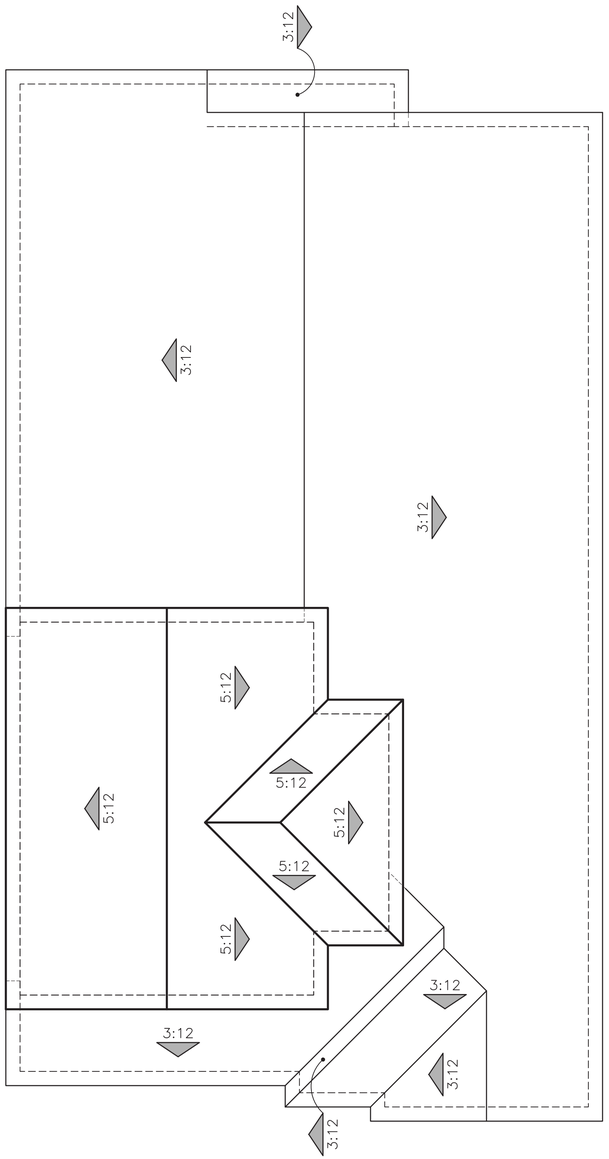
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PRADERA RANCH
RANCHO CORDOVA, CA

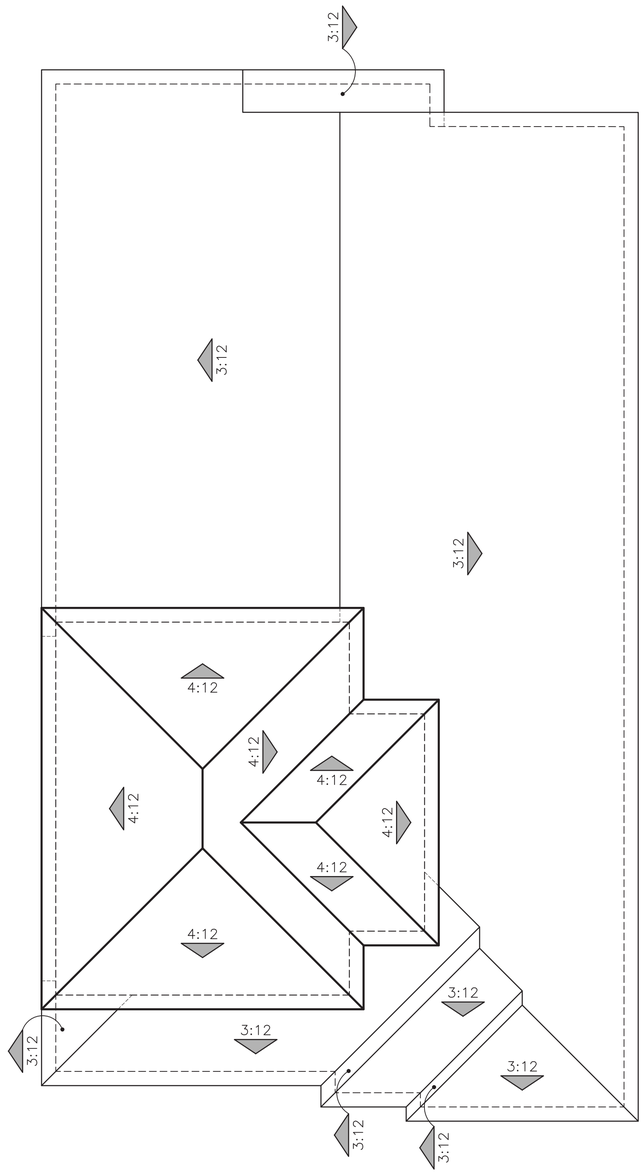
JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-109

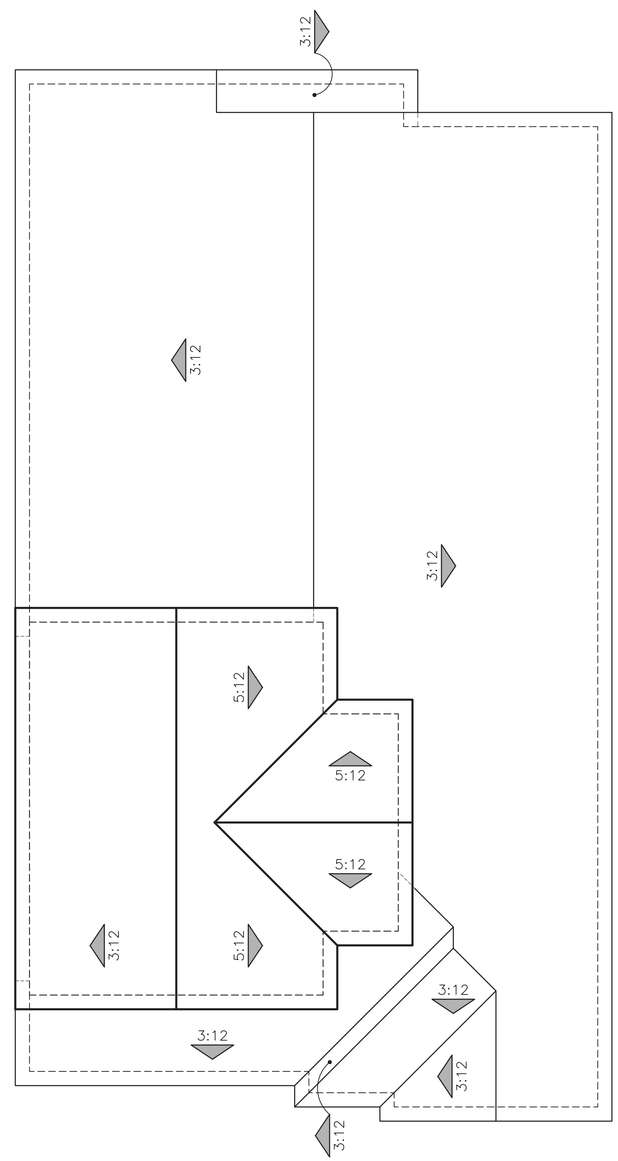
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#21117



A - SPANISH



B - PRAIRIE



C - FRENCH

PLAN 2 (2502)

ROOF PLANS

0 2 4 8 12

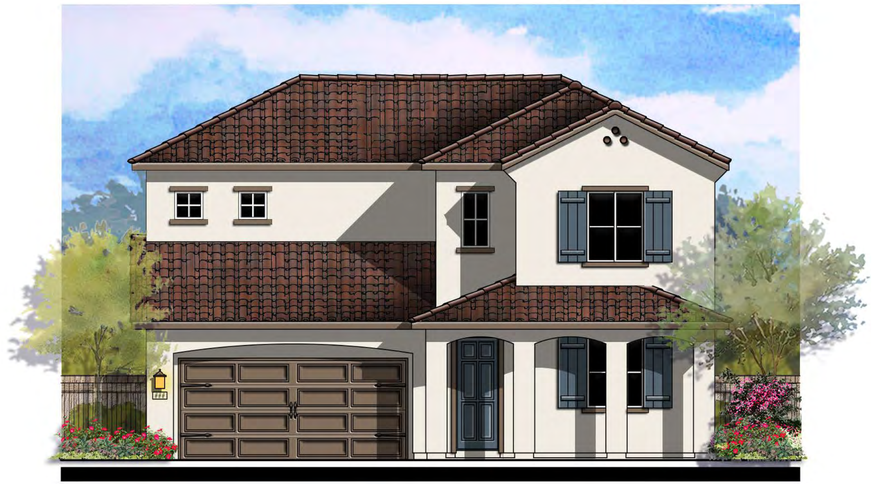
LENNAR

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RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-110

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A - SPANISH



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FRENCH

PLAN 3 (2713)
FRONT ELEVATIONS

0 2 4 8 12

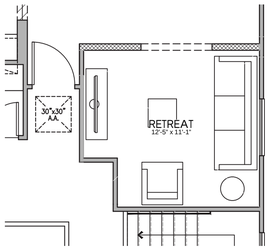
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PRADERA RANCH
RANCHO CORDOVA, CA

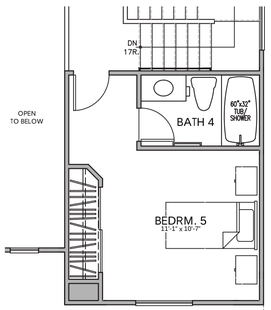
JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-111

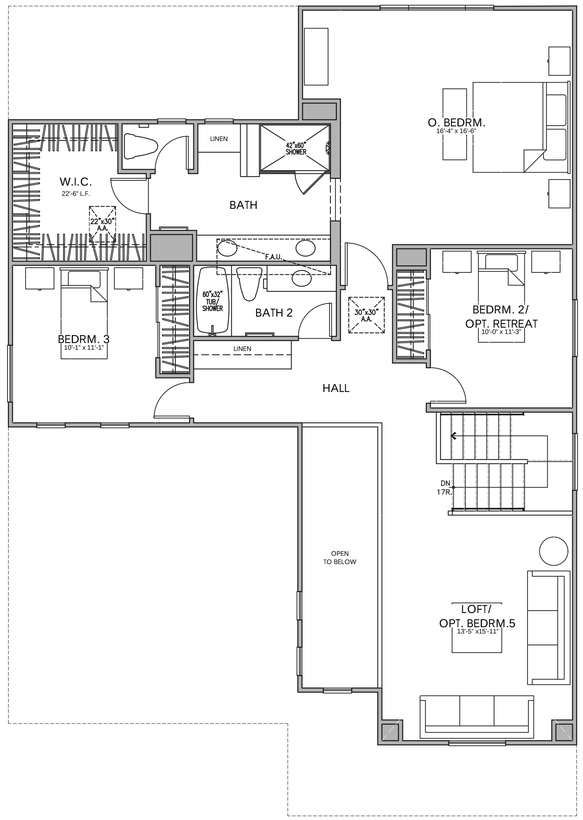
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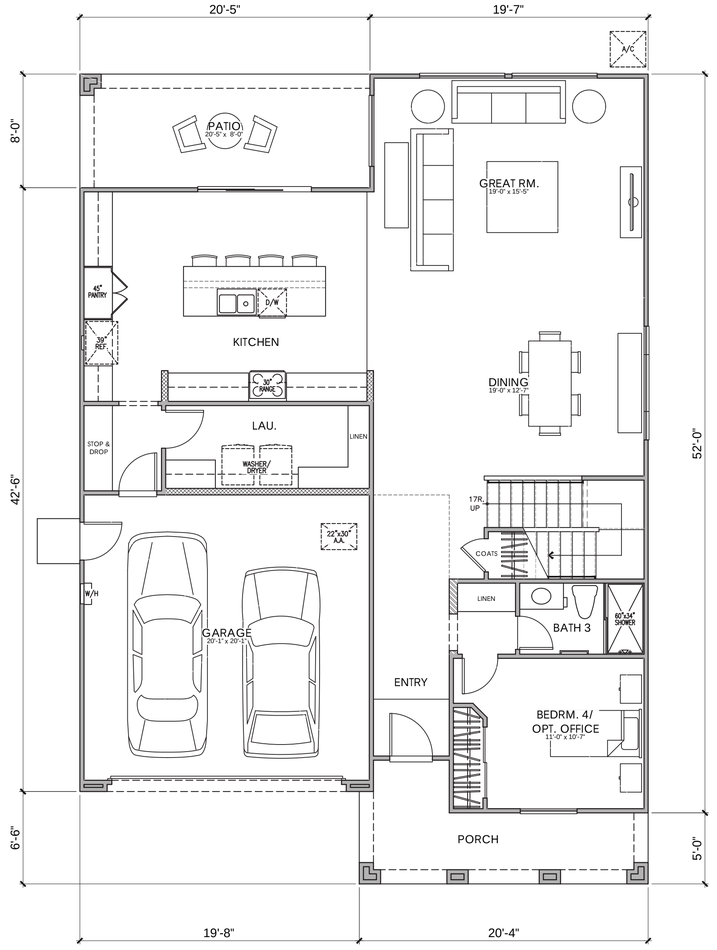
OPT. RETREAT



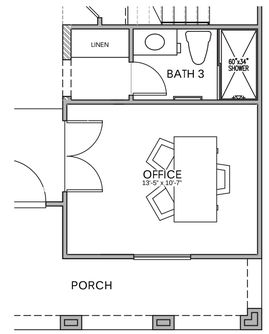
OPT. BEDRM. 5



SECOND FLOOR



FIRST FLOOR



OPT. OFFICE

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,440 SQ. FT.
SECOND FLOOR AREA	1,273 SQ. FT.
TOTAL DWELLING	2,713 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	415 SQ. FT.
PORCH	123 SQ. FT.
PATIO	164 SQ. FT.

PLAN 3A (2713)

4 BEDROOM, 3 BATH, LOFT, PATIO, OPT. RETREAT, OPT. BEDRM. 5, OPT. OFFICE
FLOOR PLAN

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-112

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CLAY PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 3

PLAN 3A (2713)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-113

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CLAY PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 3

PLAN 3A (2713)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-114

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#21117



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 6

PLAN 3B (2713)

PRAIRIE ELEVATIONS

0 2 4 8 12

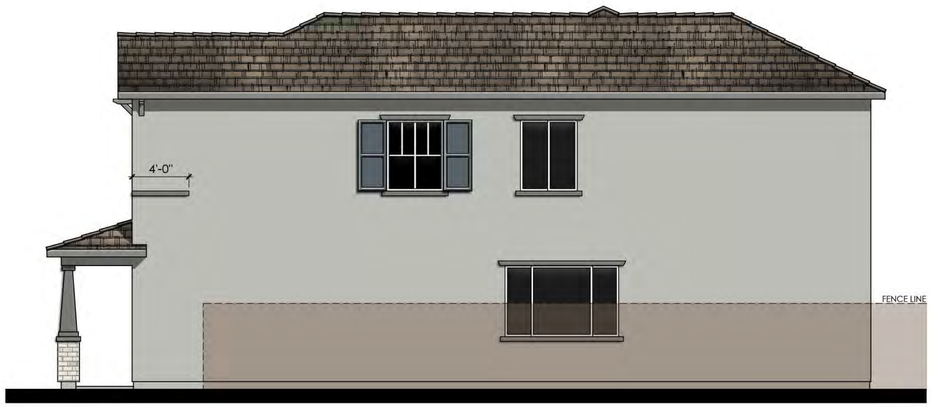
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-115

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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 6

PLAN 3B (2713)

PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

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#21117



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 9

PLAN 3C (2713)

FRENCH ELEVATIONS

0 2 4 8 12

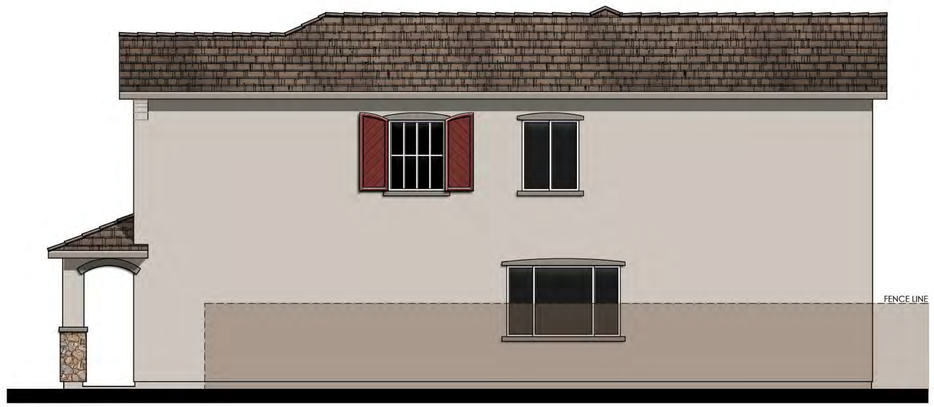
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-117

Kevin L. Crook Architect Inc
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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 9

PLAN 3C (2713)

FRENCH ENHANCED ELEVATIONS

0 2 4 8 12

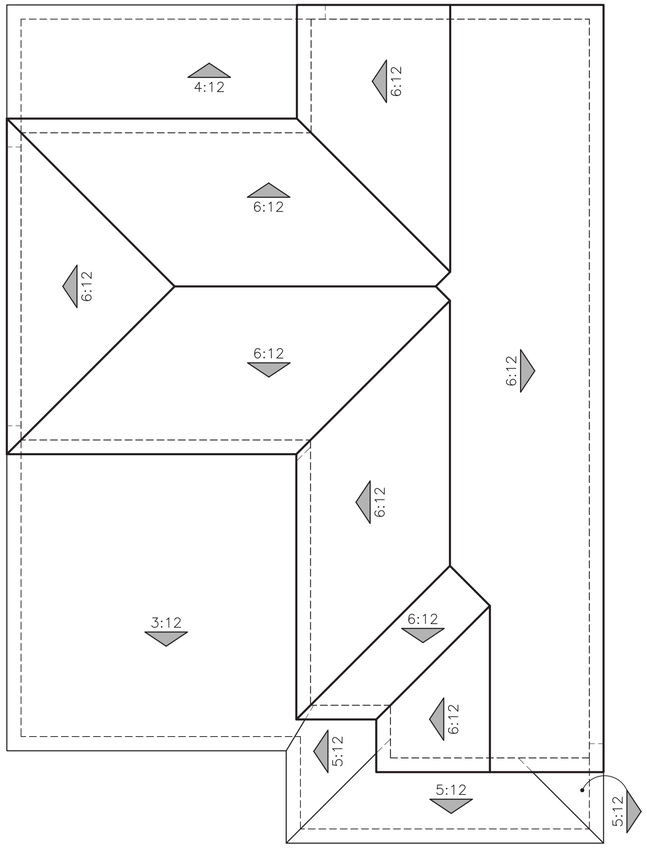
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

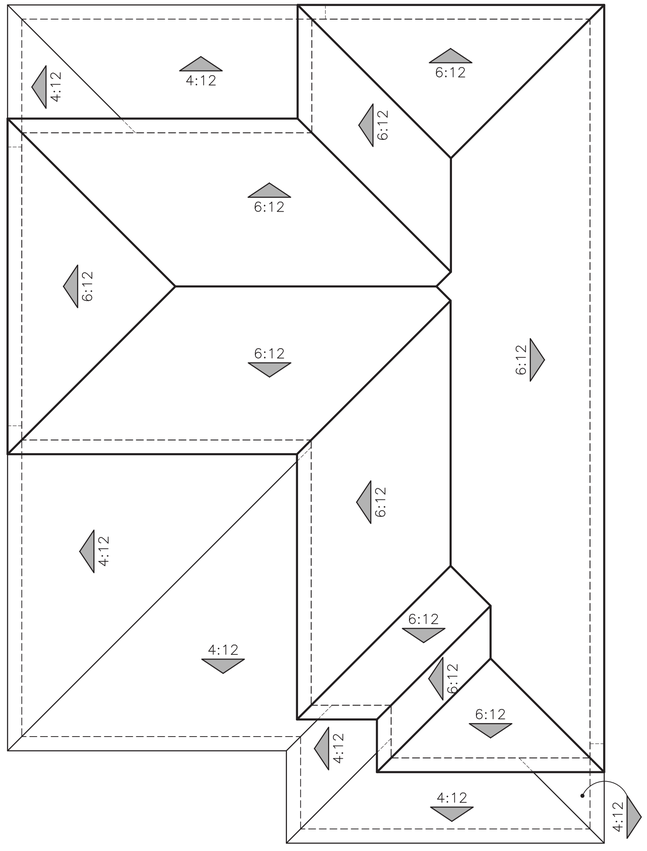
JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-118

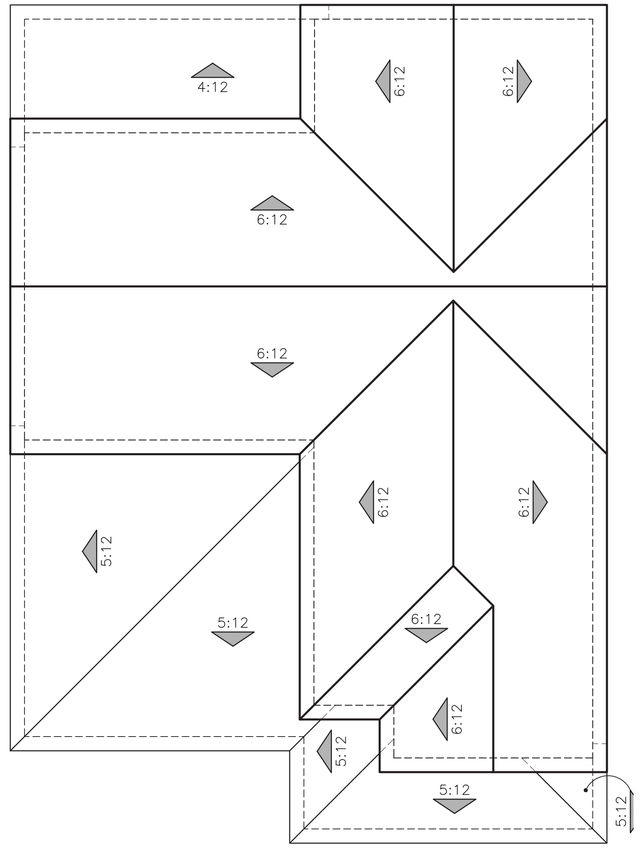
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#21117



A - SPANISH



B - PRAIRIE



C - FRENCH

PLAN 3 (2713)

ROOF PLANS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-119

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#21117



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A - SPANISH



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FRENCH

PLAN 4 (3033)

FRONT ELEVATIONS

0 2 4 8 12

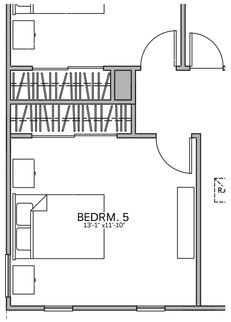
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

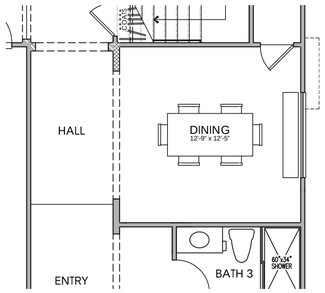
JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-120

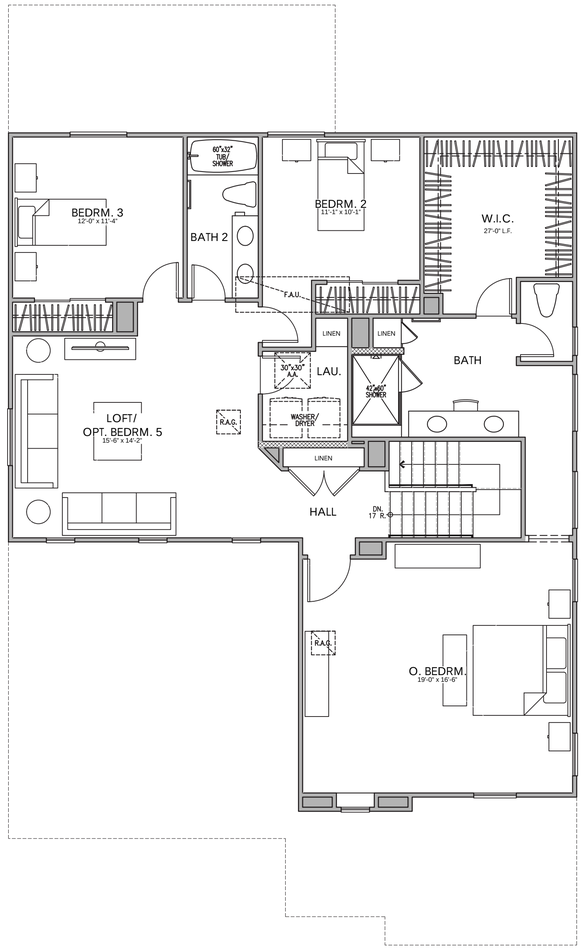
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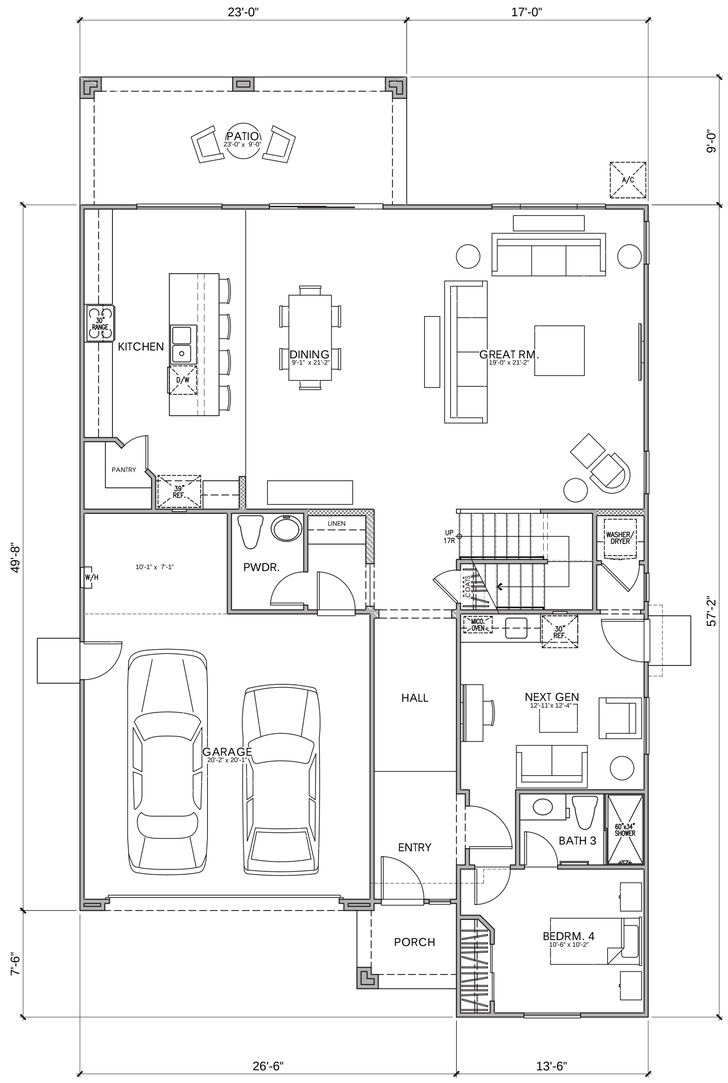
OPT. BEDRM. 5



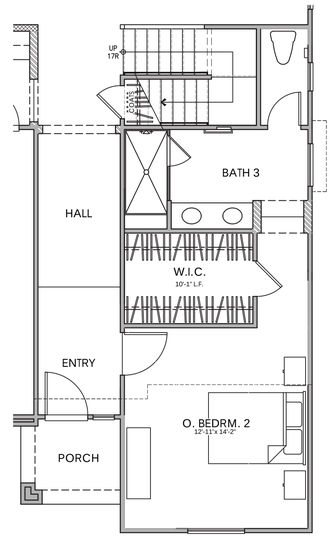
OPT. DINING



SECOND FLOOR



FIRST FLOOR



OPT. DUAL MASTER

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,585 SQ. FT.
SECOND FLOOR AREA	1,448 SQ. FT.
TOTAL DWELLING	3,033 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	489 SQ. FT.
PORCH	41 SQ. FT.
PATIO	207 SQ. FT.

PLAN 4A (3033)

4 BEDROOM, 3.5 BATH, LOFT, NEXT GEN, PATIO, OPT. BEDRM. 5, OPT. DINING, OPT. DUAL MASTER
FLOOR PLAN

0 2 4 8 12

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



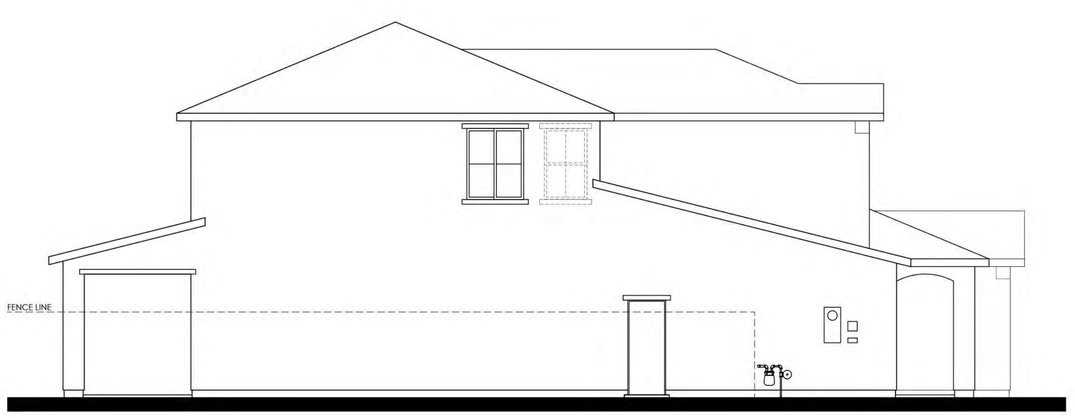
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CLAY PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 4A (3033)

SPANISH ELEVATIONS

0 2 4 8 12

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RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

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RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CLAY PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 1

PLAN 4A (3033)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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Refer to landscape drawings for wall, tree, and shrub locations

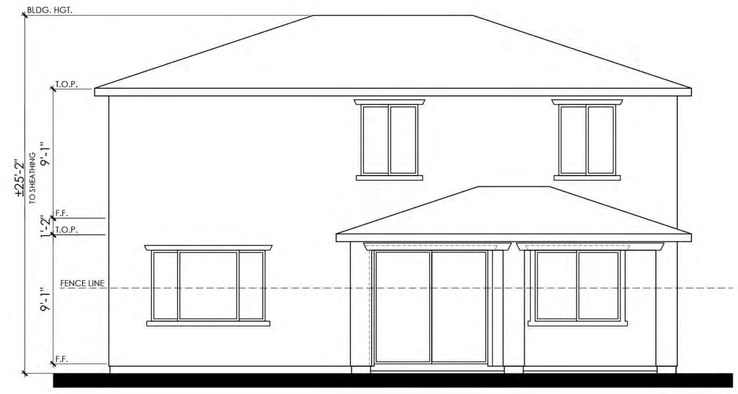
FRONT



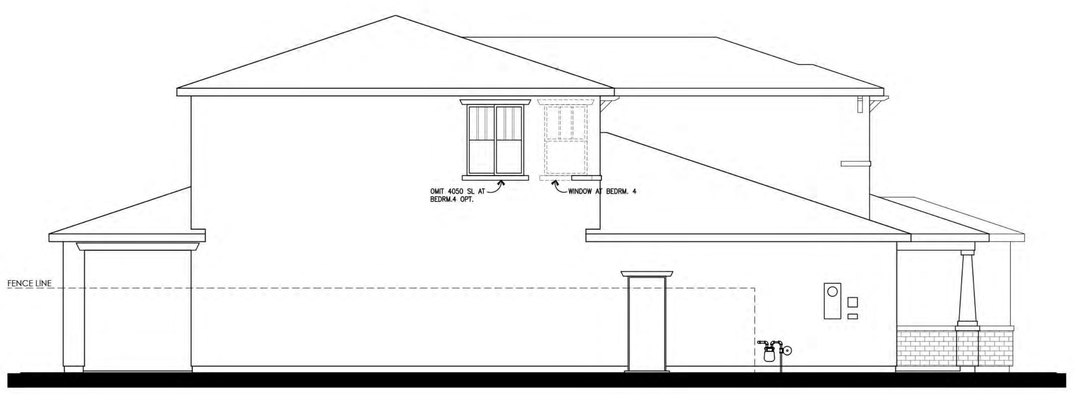
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 4

PLAN 4B (3033)

PRAIRIE ELEVATIONS

0 2 4 8 12

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RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-124

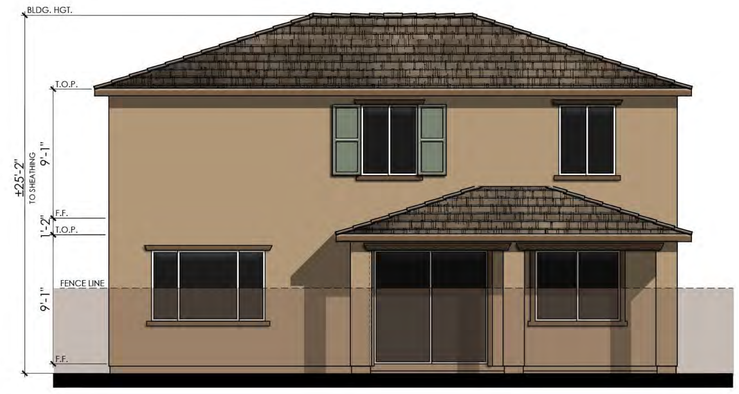
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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 4

PLAN 4B (3033)

PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

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RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



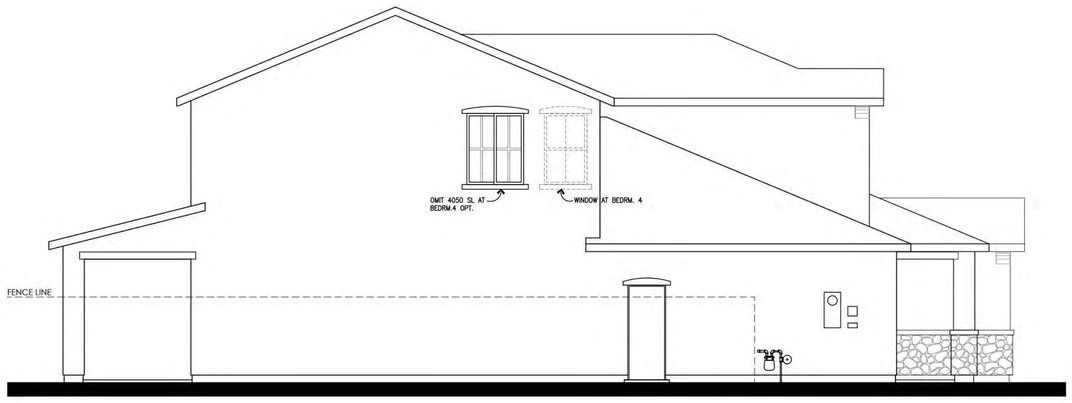
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 7

PLAN 4C (3033)

FRENCH ELEVATIONS

0 2 4 8 12

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RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-126

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RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 7

PLAN 4C (3033)

FRENCH ENHANCED ELEVATIONS

0 2 4 8 12

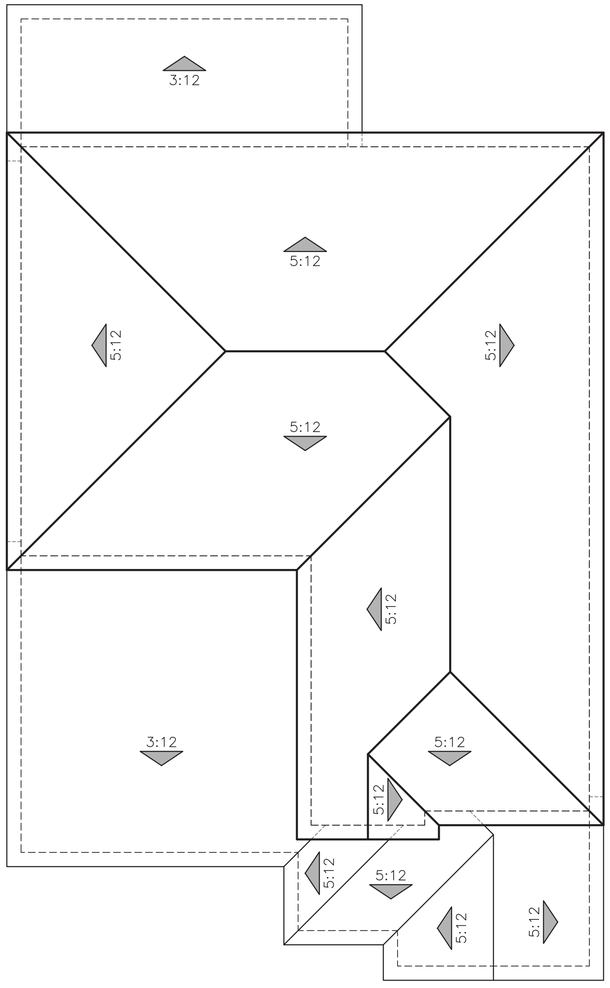
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RANCHO CORDOVA, CA

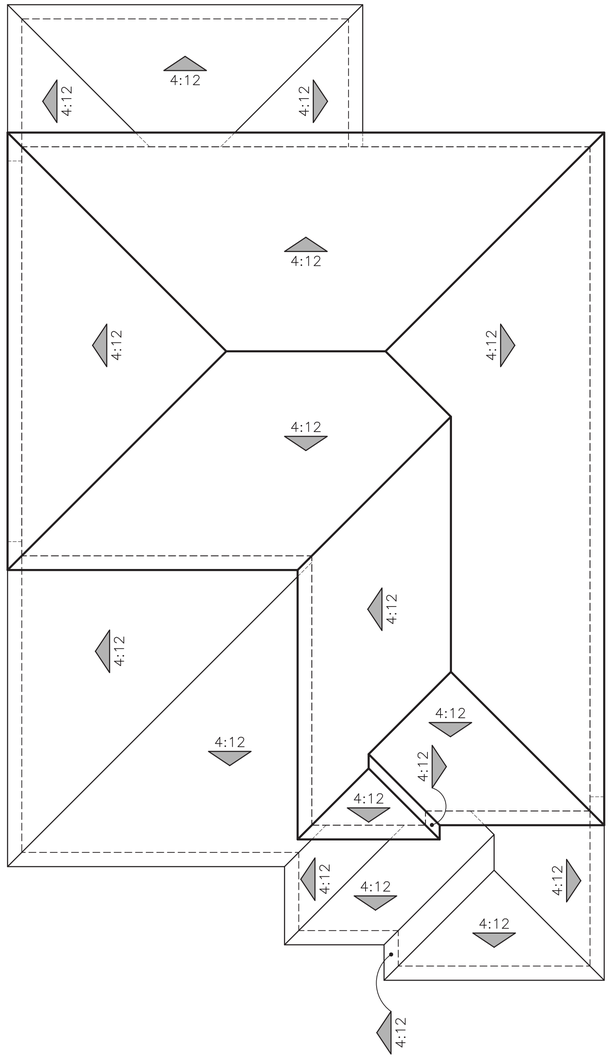
JADE
UNIT 1, 3 & 6
50x105 & 55x105

05.23.2022
A-127

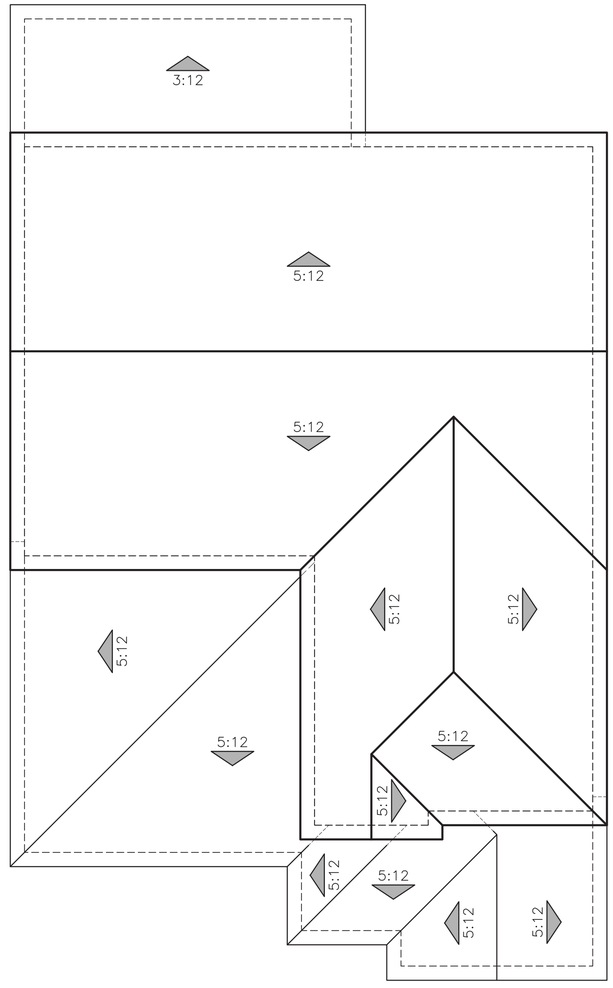
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A - SPANISH



B - PRAIRIE



C - FRENCH

PLAN 4 (3033)

ROOF PLANS

0 2 4 8 12

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RANCHO CORDOVA, CA

JADE
UNIT 1, 3 & 6
50x105 & 55x105

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JADE AT PRADERA RANCH

RANCHO CORDOVA, CA

PROJECT	21117C
CREATED	1/26/2022
Client Rev.	2/10/2022
Planning Rev.	4/21/2022

"A" ELEVATIONS SPANISH		SCHEME 1	SCHEME 2	SCHEME 3
STUCCO BODY PAINT		SW6126 NAVAJO WHITE	**SW6085** **SIMPLIFY BEIGE**	SW7551 GREEK VILLA
FASCIA / TRIM / GARAGE DOOR		SW 6103 TEA CHEST	SW6047 HOT COCOA	SW7509 TIKI HUT
FRONT DOOR / SHUTTERS		SW2861 AVOCADO	SW2839 RYCRFT COPPER RED	SW0032 NEEDLEPOINT NAVY
CLAY PIPES		SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROFILE "S" VILLA		1VICS6464 CA MISSION BLD	1VICS6464 CA MISSION BLD	1VICS6464 CA MISSION BLD

"B" ELEVATIONS PRAIRIE		SCHEME 4	SCHEME 5	SCHEME 6
STUCCO BODY PAINT		SW7540 ARTISAN TAN	SW7051 ANALYTICAL GRAY	SW7065 ARGOS
FASCIA / TRIM		SW6111 COCONUT HUSK	SW7054 SUITABLE BROWN	SW7067 CITYSCAPE
GARAGE DOOR		SW6106 KILIM BEIGE	SW7544 FENLAND	SW7655 STAMPED CONCRETE
FRONT DOOR / SHUTTERS		SW6186 DRIED THYME	SW0030 COLONIAL YELLOW	SW6236 GRAYS HARBOR
ROOF: FLAT SLATE		1FACS1132 CHARCOAL BRWN BLD	1FACS1132 CHARCOAL BRWN BLD	1FACS1132 CHARCOAL BRWN BLD
BRICK		CS USED BRICK HIGH DESERT	CS HANDMADE BRICK MOROCCAN SAND	**ES** TUNDRA BRICK CHALKDUST
GROUT:		GRAY	GRAY	GRAY

PAINT:	SHERWIN WILLIAMS
STONE:	ELDORADO
BRICK:	CULTURED STONE / **E**LDORADO **S**TONE
ROOF:	BORAL
GROUT:	ORCO or EQUAL

"C" ELEVATIONS FRENCH		SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY PAINT		SW6003 PROPER GRAY	SW7016 MINDFUL GRAY	SW7022 ALPACA
FASCIA / TRIM / GARAGE DOOR		SW7004 SNOWBOUND	SW7757 HI REFLECTIVE WT	SW9168 ELEPHANT EAR
FRONT DOOR / SHUTTERS		SW7082 STUNNING SHADE	SW2848 ROYCROFT PEWTER	SW7592 CRABBY APPLE
ROOF (SLATE)		1FACS3184 RUSTIC BRWN BLD	1FACS3184 RUSTIC BRWN BLD	1FACS3184 RUSTIC BRWN BLD
STONE:		**ES** CYPRESS RIDGE ORCHARD	**ES** FIELD LEDGE PADOVA	**ES** FIELD LEDGE MESETA
GROUT:		GRAY	GRAY	GRAY

LENNAR

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ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1



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RANCHO CORDOVA, CA

#21117C
JAN. 27, 2022

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SPANISH
SCHEME #2



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SPANISH
SCHEME #3



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COLOR BOARDS - “A” SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

PRAIRIE
SCHEME #4



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PRAIRIE
SCHEME #5



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PRAIRIE
SCHEME #6



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JADE AT PRADERA RANCH
RANCHO CORDOVA, CA

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FEB. 10, 2022

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COLOR BOARDS - “B” PRAIRIE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

FRENCH
SCHEME #7



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FRENCH
SCHEME #8



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FRENCH
SCHEME #9



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JAN. 27, 2022

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COLOR BOARDS - “C” FRENCH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.



1"= 8'-0"
0 4' 8' 16'

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EarthLine DESIGN
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RANCHO CORDOVA, CALIFORNIA

LENNAR®
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LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CASEY
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS RD-5 LOTS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.1

City of Rancho Cordova Approval



1"= 8'-0"
0 4' 8' 16'

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1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES ROSSMAN LUITWEILER
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

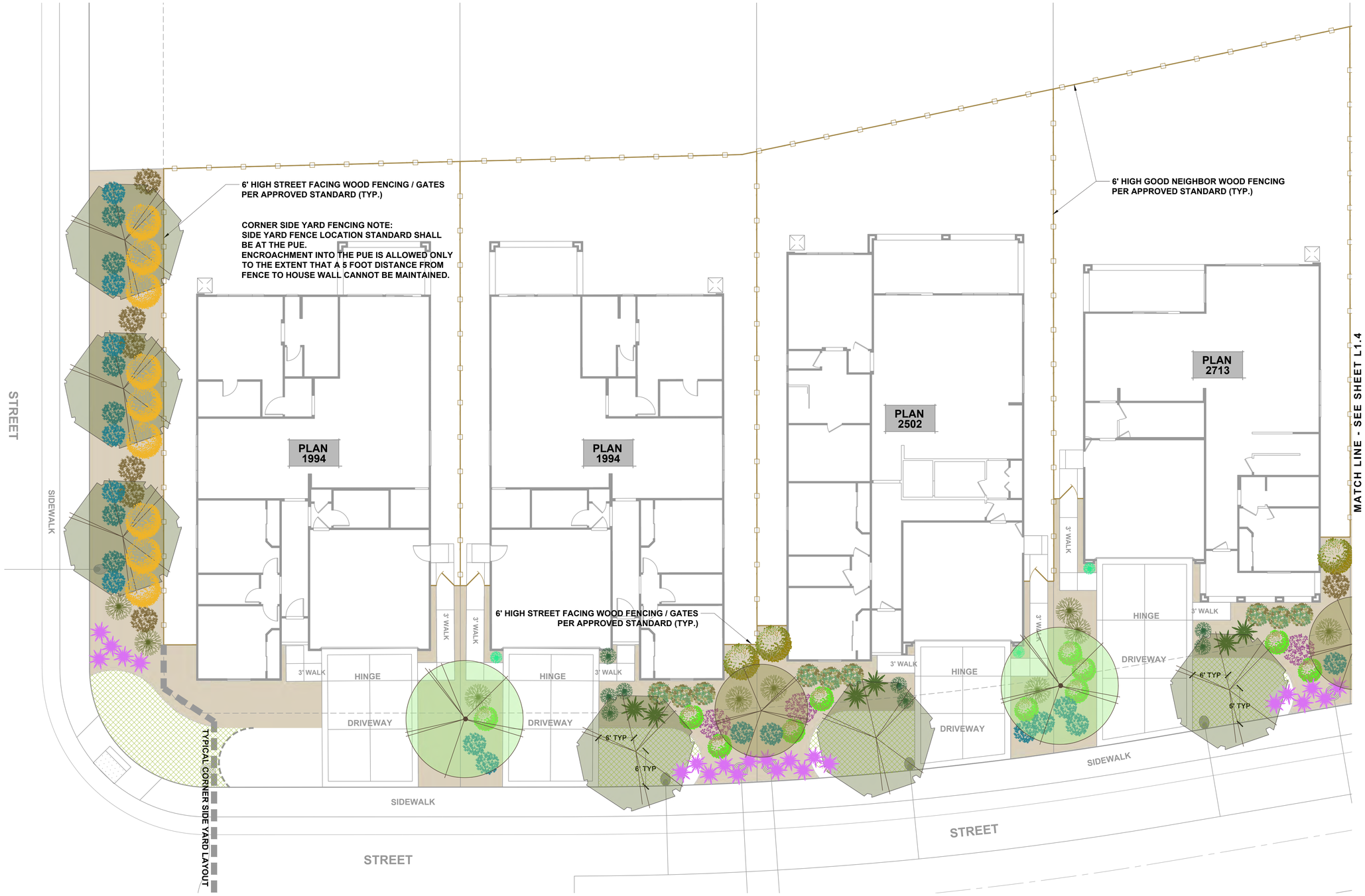
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Date JANUARY 22, 2022
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Scale NOTED

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L1.2

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0 4' 8' 16'

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JAMES NORMAN LUTTRELL #2884
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS RD-7 LOTS

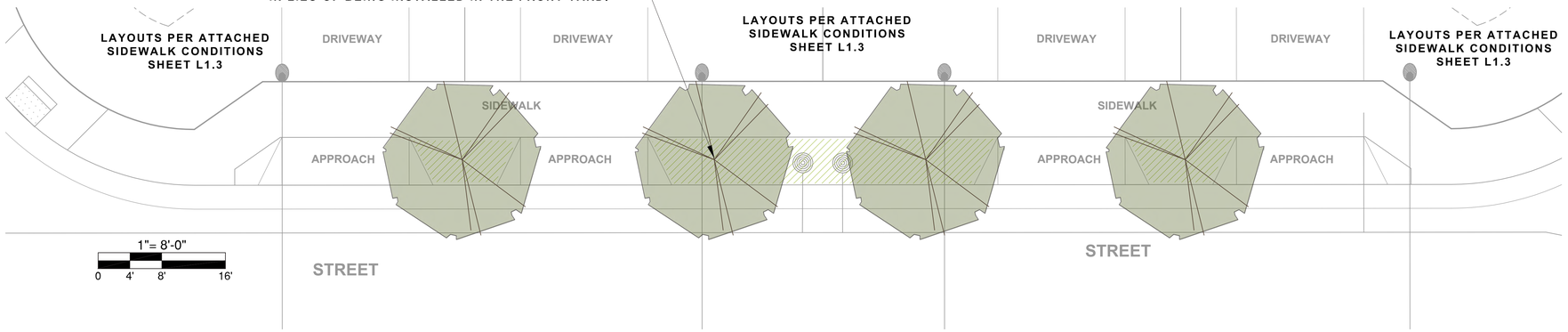
Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.3

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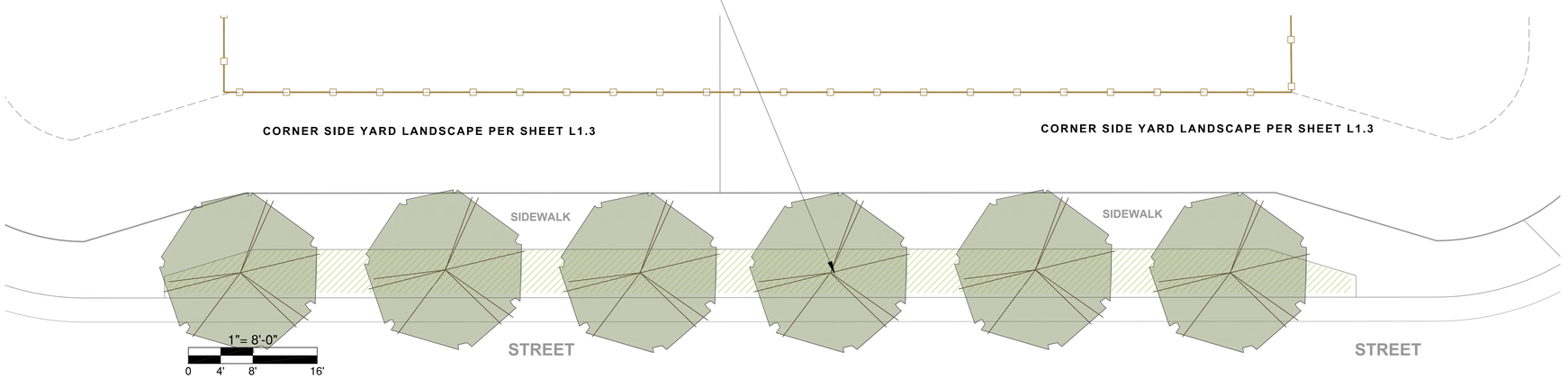
- TYPICAL LANDSCAPE LAYOUTS - DETACHED SIDEWALK CONDITIONS

STREET TREE PLACEMENT NOTE:
IN DETACHED SIDEWALK CONDITIONS, STREET TREES SHALL BE LOCATED IN THE CENTER OF THE CURBSIDE PLANTER STRIP.
STREET TREES IN DETACHED SIDEWALK CONDITIONS SHALL BE INSTALLED IN LIEU OF BEING INSTALLED IN THE FRONT YARD.

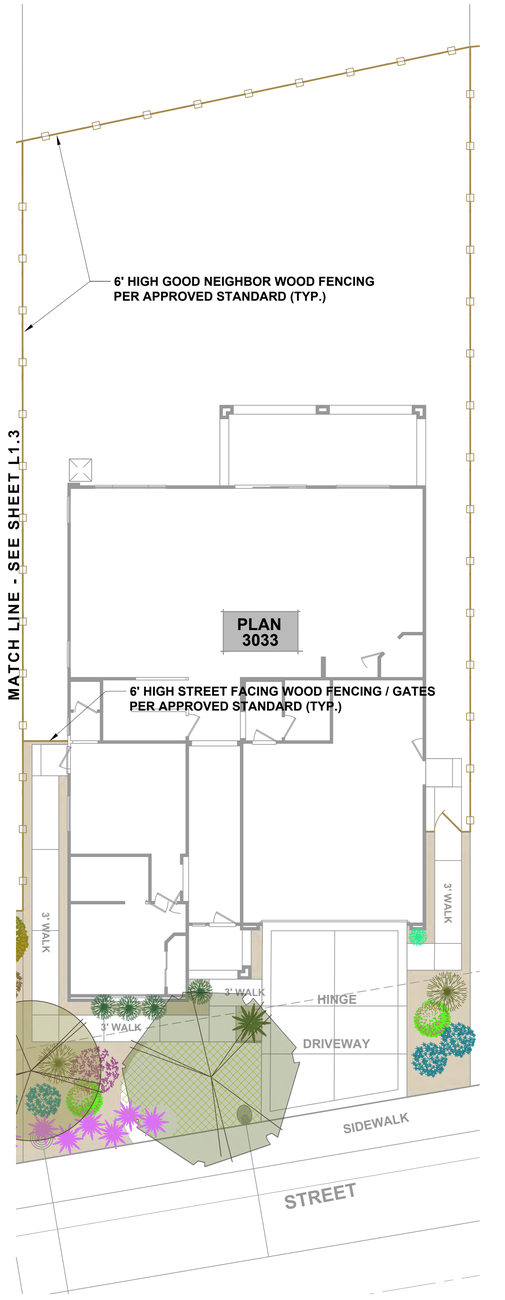


- TYPICAL LANDSCAPE LAYOUTS - DETACHED SIDEWALK CORNER SIDE YARDS

STREET TREE PLACEMENT NOTE:
IN DETACHED SIDEWALK CONDITIONS, STREET TREES SHALL BE LOCATED IN THE CENTER OF THE CURBSIDE PLANTER STRIP.
STREET TREES IN DETACHED SIDEWALK CONDITIONS SHALL BE INSTALLED IN LIEU OF BEING INSTALLED IN THE CORNER SIDE YARD.



TYPICAL LANDSCAPE LAYOUTS ATTACHED SIDEWALK CONDITION



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LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL JR.
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

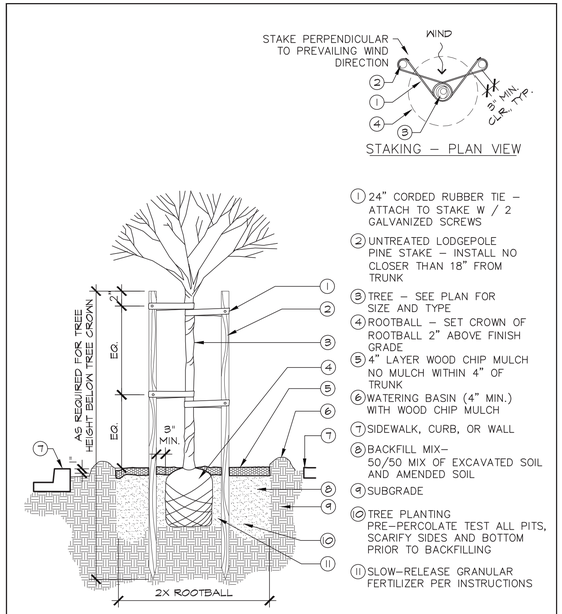
Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS RD-7 LOTS

Date: JANUARY 22, 2022
Drawn By: JL
Scale: NOTED

Sheet
L1.4

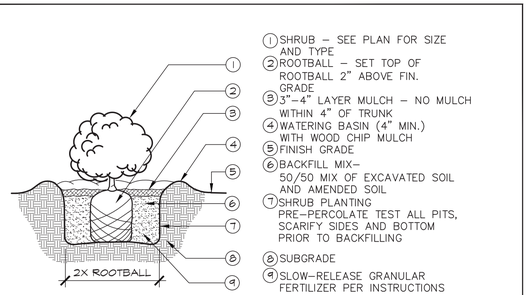
City of Rancho Cordova Approval



NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

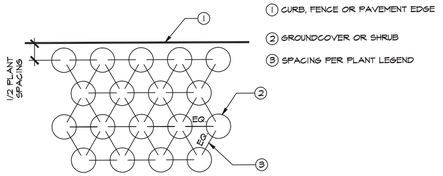
TREE PLANTING

SCALE: N.T.S.



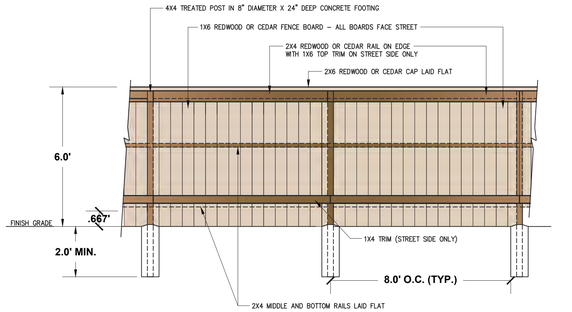
SHRUB PLANTING

SCALE: N.T.S.



GROUNDCOVER SPACING/LAYOUT

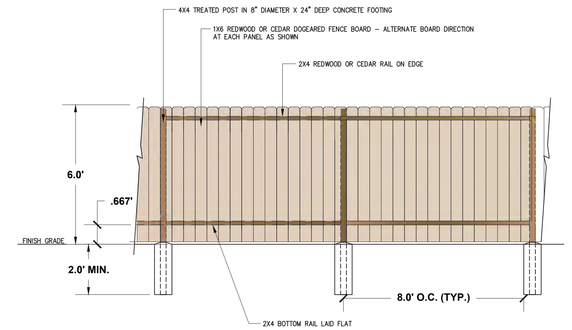
SCALE: N.T.S.



STREET FACING FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.



GOOD NEIGHBOR FENCING/GATES

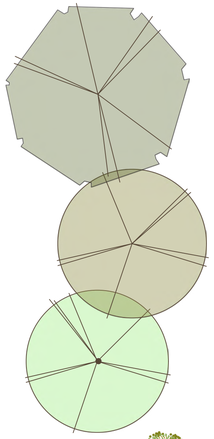
NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.

GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

1. **PLANT MATERIAL:**
All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards. Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.
2. **SITE REVIEW:**
The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.
3. **FINISH GRADING:**
The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.
4. **SOIL PREPARATION:**
The contractor shall follow the recommendations of the soil management report included on Final Landscape Plans. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of minimum 4 cubic yards per 1,000 square feet of permeable area shall be incorporated into the top 6 inches of soil except within the TPZ of protected trees, which shall receive a 4"-6" layer of hardwood mulch.
5. **GROUNDCOVER:**
Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.
6. **PRE-EMERGENT:**
A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.
7. **MAINTENANCE:**
The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.
8. **PLANT GUARANTEE:**
All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.
9. **MULCH:**
A minimum of 3" of organic mulch ("Mocha" bark as supplied by Recology or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.
Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers.
10. **EROSION CONTROL:**
All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.
11. **TREES:**
Trees shall be 15'-0" clear of all light standards, 3' from County maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

NOTE:
Root control barriers are required for all trees planted within 10 feet of paving or hardscape.



CONCEPTUAL PLANT LIST

The landscape designs shall include the use of small turf (sod) panels and water-conserving plant material in order to develop visual interest along a varied but somewhat cohesive streetscape throughout the communities.
See container size recommendations and water use in each section below.

STREET TREES (SOLAR HOMES): **ALL 24 INCH BOX SIZE**
Street Tree types and locations shall be specified on final landscape plans. Street tree types and installation methods (staking, etc.) shall be detailed.
Final Plans shall select from the following list (WATER USE IN PARENTHESES):

Zelkova serrata 'City Sprite'	Compact sawleaf zelkova (MOD)
Koelreuteria paniculata	Goldenrain tree (MOD)
Laurus nobilis 'Saratoga' – standard	Grecian bay laurel (LOW)
Magnolia g. 'St. Mary'	Compact southern magnolia (MOD)
Acer buergerianum	Trident maple (MOD)
Acer truncatum	Shantung maple (MOD)
Ulmus propinqua	Emerald Sunshine elm (MOD)
Nyssa sylvatica	Tupelo (MOD)

FRONT YARD ACCENT TREES: **ALL 15 GALLON SIZE**
These accent trees are installed in the front yard near the property line as shown. One tree only shall be installed for each 2 homes as shown on the plans.
Final Plans shall select from the following list:

Cercis canadensis 'Forest Pansy'	Red-leaf Eastern redbud (MOD)
Arbutus unedo – Standard	Strawberry tree (LOW)
Chionanthus retusus	Chinese fringe (MOD)
Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly tree (MOD)

TREES BETWEEN DRIVEWAYS: **ALL 15 GALLON SIZE**
These trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans.
Final Plans shall select from the following list:

Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly (MOD)
Lagerstroemia indica 'Tuscarora' – Standard	Crape myrtle (LOW)
Prunus caroliniana 'Compacta' - standard	Compact carolina cherry laurel (MOD)



FOUNDATION SHRUBS (LARGE): **ALL 5 GALLON SIZE**
This larger evergreen shrub is used as a foundation along fence lines where shown.
Final Plans shall select from the following list:

Viburnum tinus 'Spring Bouquet'	Laurustinus (MOD)
Ligustrum japonicum 'Texanum'	Texas privet (LOW)
Arbutus unedo 'Compacta' (shrub)	Compact strawberry tree (LOW)



FOUNDATION SHRUBS (CORNERS): **ALL 5 GALLON SIZE**
This moderately sized evergreen shrubs are used as a foundation along corner lot fence lines where shown. These shrubs will typically be installed under the canopies of adjacent trees. Where corner lots are adjacent to one another, the shrub type will be the same across both lots.
Final Plans shall select from the following list:

Callistemon 'Little John'	Dwarf bottlebrush (LOW)
Westringia fruticosa 'Morning Light'	Morning Light coast rosemary (LOW)
Rhaphiolepis indica 'Pinkie'	Compact Indian hawthorn (MOD)



FOUNDATION SHRUBS (SMALL): **ALL 5 GALLON SIZE**
This shrub is used as a smaller foundation layering shrub where shown.
Final Plans shall select from the following list:

Nandina domestica	Heavenly Bamboo (LOW)



ACCENT SHRUBS: **ALL 5 GALLON SIZE**
These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form.
Final Plans shall select from the following list:

Loropetalum chinense (red leaf varieties)	Chinese fringe (MOD)
Salvia greggii 'Rosea'	Autumn sage (LOW)
Euonymus jap. 'Aureo-marginata'	Variegated euonymus (LOW)
Perovskia 'Blue Spire'	Russian sage (LOW)

LAYERING SHRUBS (LARGE): **ALL 5 GALLON SIZE**
These shrubs are used primarily as a lower foundation shrub in front of the porches of each home.
Final Plans shall select from the following list:

Rhaphiolepis umbellata minor	Compact Indian hawthorn (LOW)
Buxus microphylla japonica	Dwarf Japanese boxwood (MOD)
Callistemon citrinus 'Little John'	Dwarf bottlebrush (LOW)



LAYERING SHRUBS (SPREADING): **ALL 5 GALLON SIZE**
These spreading, flowering shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted.
Final Plans shall select from the following list:

Lantana X 'New Gold'	Trailing lantana – yellow (LOW)
Rosa meidiland 'Fire'	Red groundcover Rose (MOD)
Westringia fruticosa 'Mundi'	Prostrate coast rosemary (LOW)



LAYERING SHRUBS (UPRIGHT): **ALL 5 GALLON SIZE**
These shrubs are more upright in habit than the spreading layering shrubs above, and is used as option to provide additional color, form, and texture to the plant palette.
Final Plans shall select from the following list:

Berberis thumb. 'Crimson Pygmy'	Dwarf purple barberry (MOD)
Spiraea X 'Limemound'	Limemound spiraea (MOD)
Abelia g. 'Kaleidescope'	Dwarf glossy abelia (MOD)



LAYERING SHRUB (SMALL): **ALL 1 AND 5 GALLON SIZE**
These prostrate shrubs are used as a smaller companion to the upright layering shrubs above and are used along property lines in order to create a more seamless transition between adjacent front yard landscapes.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet' (5 gal)	Emerald carpet manzanita (MOD)
Rosmarinus officianalis 'Prostratus' (1gal)	Dwarf rosemary (LOW)



ENTRY ACCENT SHRUBS: **ALL 1 GALLON SIZE**
These small accent shrubs are used primarily along the entry walk leading to the front porch of each home.
Final Plans shall select from the following list:

Euonymus japonicus 'Microphyllus'	Boxleaf euonymus (LOW)
Erigeron karvinskianus	Santa Barbara daisy (LOW)
Teucrium chamaedrus 'Prostratum'	Dwarf wall germander (LOW)



GRASS-LIKE SHRUBS: **ALL 1 GALLON SIZE**
This shrub is utilized randomly throughout the landscape as textural accents where shown.
Final Plans shall select from the following list:

Dietes bicolor	Butterfly Iris (LOW)



TRANSITION GROUNDCOVER: **ALL 1 GALLON SIZE**
These low, spreading groundcovers are used along the back of curb at the property lines in order to provide a seamless transition between lots.
Final Plans shall select from the following list:

Rosa 'Drift White'	White Drift rose (LOW)
Lomandra longifolia 'Breeze'	Dwarf mat rush (MOD)



COLUMNAR PLANT AT GARAGE: **ALL 5 GALLON SIZE**
The staked form of these plants is used to soften each side of the garage.
Final Plans shall select from the following list:

Gelsemium sempervirens – staked	Staked Carolina jessamine (LOW)
Trachelospermum jas. – staked	Staked Star jasmine (MOD)



FRONT YARD GROUNDCOVER: **ALL 1 GAL SIZE @ 24" O.C.**
Small panels of low and moderate water use evergreen groundcovers in the front yards create a cohesive and green streetscape. Selections shall be specified on final plans.
Final Plans shall select from the following list:

Teucrium chamaedrus ' Prostratum'	Wall germander (LOW)
Rosmarinus off. 'Prostratus'	Creeping rosemary (LOW)
Fragaria chiloensis	Ornamental strawberry (MOD)
Trachelospermum asiaticum	Asiatic jasmine (MOD)

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RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES ROSSMAN LUTTRELL
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED
Sheet L1.5

City of Rancho Cordova Approval

TYPICAL WATER USE CALCS

California Water Efficient Landscape Worksheet - Plan 1772

Reference Evapotranspiration (ET_o)		51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	805	398	12792
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**815**	**402**	**12950.65**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**12950.65**
						Maximum Allowed Water Allowance (MAWA)[e]	**14423.79**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	402
Total Area	815
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	402
Total Area	815
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 1994

Reference Evapotranspiration (ET_o)		51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	707	349	11234
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**717**	**354**	**11393.40**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**11393.40**
						Maximum Allowed Water Allowance (MAWA)[e]	**12689.39**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	354
Total Area	717
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	354
Total Area	717
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 1951

Reference Evapotranspiration (ET_o)		51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	839	414	13332
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**849**	**419**	**13490.92**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**13490.92**
						Maximum Allowed Water Allowance (MAWA)[e]	**15025.52**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	419
Total Area	849
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	419
Total Area	849
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 2502

Reference Evapotranspiration (ET_o)		51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	728	360	11568
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**738**	**364**	**11727.09**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**11727.09**
						Maximum Allowed Water Allowance (MAWA)[e]	**13061.05**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	364
Total Area	738
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	364
Total Area	738
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 2410

Reference Evapotranspiration (ET_o)		51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	823	406	13078
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**833**	**411**	**13236.68**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**13236.68**
						Maximum Allowed Water Allowance (MAWA)[e]	**14742.35**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	411
Total Area	833
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	411
Total Area	833
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 2713

Reference Evapotranspiration (ET_o)		51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	721	356	11457
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**731**	**361**	**11615.86**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**11615.86**
						Maximum Allowed Water Allowance (MAWA)[e]	**12937.16**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	361
Total Area	731
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	361
Total Area	731
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 2971

Reference Evapotranspiration (ET_o)		51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	1302	643	20689
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**1312**	**648**	**20848.17**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**20848.17**
						Maximum Allowed Water Allowance (MAWA)[e]	**23219.64**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	648
Total Area	1312
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	648
Total Area	1312
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Plan 3033

Reference Evapotranspiration (ET_o)		51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	716	354	11378
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**726**	**359**	**11536.41**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**11536.41**
						Maximum Allowed Water Allowance (MAWA)[e]	**12848.68**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	359
Total Area	726
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	359
Total Area	726
Average ETAF	0.49

IRRIGATION LEGEND

Symbol	Manufacturer	Model	Description	PSI	GPM
T	TORO	514-20	TREE ROOT ZONE WATERING SYSTEM-- CONTRACTOR TO INSTALL (2) UNIVERSAL FLOOD BUBBLERS AT THE EDGE OF ROOTBALL. INSTALL BUBBLERS ON 4" POP-UP BODIES (IRRITROL I-PRO400-PR) ENSURE MINIMUM 15 PSI AT EACH BUBBLER	15	3.4 GPM PER TREE
NONE	RAINBIRD	XB-10PC (1 GPH) XB-20PC (2 GPH)	XERI-BUG DRIP EMITTER INSTALLED INTO RAINBIRD XF BLANK 1/2" DISTRIBUTION TUBING EMITTER SCHEDULE: XB-10PC ONE (1) PER 1 GALLON SHRUB XB-10PC TWO (2) PER 5 GALLON SHRUB XB-20PC FOUR (4) PER 15 GALLON TREE XB-20PC SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15	
C	IRRITROL	KD6-INT	6-STATION INDOOR MOUNT IRRIGATION CONTROLLER. VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.		
CL	IRRITROL	CL-100-WIRELESS	WIRELESS WEATHER SENSOR AND TRANSMITTER KIT INSTALL IN APPROVED LOCATION PER MANUFACTURER'S INSTRUCTIONS		
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)		
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR		
D	IRRITROL	2711APR	3/4" ANTI-SIPHON CONTROL VALVE		
D	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS		
	---	SCHEDULE 40 PVC	SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.		
	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.		

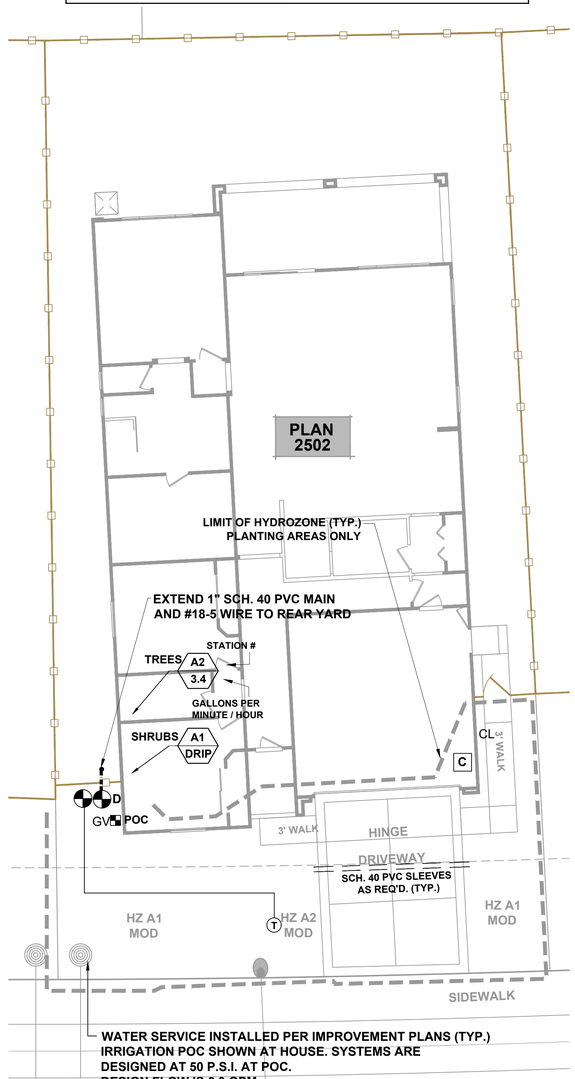
GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 15 PSI at each tree bubbler. The design flow for this project is 6.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is Sacramento County Water Agency.
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves. Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure exceeds the recommended pressure of the specified irrigation devices. If water pressure at each bubbler is less than 15 PSI, contact landscape architect prior to installation.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

DRAINAGE NOTES:

1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Wood Rodgers.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 2" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" SDR PVC perforated drain lines, solid fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. Roof downspouts (not shown) within property shall **NOT be connected to underground drainage system**. This includes all front, rear, and side yard roof downspouts. Contractor shall install a "splash block" (submit sample to Owner for approval) at each downspout location.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

- TYPICAL IRRIGATION LAYOUT - ALL PLANS - PLAN 2502 SHOWN -



WATER SERVICE INSTALLED PER IMPROVEMENT PLANS (TYP.)
IRRIGATION POC SHOWN AT HOUSE. SYSTEMS ARE DESIGNED AT 50 P.S.I. AT POC.
DESIGN FLOW IS 6.0 GPM

NOTE:
STATIC WATER PRESSURE AT METER ESTIMATED AT 50 PSI. NOTIFY LANDSCAPE ARCHITECT IF A DISCREPANCY EXISTS

1"= 8'-0"
0 4' 8' 16'

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LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CAMPBELL
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

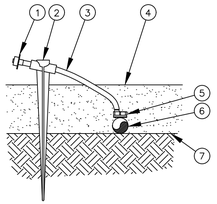
Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION SCHEMATIC

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L2.1

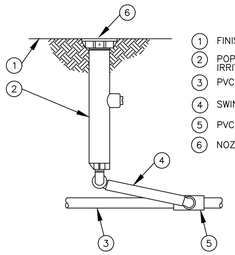
City of Rancho Cordova Approval



1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. PRESSURE-COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER: RAIN BIRD PC EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

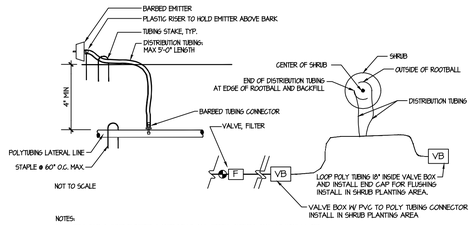
PRESSURE_COMPENSATING_EMITTER_INTO_1/4"_TUBING-STAKE



1. FINISH GRADE
2. POP-UP SPRAY SPRINKLER: IRRITROL I-400-PR OR EQUAL
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE (OR SWING PIPE)
6. NOZZLE PER LEGEND

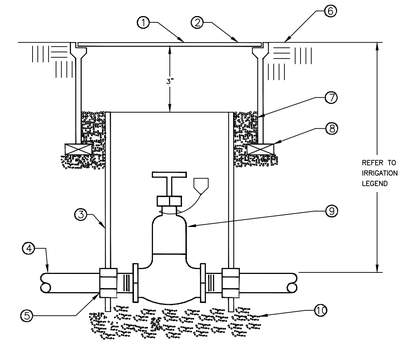
PRECISION_SPRAY_ON_4"_POP-UP_BODY

NO SCALE



NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUNDCOVER.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE
3. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING.

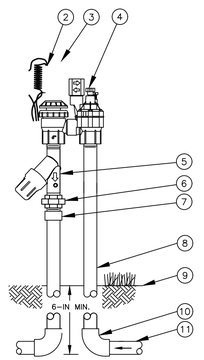
DRIP DETAILS



1. PERMANENTLY STAMP VALVE BOX LID WITH VALVE IDENTIFICATION (G.V.)
2. CARSON 810 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
3. 6" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE)
4. PVC MAIN LINE
5. SCHEDULE 40 PVC MALE ADAPTER - 2 TOTAL
6. FINISH GRADE - FLUSH WITH BOX TOP IN LAWN, 1" BELOW BOX TOP IN SHRUB OR GROUND COVER AREAS.
7. PEA GRAVEL 4" DEEP (NO SOIL IN BOX)
8. BRICK-2 TOTAL
9. GATE VALVE
10. PEA GRAVEL (4" DEEP MINIMUM)

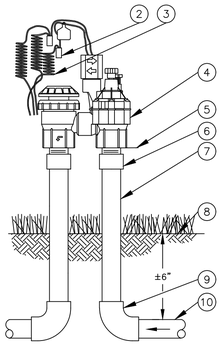
GATE VALVE

N.T.S.



2. WATERPROOF CONNECTION:
3. ID TAG
4. ANTI-SIPHON VALVE:
5. PRESSURE REGULATING FILTER:
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

2711APRDK-LF_REMOTE_CONTROL_DRIP_VALVE



2. WATERPROOF CONNECTION:
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. ANTI-SIPHON VALVE:
5. INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

2711APR_REMOTE_CONTROL_ZONE_KIT

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.080

A. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programing; (Environmental Utilities-WELO)

CERTIFICATE OF COMPLETION:

1. Prior to final acceptance, Contractor shall include a WELO Certificate of Completion, including Irrigation Schedules (establishment and established), maintenance schedule, Water Audit, as well as all other requirements needed.

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LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CANNY
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION DETAILS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L2.2

City of Rancho Cordova Approval

PRADERA RANCH

RANCHO CORDOVA, CA

CELEDON _ UNIT 1,2 & 3

LENNAR

05.23.2022
A-133

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SITE EXHIBIT

GRANTLINE 220

CITY OF RANCHO CORDOVA, CALIFORNIA

MAY 2022

LEGEND

FINAL MAP UNIT BOUNDARY

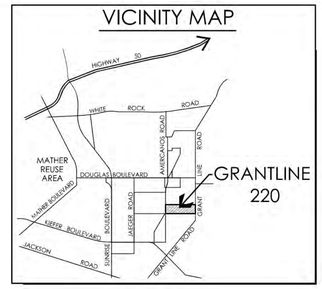
ZONING = RD-5

ZONING = RD-7

LOT TABULATION					
	TYPICAL LOT SIZE				
UNIT	45'x105' LOTS	50'x105' LOTS	55'x105' LOTS	60'x105' LOTS	TOTAL
1	33	32	65	0	130
2	64	0	15	0	79
3	52	66	0	10	128
4	0	0	0	61	61
5	59	0	0	0	59
6	66	34	0	16	116
TOTAL	274	132	80	87	573

CELEDON

VICINITY MAP



UNIT 2

UNIT 5

UNIT 6

CHRYSANTHY BOULEVARD

LOT A
HIGH-DENSITY RESIDENTIAL

LOT F
NH. PARK

LOT D
SCHOOL

LOT G
NH. PARK

NOT A PART

NOT A PART

GRANTLINE ROAD

AMERICANOS BLVD

ARCTIC TERN CIRCLE

ARCTIC TERN WAY

WAX MYRTLE WAY

SUREBIRD WAY

ROSEFINCH COURT

ROSEFINCH WAY

HAWKFINCH CIRCLE

DUCKHAWK CIRCLE

MACAW WAY

GREENSHANK CIRCLE

GREENSHANK WAY

SPOTTED WREN WAY

SPOTTED WREN CIRCLE

CYPRESS GROVE DRIVE

GREY OWL WAY

CROSSBILL WAY

LORIKEET WAY

PARAKEET WAY

TOUCAN CIRCLE

WHITE IBIS WAY

SNOWY OWL WAY

PATAGONIAN WAY

UNIT 1

UNIT 3

UNIT 4

NORTH

100' 50' 0 100'

SCALE: 1" = 100'

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Sacramento, CA 95816
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Fax 916.341.7767

SHEET 1 OF 1

GRANTLINE 220 - SITE EXHIBIT

a:\1000-a\1258-GRANTLINE220\GRANTLINE220-0A\Civil\Exhibits\EXH_GL220-SITE EXHIBIT FOR DESIGN REVIEW.dwg 5/9/2022 10:19 AM Jason Reed



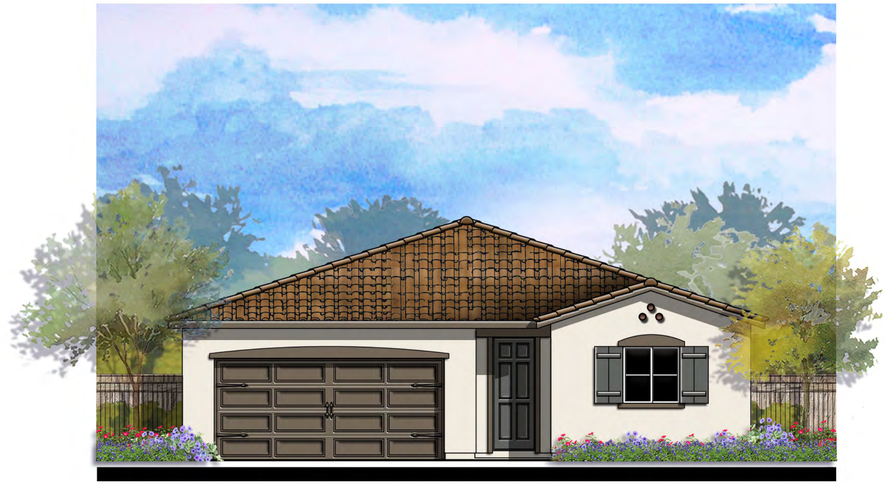
"C" ARTISAN
PLAN 1C (1772C)

"A" SPANISH
PLAN 4A (2971A)

"B" CRAFTSMAN
PLAN 2B (1951B)

"C" ARTISAN
PLAN 3C (2410C)

STREET SCENE



A- SPANISH STYLE

The Spanish style is native to California with its large expanses of un-interrupted walls punctuated with judicial window placement. Often shown with head and sill trim and plank type shutters on selected windows. Roof forms are a low pitch combination of hip and gable forms.



B- CRAFTSMAN STYLE

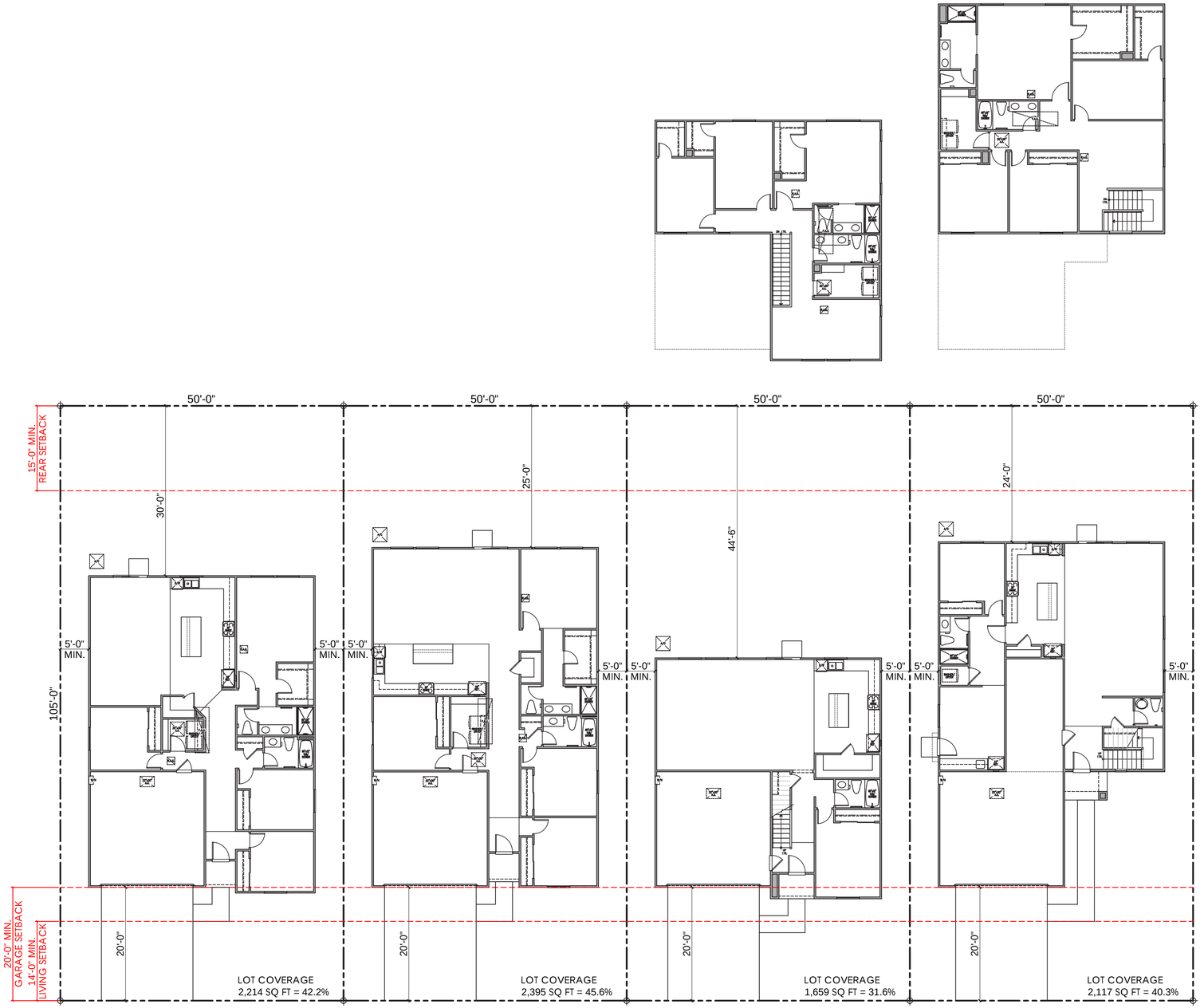
Incorporates primarily gable type roofs with accent color in the gables with corbel accents. Stone wainscot on a stone base along with flat “slate” concrete roof tile. The windows have style specific trims and grids.



C- ARTISAN STYLE

An offshoot of Prairie style, Artisan has elements meant to emphasize a low horizontal feel and incorporates hip roofs with overhangs, supported by knee bracing at the corners. Painted wainscot with horizontal mullions in the windows along with horizontal banding under windows with flat “slate” concrete roof tile.

ARCHITECTURAL INSPIRATIONS



PLAN 1A (1772) PLAN 2A (1951) PLAN 3A (2410) PLAN 4A (2971)

TYPICAL PLOTTING RD5

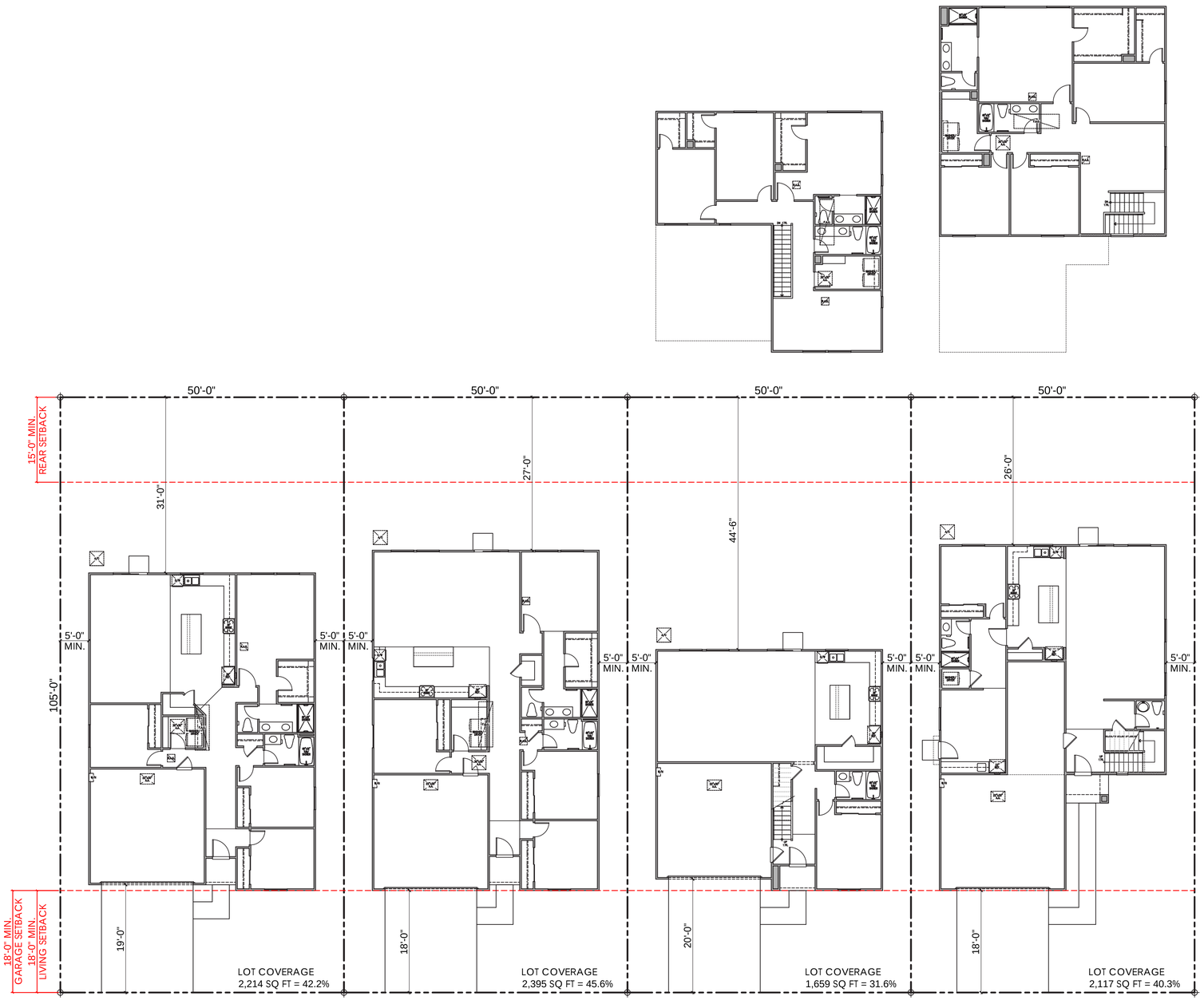
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PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
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PLAN 1A (1772) PLAN 2A (1951) PLAN 3A (2410) PLAN 4A (2971)

TYPICAL PLOTTING RD7

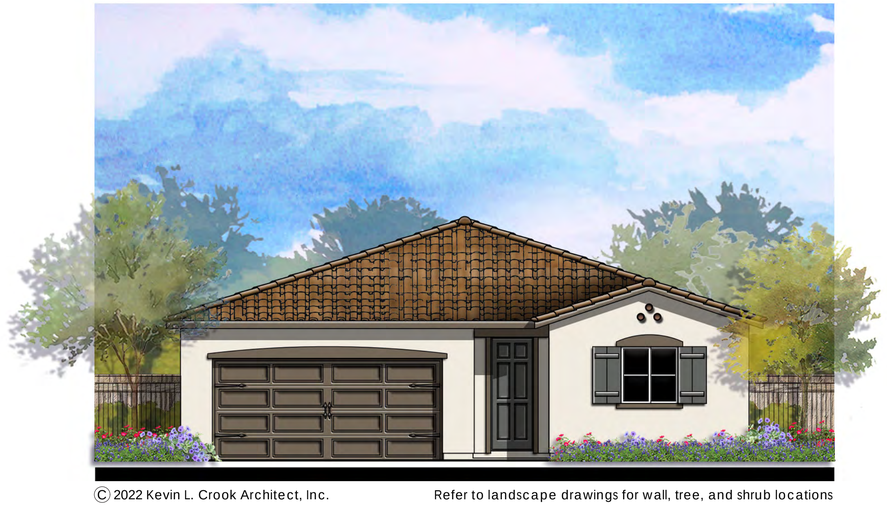
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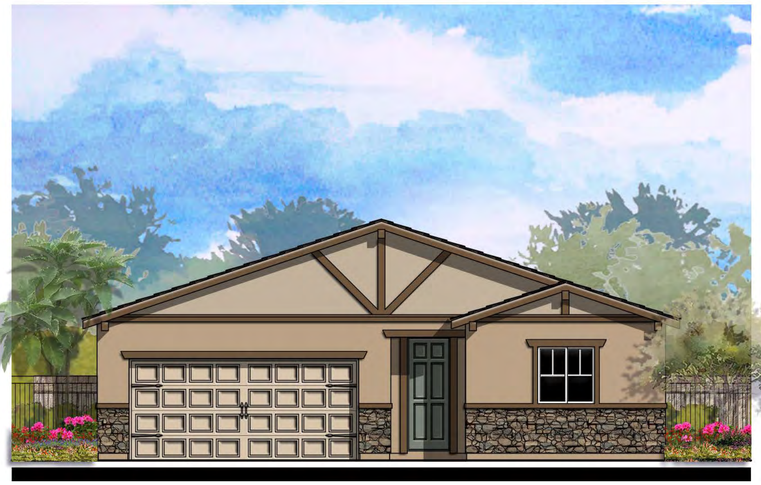
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Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - CRAFTSMAN



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - ARTISAN

PLAN 1 (1772)

FRONT ELEVATIONS

0 2 4 8 12

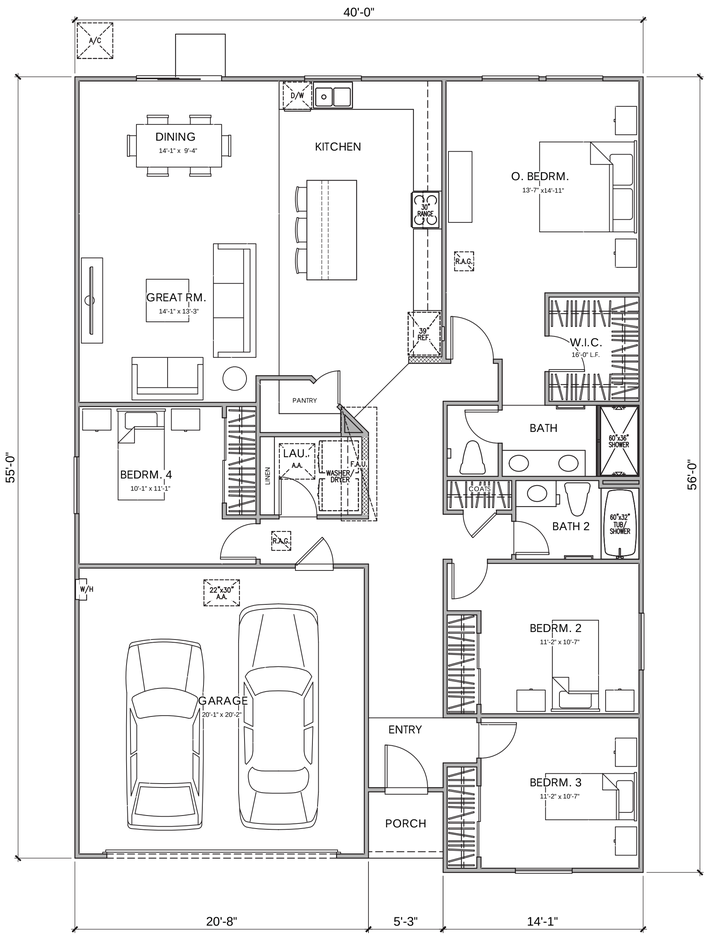
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AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	1,772 SQ. FT.
TOTAL DWELLING	1,772 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH	24 SQ. FT.

PLAN 1A (1772)

4 BEDROOM, 2 BATH
FLOOR PLAN

0 2 4 8 12

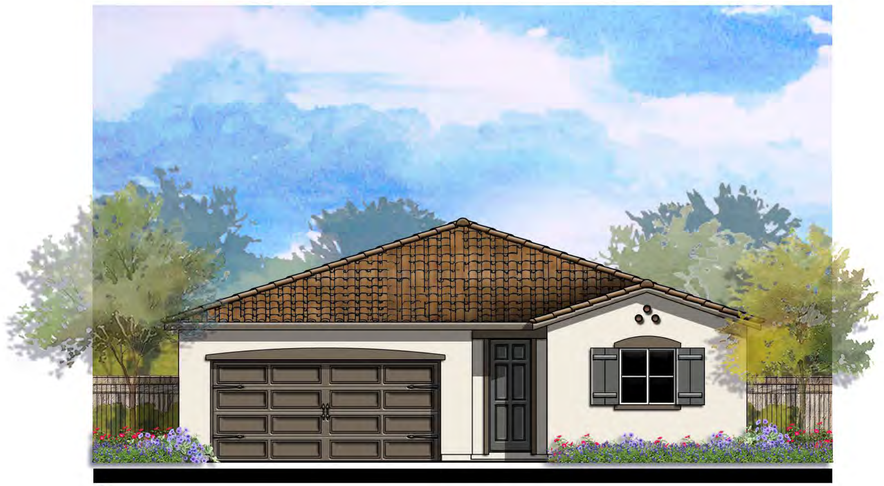
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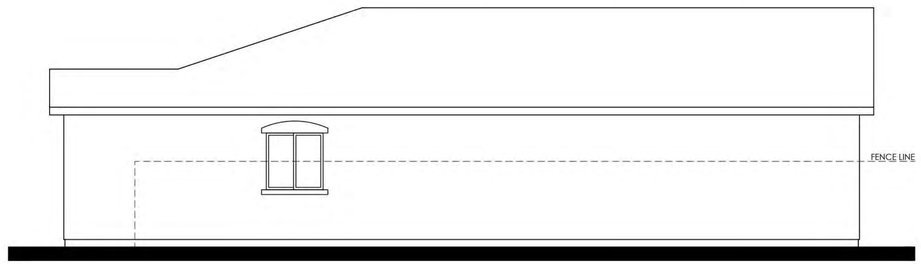
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Refer to landscape drawings for wall, tree, and shrub locations

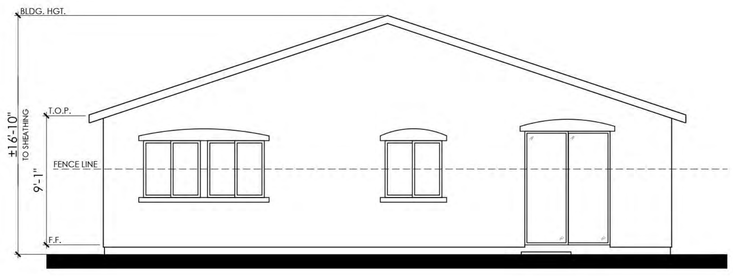
FRONT



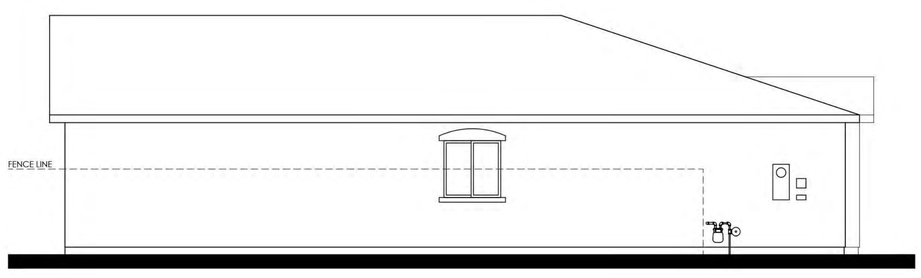
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1772)

SPANISH ELEVATIONS

0 2 4 8 12

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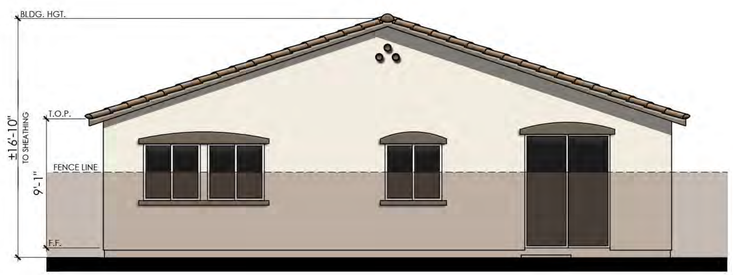
CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 1

PLAN 1A (1772)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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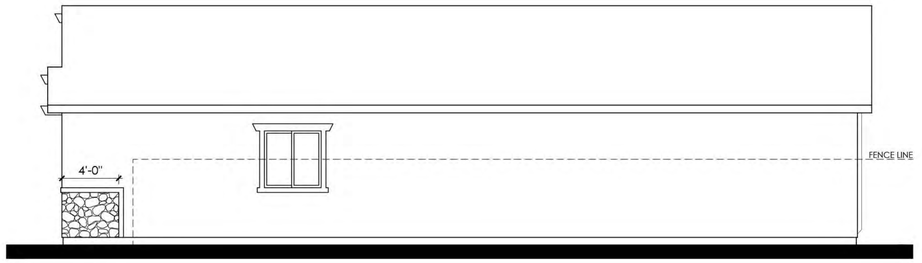
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Refer to landscape drawings for wall, tree, and shrub locations

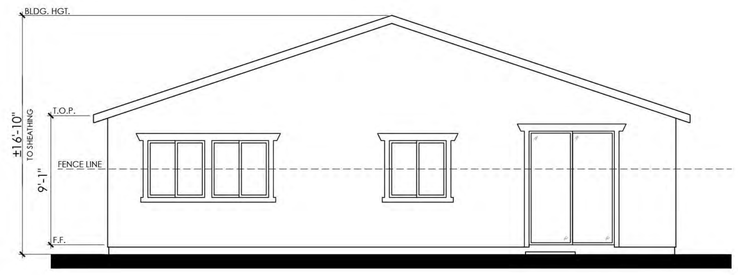
FRONT



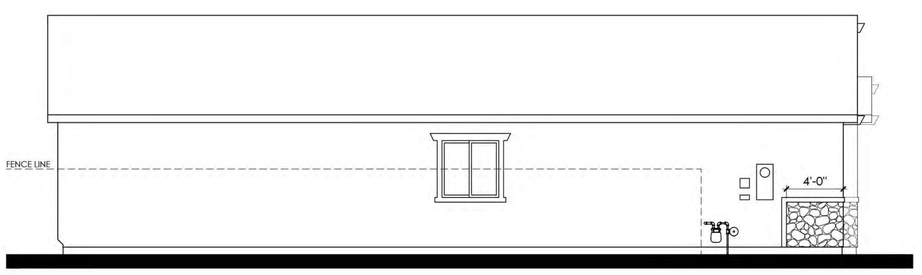
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL/ STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 4

PLAN 1B (1772)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

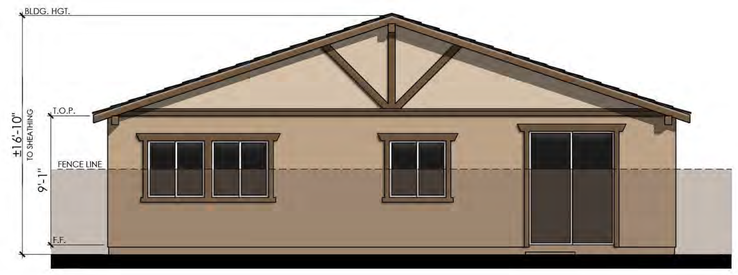
CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-143

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#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL/ STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 4

PLAN 1B (1772)

CRAFTSMAN ENHANCED ELEVATIONS

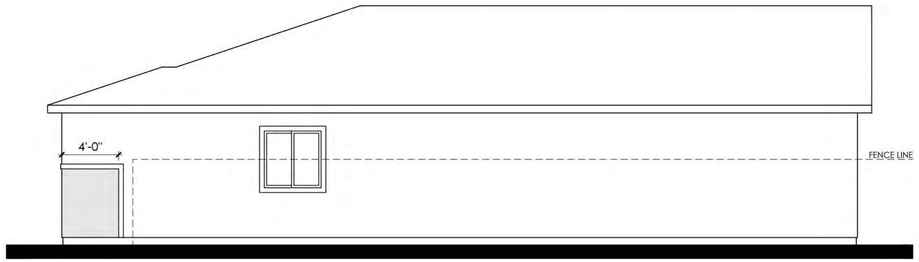
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Refer to landscape drawings for wall, tree, and shrub locations

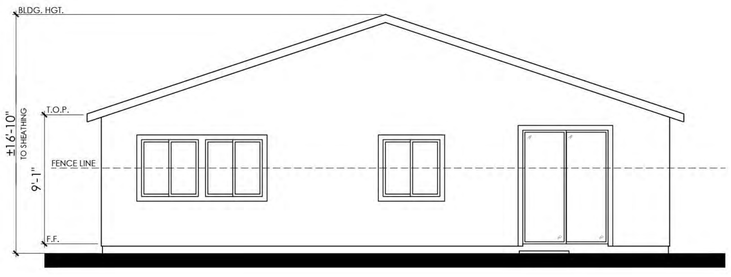
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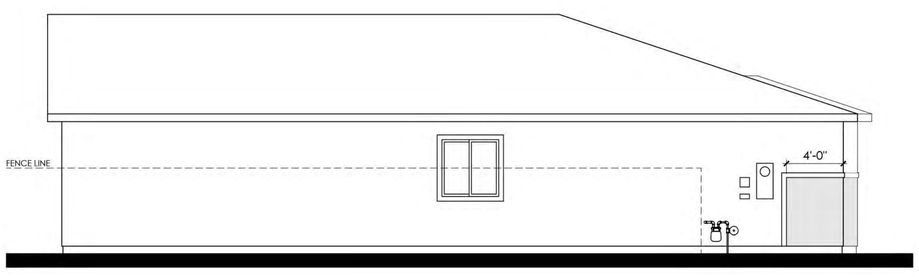
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 7

PLAN 1C (1772)

ARTISAN ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

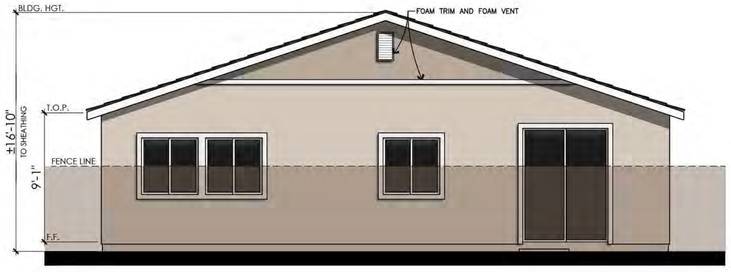
CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-145

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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 7

PLAN 1C (1772)

ARTISAN ENHANCED ELEVATIONS

0 2 4 8 12

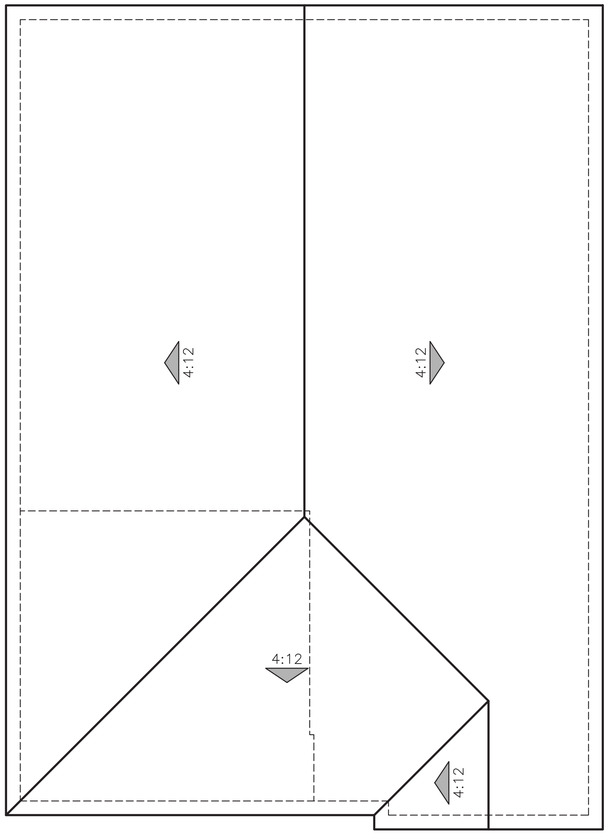
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RANCHO CORDOVA, CA

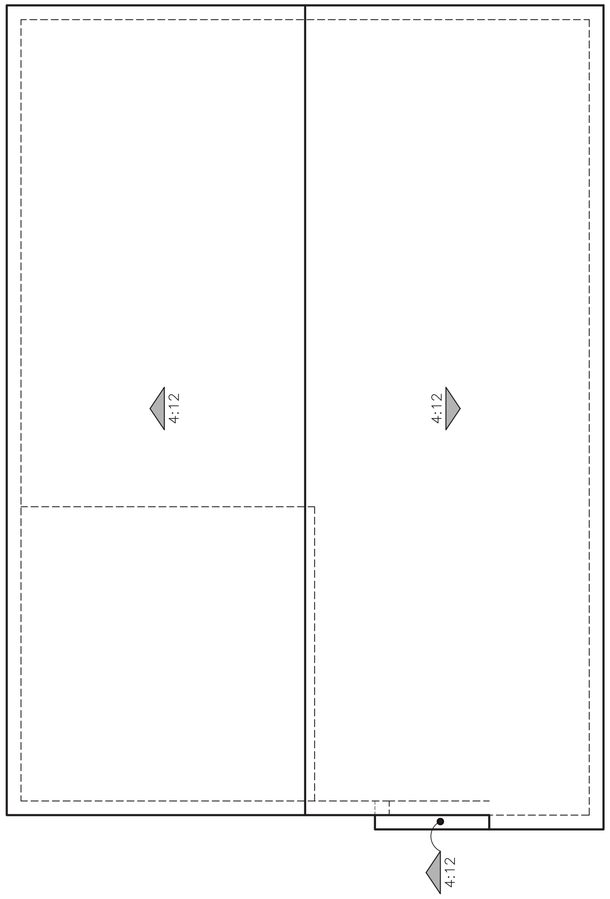
CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-146

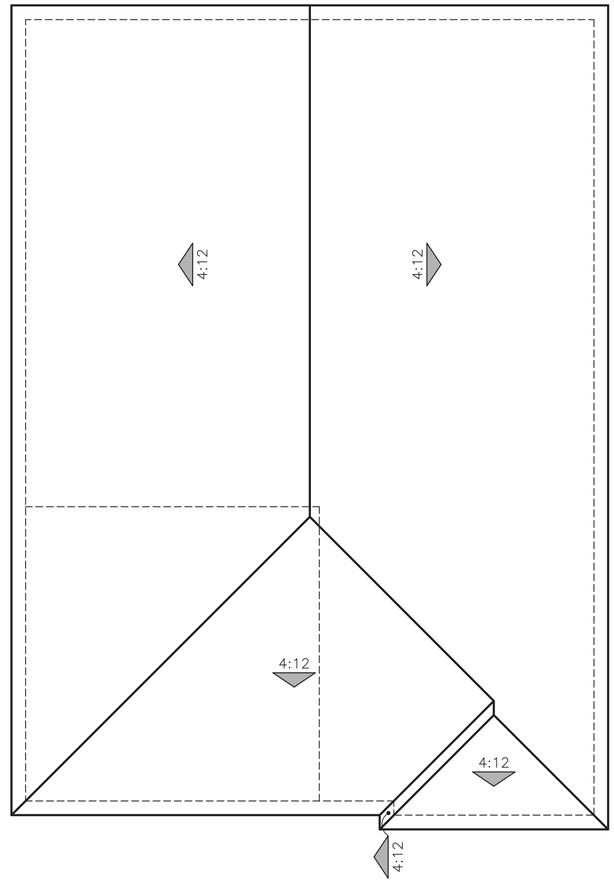
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#21117



A - SPANISH



B - CRAFTSMAN



C - ARTISAN

PLAN 1 (1772)

ROOF PLANS

0 2 4 8 12

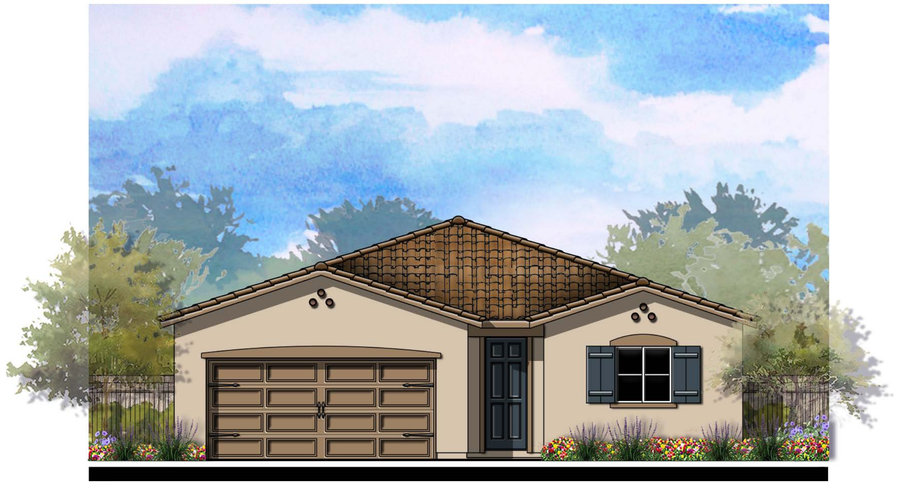
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CELEDON
UNIT 1,2 & 3
50x105

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A - SPANISH



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - CRAFTSMAN



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - ARTISAN

PLAN 2 (1951)

FRONT ELEVATIONS

0 2 4 8 12

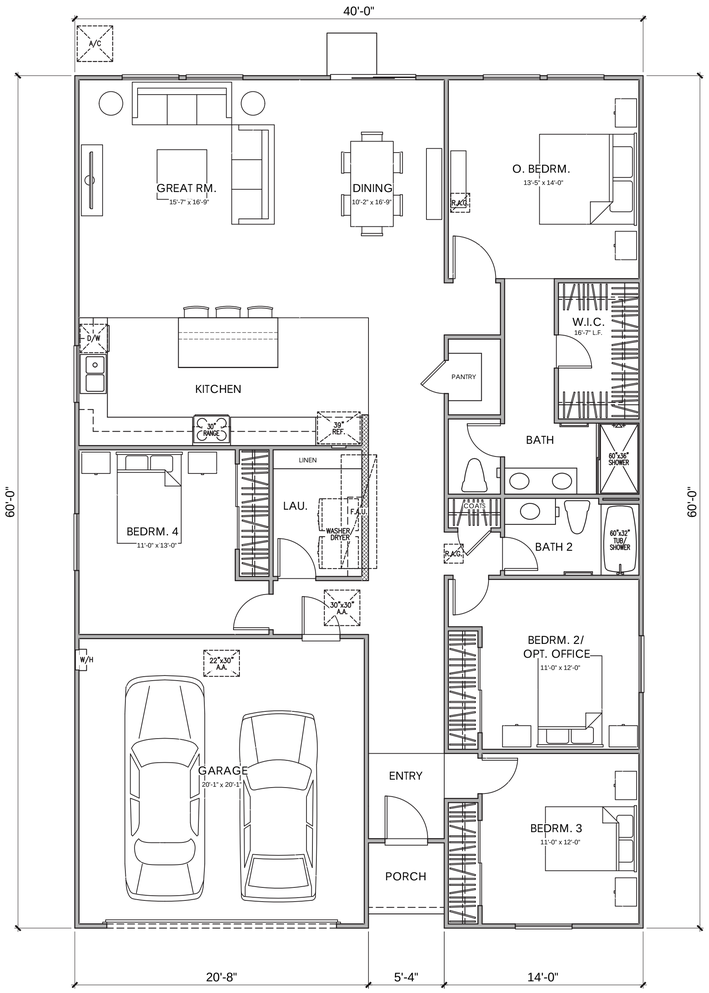
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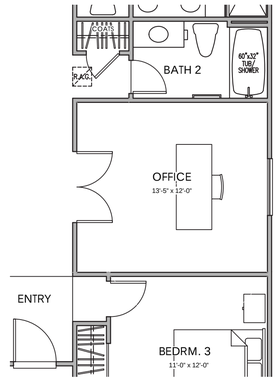
PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
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OPT. OFFICE

PLAN 2A (1951)

4 BEDROOM, 2 BATH, OPT. OFFICE FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	1,951 SQ. FT.
TOTAL DWELLING	1,951 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH "A"	27 SQ. FT.
PORCH "B"	27 SQ. FT.
PORCH "C"	27 SQ. FT.

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-149

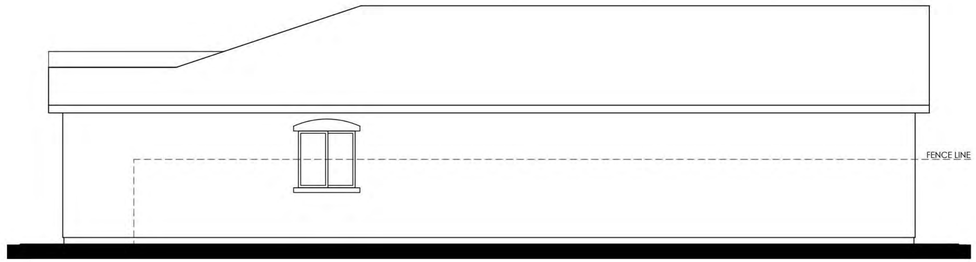
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Refer to landscape drawings for wall, tree, and shrub locations

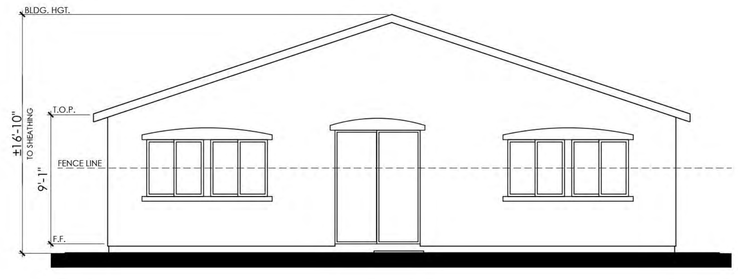
FRONT



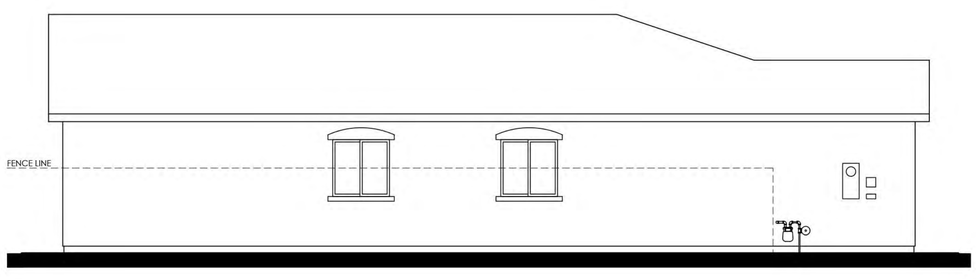
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 2A (1951)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

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RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-150

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#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 2

PLAN 2A (1951)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

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RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-151

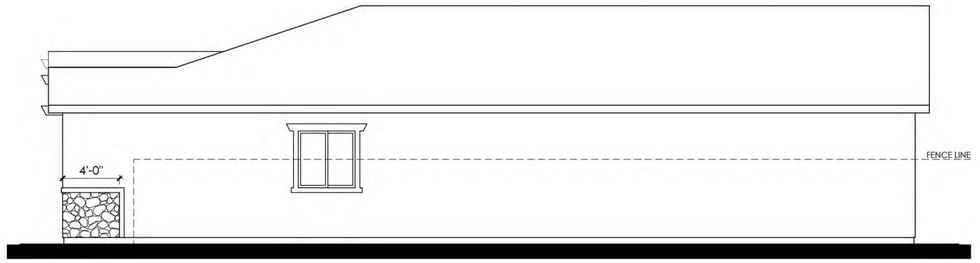
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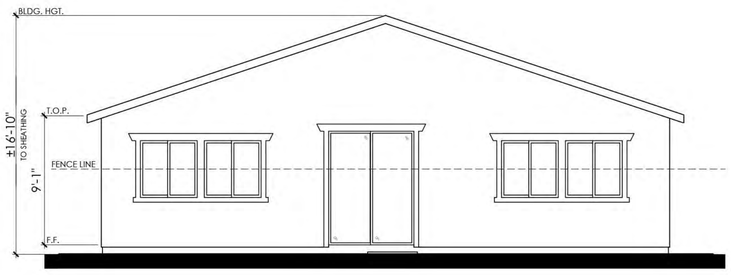
FRONT



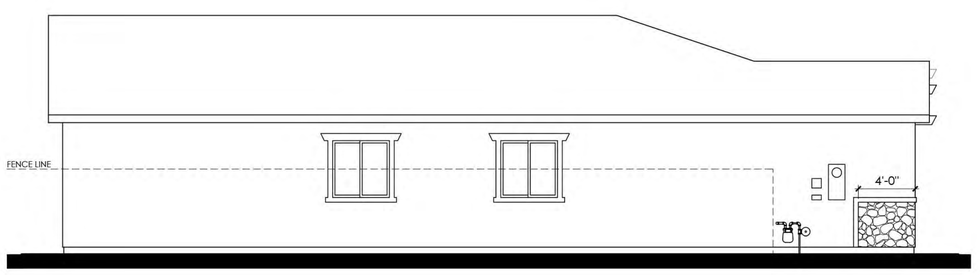
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL/ STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (1951)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

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RANCHO CORDOVA, CA

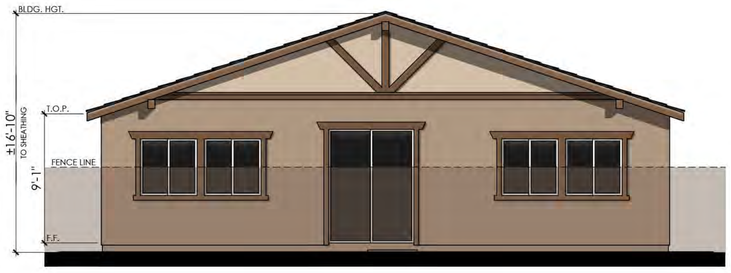
CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-152

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PLANNING + ARCHITECTURE
#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL/ STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 5

PLAN 2B (1951)

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-153

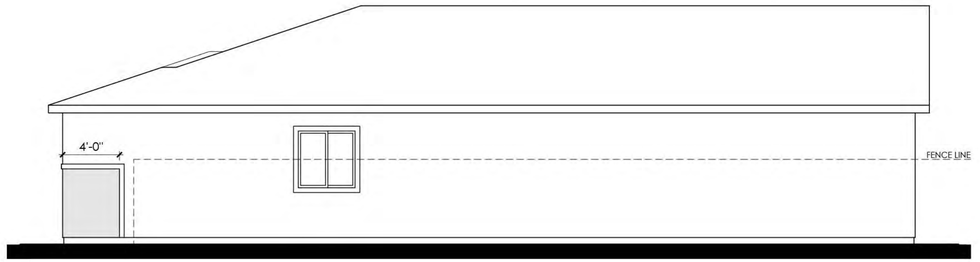
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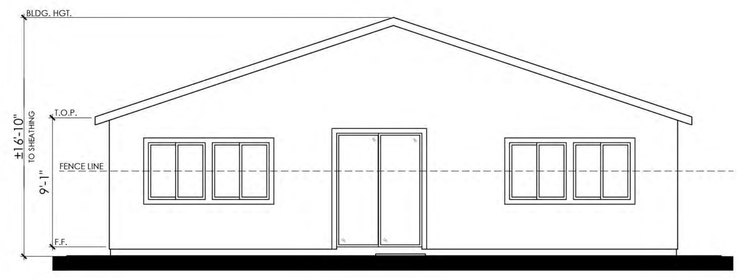
FRONT



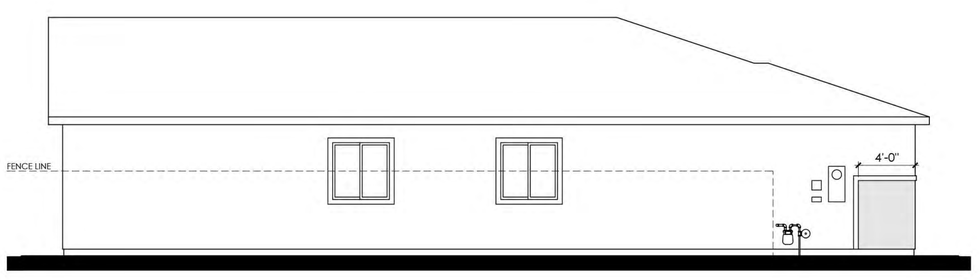
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 8

PLAN 2C (1951)

ARTISAN ELEVATIONS

0 2 4 8 12

LENNAR

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RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-154

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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 8

PLAN 2C (1951)

ARTISAN ENHANCED ELEVATIONS

0 2 4 8 12

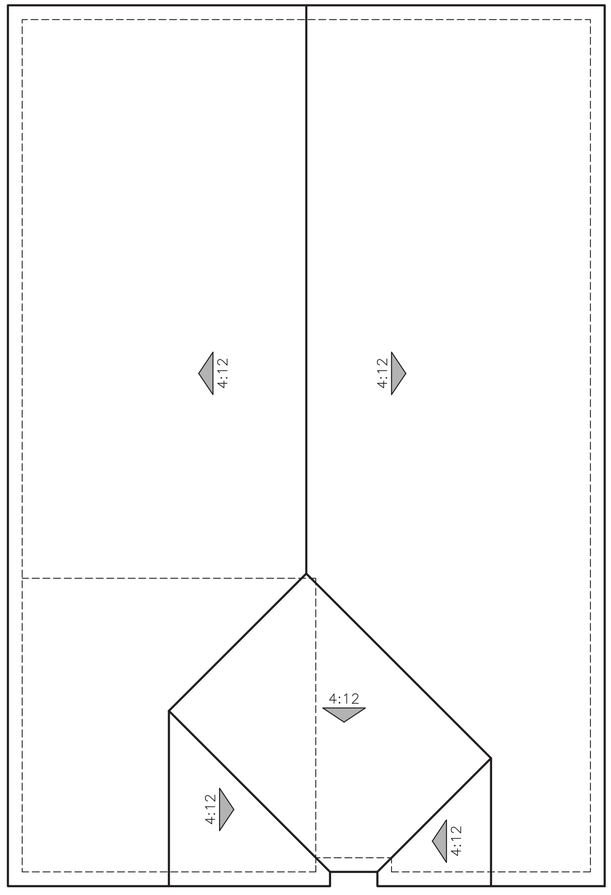
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

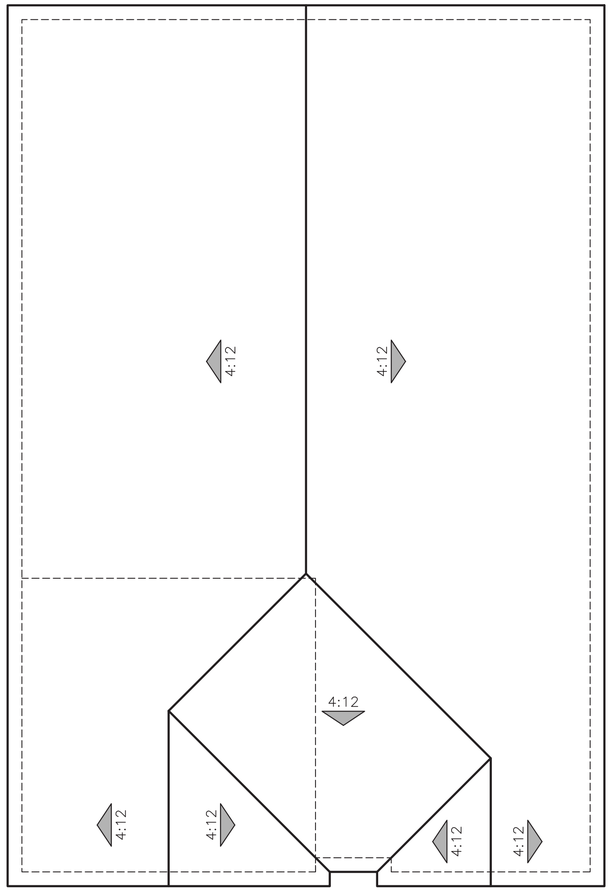
CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-155

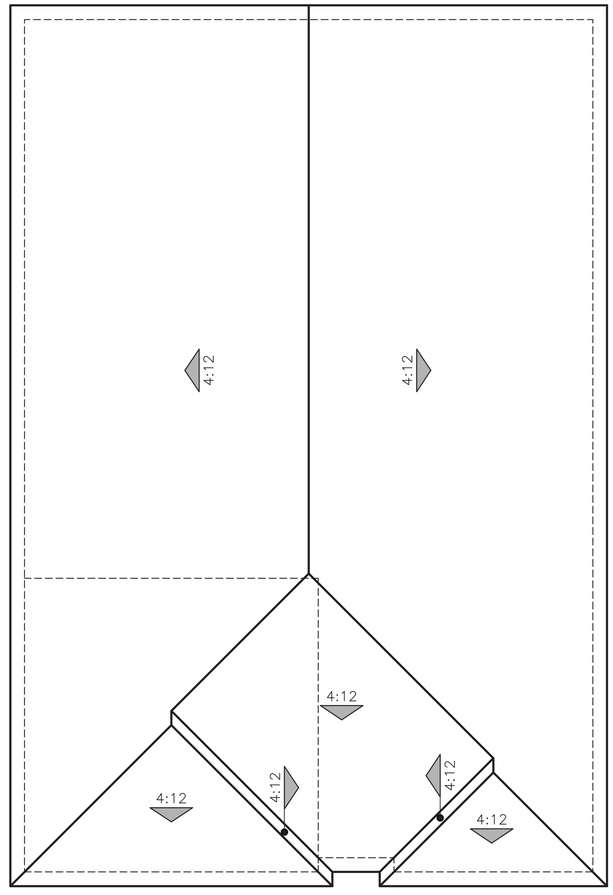
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A - SPANISH



B - CRAFTSMAN



C - ARTISAN

PLAN 2 (1951)

ROOF PLANS

0 2 4 8 12

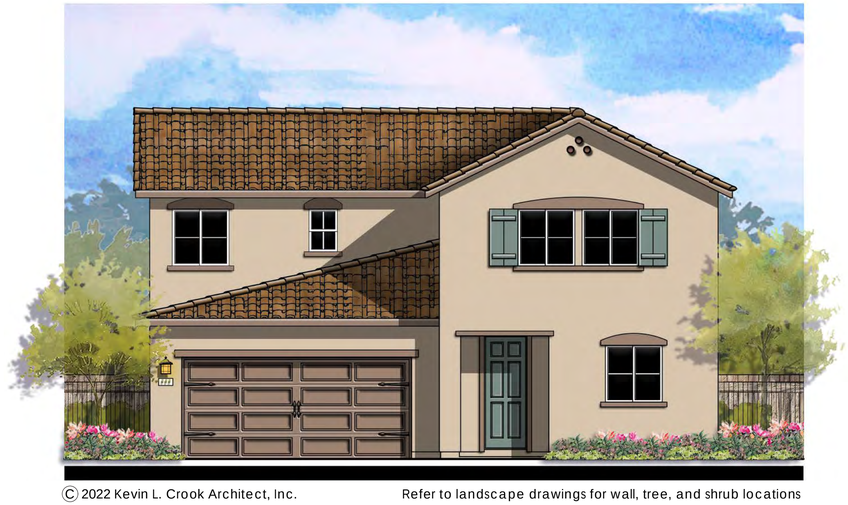
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CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-156

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A - SPANISH



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - CRAFTSMAN



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - ARTISAN

PLAN 3 (2410)

FRONT ELEVATIONS

0 2 4 8 12

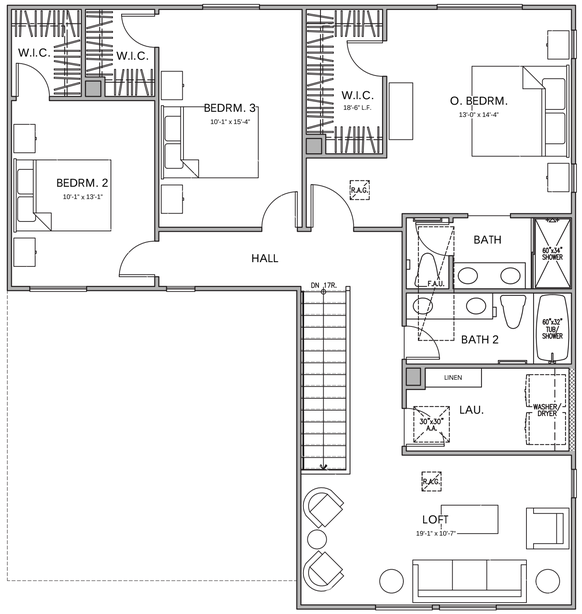
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PRADERA RANCH
RANCHO CORDOVA, CA

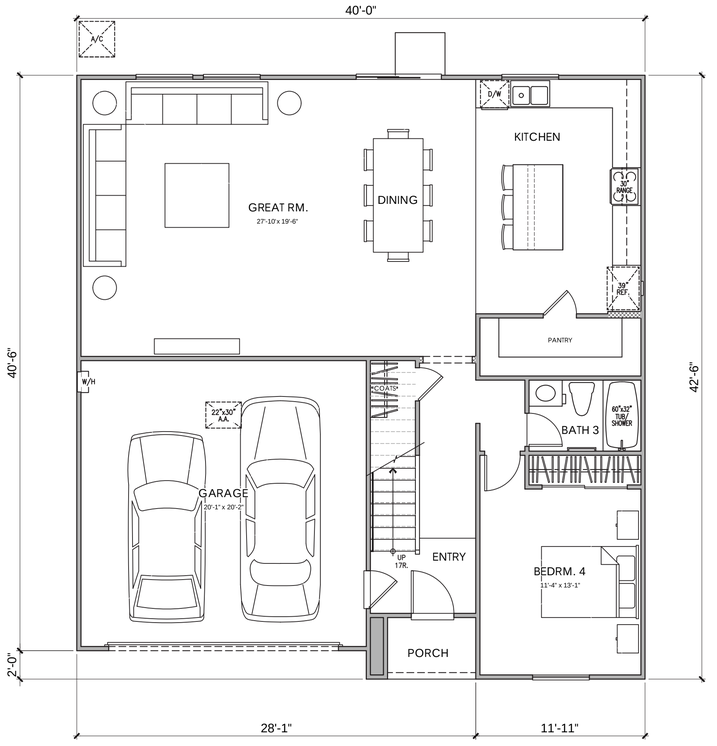
CELEDON
UNIT 1,2 & 3
50x105

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SECOND FLOOR



FIRST FLOOR

PLAN 3A (2410)

4 BEDROOM, 3 BATH, LOFT FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,210 SQ. FT.
SECOND FLOOR AREA	1,200 SQ. FT.
TOTAL DWELLING	2,410 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH	33 SQ. FT.

0 2 4 8 12

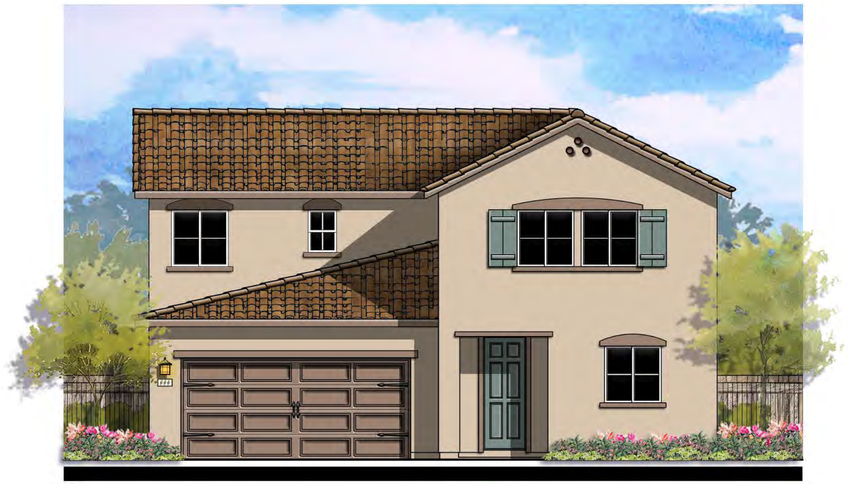
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CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-158

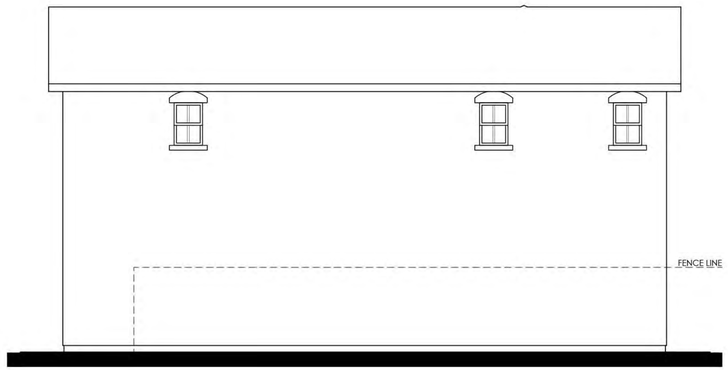
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Refer to landscape drawings for wall, tree, and shrub locations

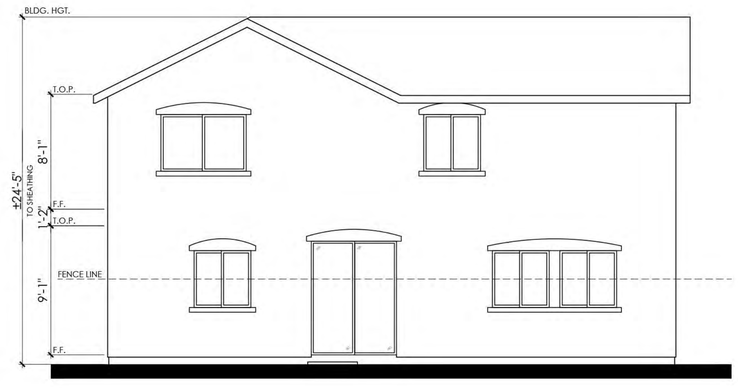
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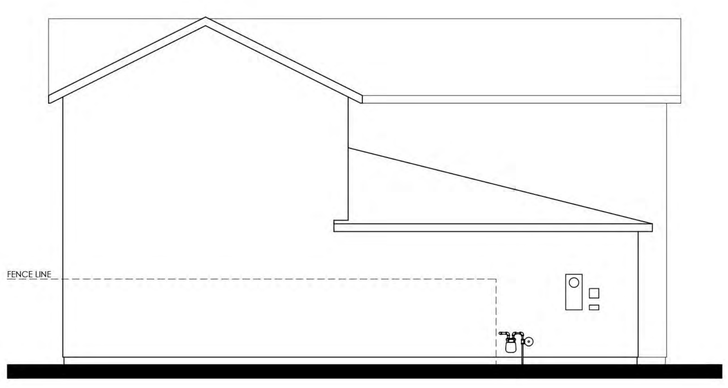
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 3

PLAN 3A (2410)

SPANISH ELEVATIONS

0 2 4 8 12

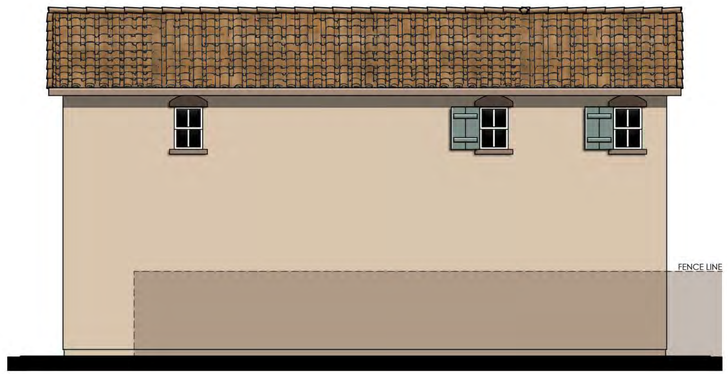
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-159

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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 3

PLAN 3A (2410)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-160

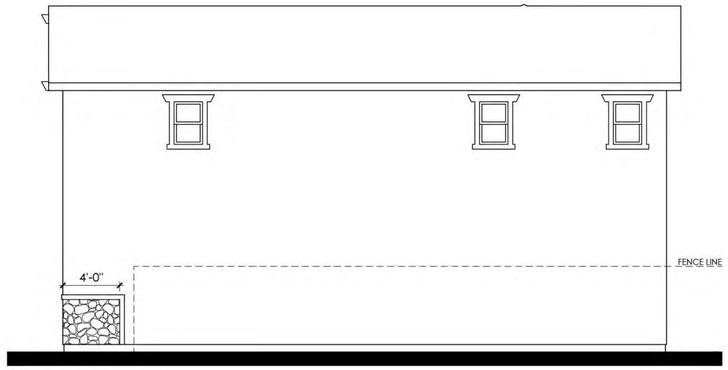
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Refer to landscape drawings for wall, tree, and shrub locations

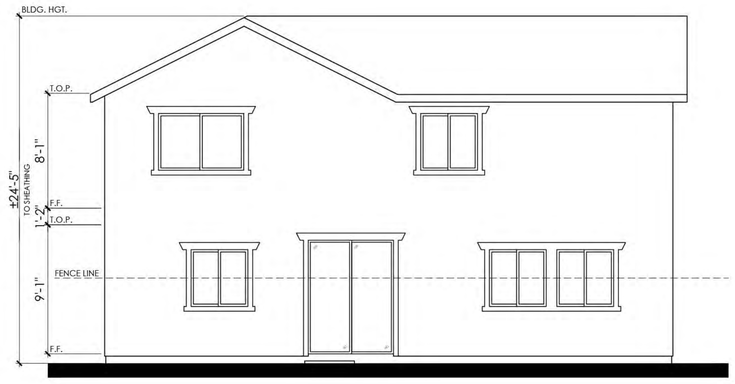
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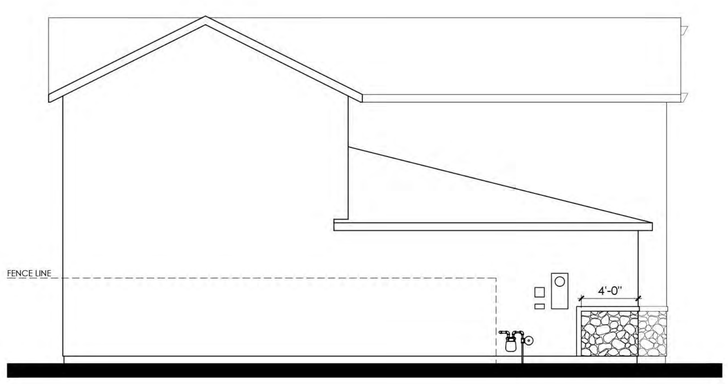
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL/ STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 6

PLAN 3B (2410)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

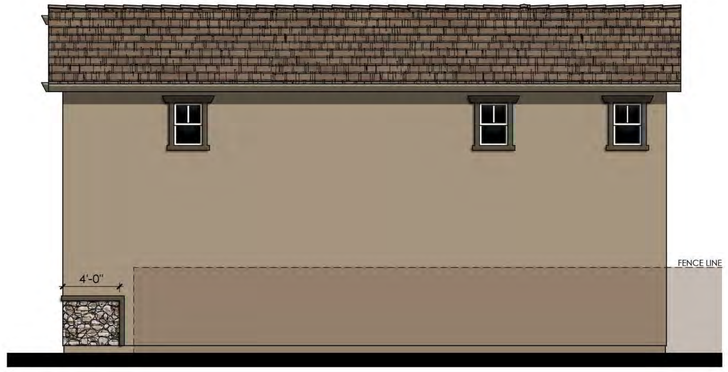
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RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-161

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RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL/ STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 6

PLAN 3B (2410)

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-162

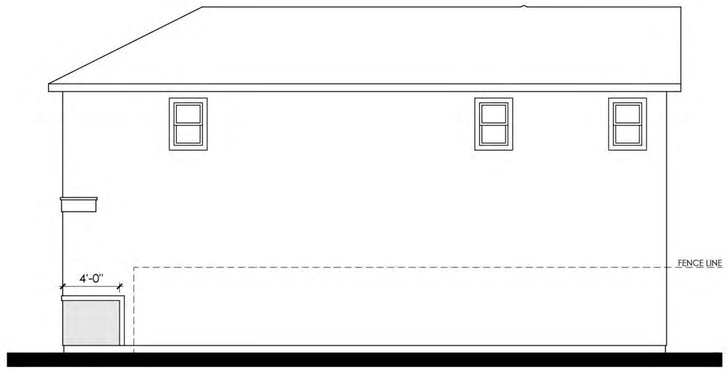
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Refer to landscape drawings for wall, tree, and shrub locations

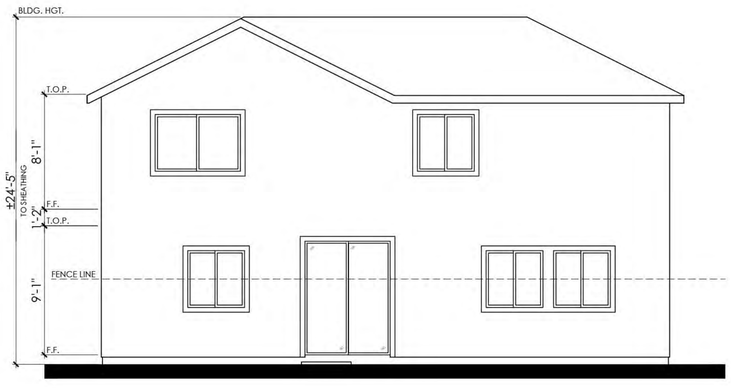
FRONT



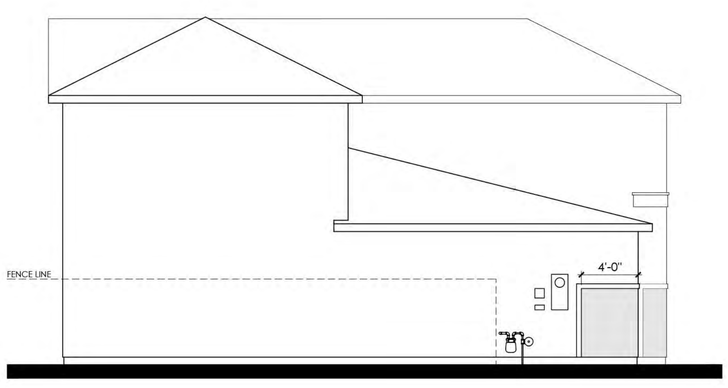
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 9

PLAN 3C (2410)

ARTISAN ELEVATIONS

0 2 4 8 12

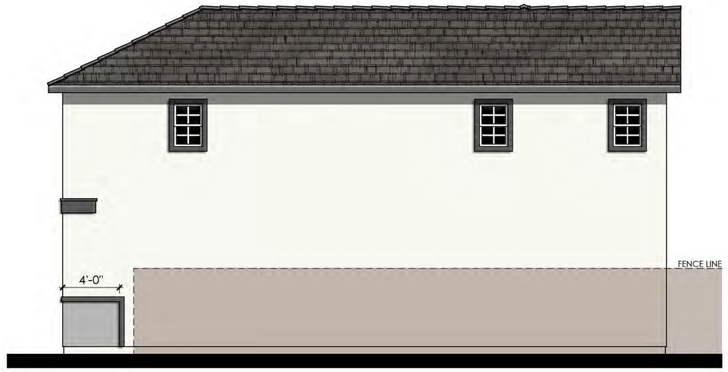
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RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 9

PLAN 3C (2410)

ARTISAN ENHANCED ELEVATIONS

0 2 4 8 12

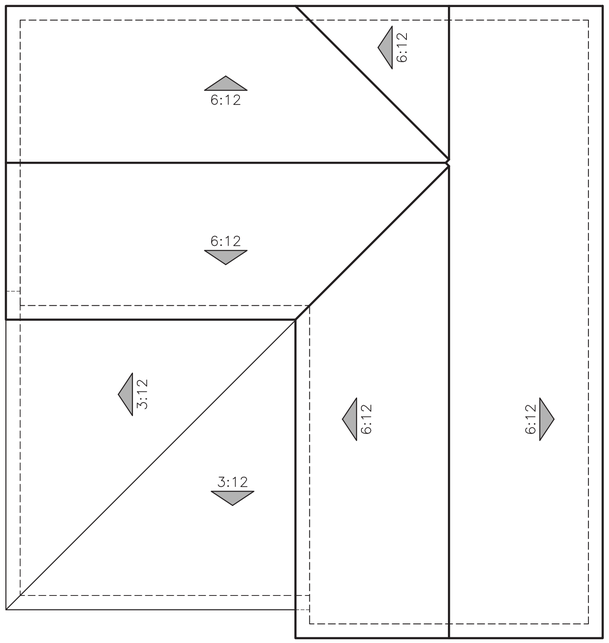
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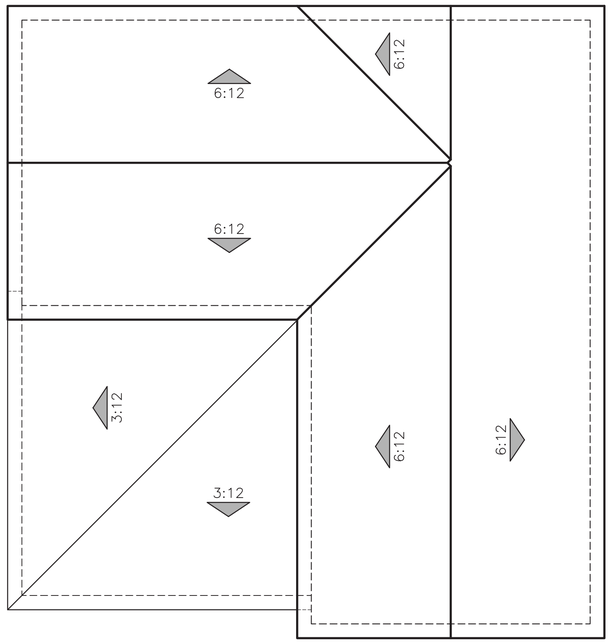
CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-164

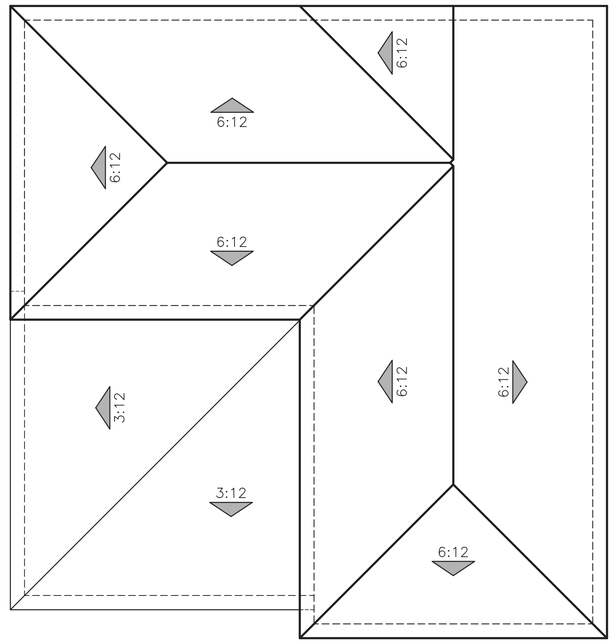
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A - SPANISH



B - CRAFTSMAN



C - ARTISAN

PLAN 3 (2410)
ROOF PLANS

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-165

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PLANNING + ARCHITECTURE



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - CRAFTSMAN



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - ARTISAN

PLAN 4 (2971)

FRONT ELEVATIONS

0 2 4 8 12

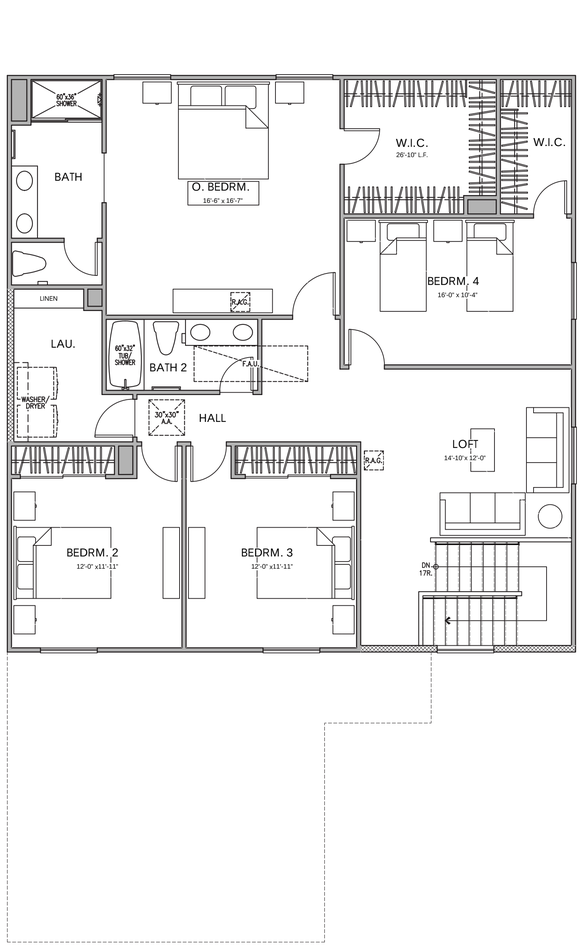
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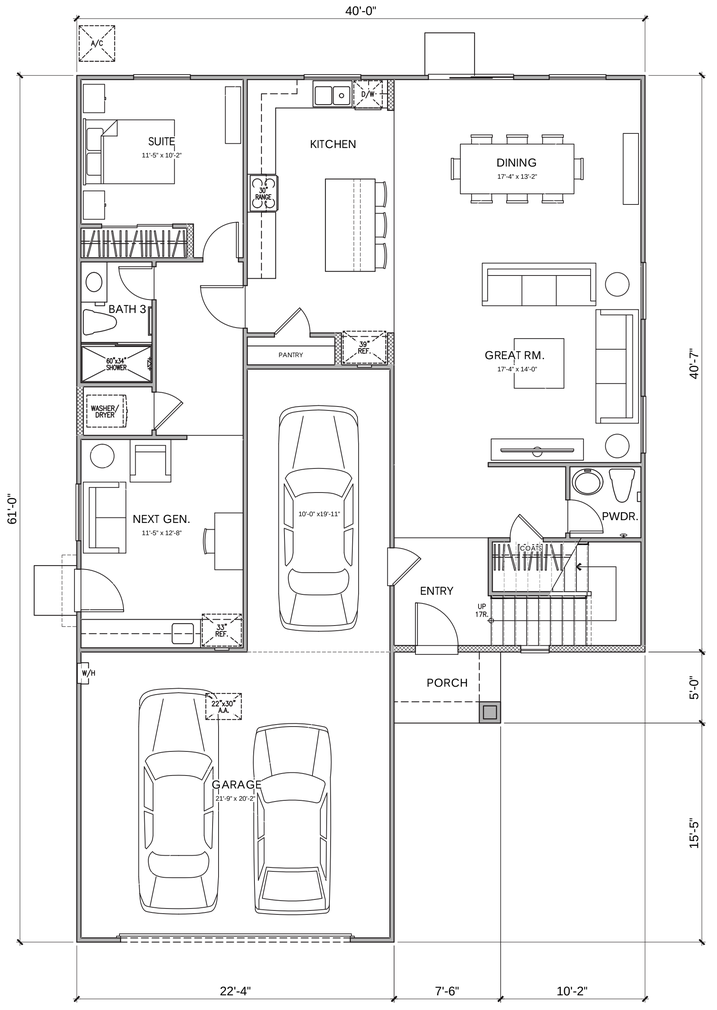
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RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
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SECOND FLOOR

FIRST FLOOR

PLAN 4A (2971)

5 BEDROOM, 3.5 BATH, LOFT, NEXT GEN, 3 CAR GARAGE FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,423 SQ. FT.
SECOND FLOOR AREA	1,548 SQ. FT.
TOTAL DWELLING	2,971 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	656 SQ. FT.
PORCH "A"	38 SQ. FT.
PORCH "B"	38 SQ. FT.
PORCH "C"	38 SQ. FT.

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-167

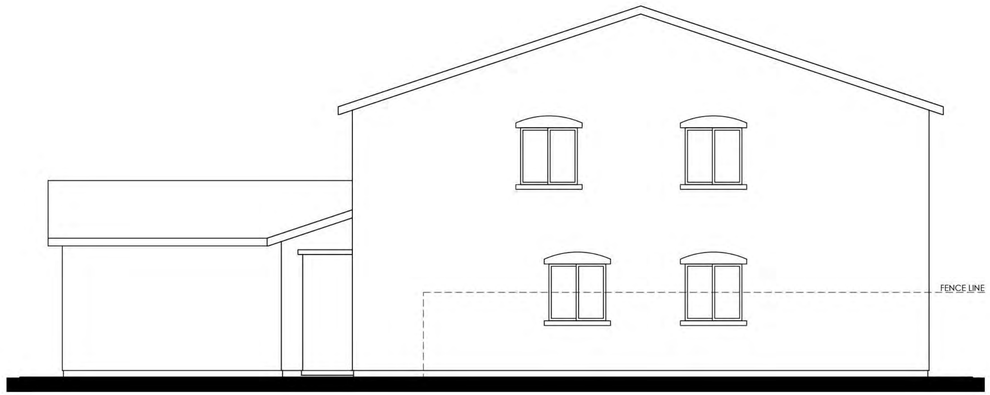
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Refer to landscape drawings for wall, tree, and shrub locations

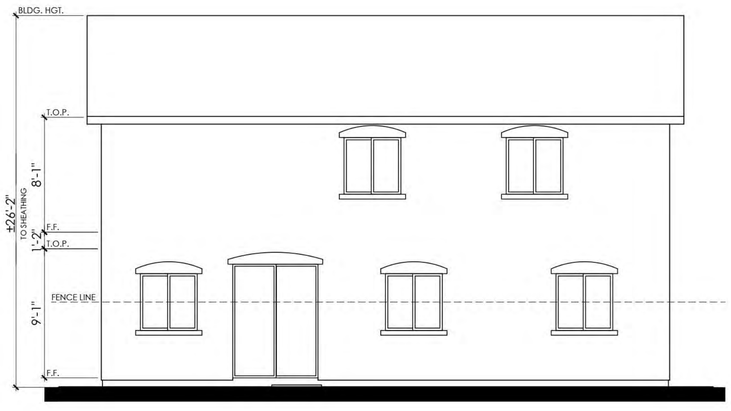
FRONT



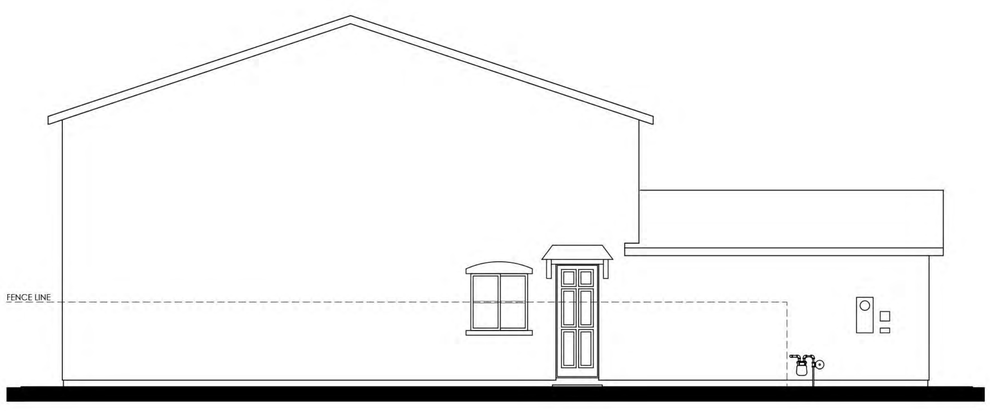
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 4A (2971)

SPANISH ELEVATIONS

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-168

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#21117



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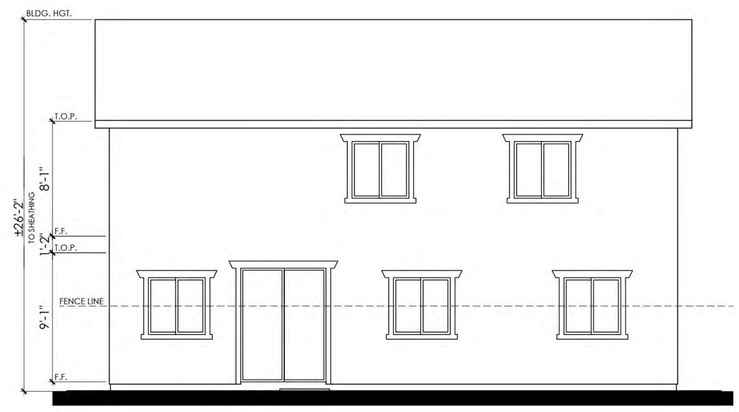
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL/ STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 4

PLAN 4B (2971)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-169

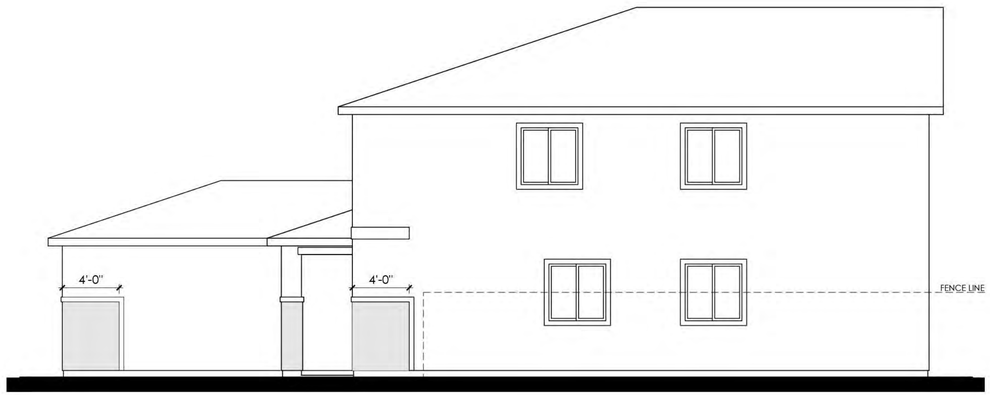
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 7

PLAN 4C (2971)

ARTISAN ELEVATIONS

0 2 4 8 12

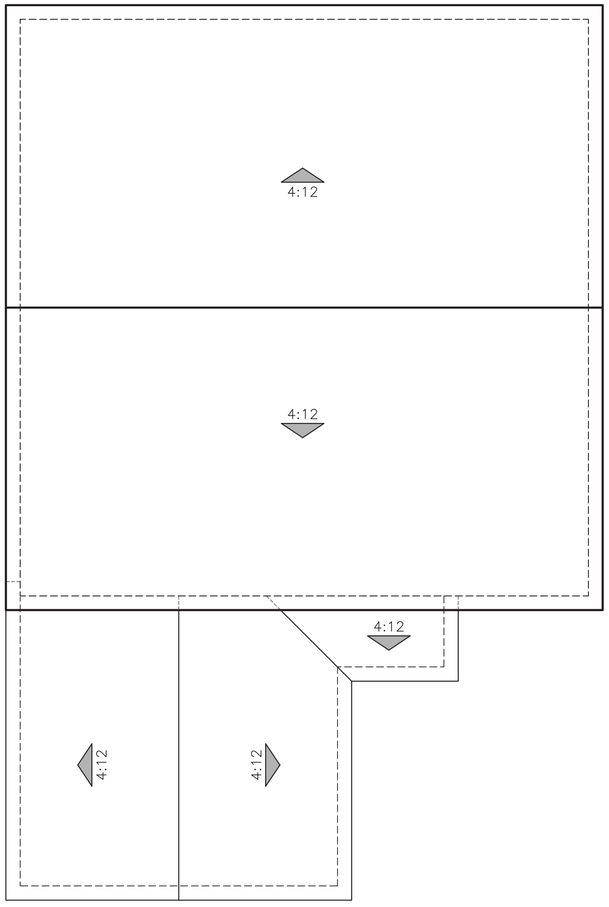
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RANCHO CORDOVA, CA

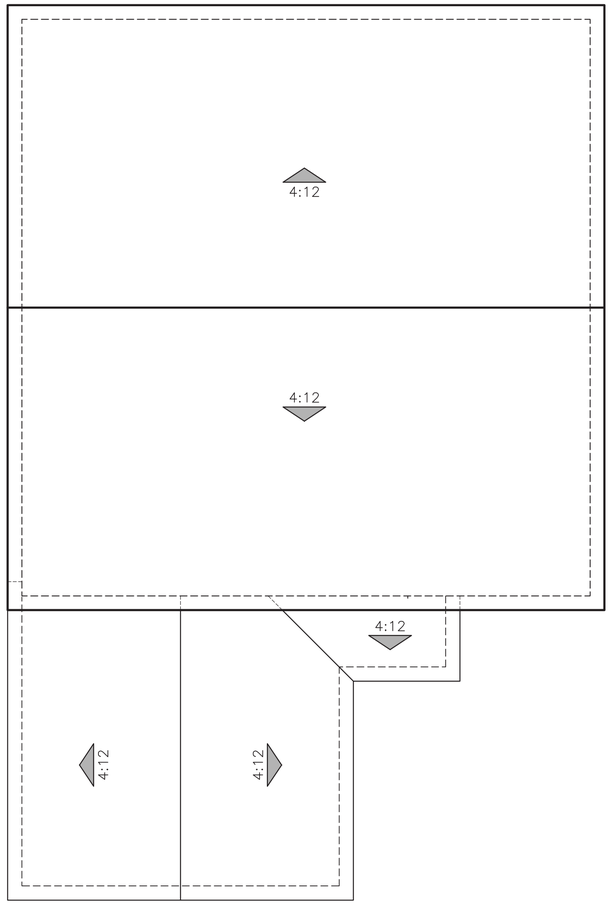
CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-170

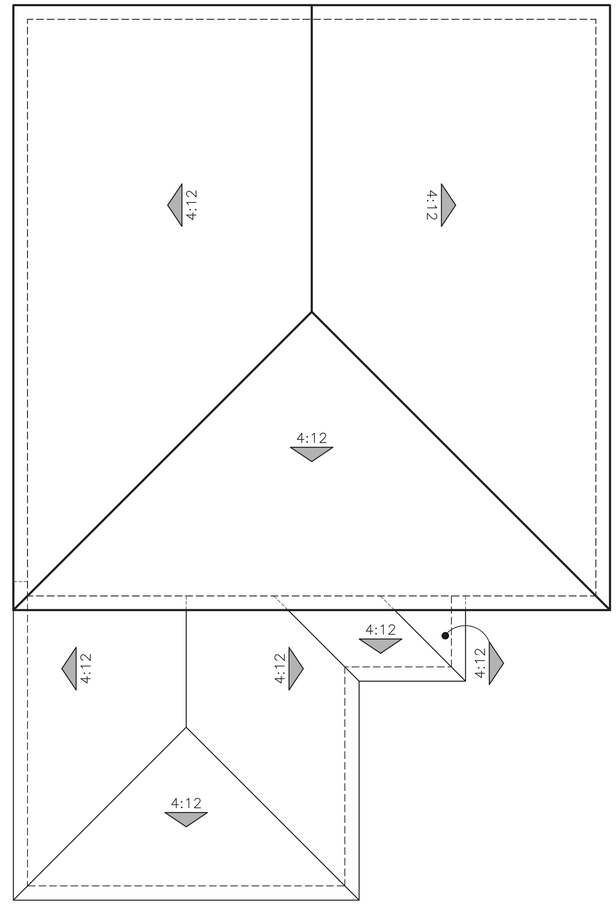
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A - SPANISH



B - CRAFTSMAN



C - ARTISAN

PLAN 4 (2971)

ROOF PLANS

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

CELEDON
UNIT 1,2 & 3
50x105

05.23.2022
A-171

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#21117

CELEDON AT PRADERA RANCH

RANCHO CORDOVA, CA

PROJECT	#21117D
CREATED	1/27/2022
Client Rev	2/10/2022
Planning Rev.	4/21/2022

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
MAIN STUCCO BODY PAINT	SW8917 SHELL WHITE	**SW6106** **KILIM BEIGE**	**SW6078** **REALIST BEIGE**
FASCIA / TRIM / GARAGE DOOR	SW7033 BRAINSTORM BRONZE	SW6109 HOPSACK	SW9083 DUSTED TRUFFLE
FRONT DOOR / SHUTTERS	SW7068 GRIZZLE GRAY	SW7615 SEA SERPENT	SW6214 UNDERSEAS
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROFILE "S" VILLA	1VICS6129 MARBLED TERRA COTTA	1VICS6129 MARBLED TERRA COTTA	1VICS6129 MARBLED TERRA COTTA

"B" ELEVATIONS CRAFTSMAN	SCHEME 4	SCHEME 5	SCHEME 6
MAIN STUCCO BODY PAINT	**SW6108** **LATTE**	SW7519 MEXICAN SAND	SW9117 URBAN JUNGLE
SECONDARY STUCCO AT GABLES / GARAGE DOOR	SW6106 KILIM BEIGE	SW7719 FRESCO CREAM	SW6149 RELAXED KHAKI
FASCIA / TRIM	SW6111 COCONUT HUSK	SW7523 BURNISHED BRANDY	SW7745 MUDDLED BASIL
FRONT DOOR	SW6207 RETREAT	**SW7707** **COPPER WIRE**	SW0009 EASTLAKE GOLD
ROOF: FLAT SHAKE	1FBCF1132 CHARCOAL BRWN BLD	1FBCF1132 CHARCOAL BRWN BLD	1FBCF1132 CHARCOAL BRWN BLD
STONE: DRYSTACK INSTALL	CLIFFSTONE LANTANA	CLIFFSTONE MANZANITA	CLIFFSTONE WHITEBARK

"C" ELEVATIONS ARTISAN	SCHEME 7	SCHEME 8	SCHEME 9
MAIN STUCCO BODY PAINT	SW6078 REALIST BEIGE	SW7738 CARGO PANTS	SW7757 HI REFLECTIVE WHITE
SECONDARY STUCCO	SW6080 UTTERLY BEIGE	SW7739 HERBAL WASH	SW7064 PASSIVE
FASCIA / TRIM / GARAGE DOOR	SW7757 HI REFLECTIVE WHITE	SW7551 GREEK VILLA	SW7674 PEPPERCORN
FRONT DOOR	SW7582 SALUTE	SW0030 COLONIAL YELLOW	SW7674 PEPPERCORN
ROOF: FLAT SLATE	1FACS1430 CHARCOAL BLD	1FACS1430 CHARCOAL BLD	1FACS1430 CHARCOAL BLD

PAINT:	SHERWIN WILLIAMS
ROOF:	BORAL
STONE:	CULTURED STONE
GROUT:	ORCO or EQUAL

LENNAR

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ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1



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CELEDON AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117D
JAN. 27, 2022

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SPANISH
SCHEME #2



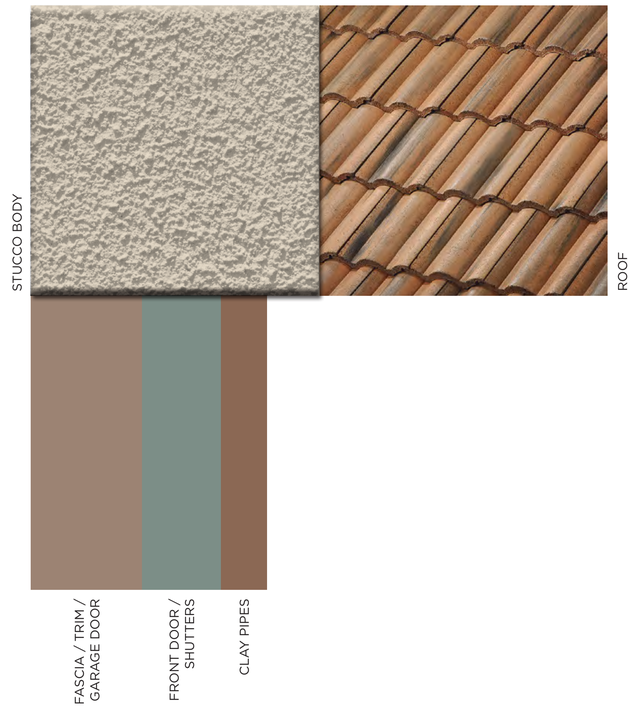
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CELEDON AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117D
JAN. 27, 2022

Kevin L. Crook Architect Inc
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SPANISH
SCHEME #3



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RANCHO CORDOVA, CA

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JAN. 27, 2022

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COLOR BOARDS - “A” SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

CRAFTSMAN
SCHEME #4



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CRAFTSMAN
SCHEME #5



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CRAFTSMAN
SCHEME #6



LENNAR

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COLOR BOARDS - “B” CRAFTSMAN

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

ARTISAN
SCHEME #7



LENNAR

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ARTISAN
SCHEME #8



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ARTISAN
SCHEME #9



LENNAR

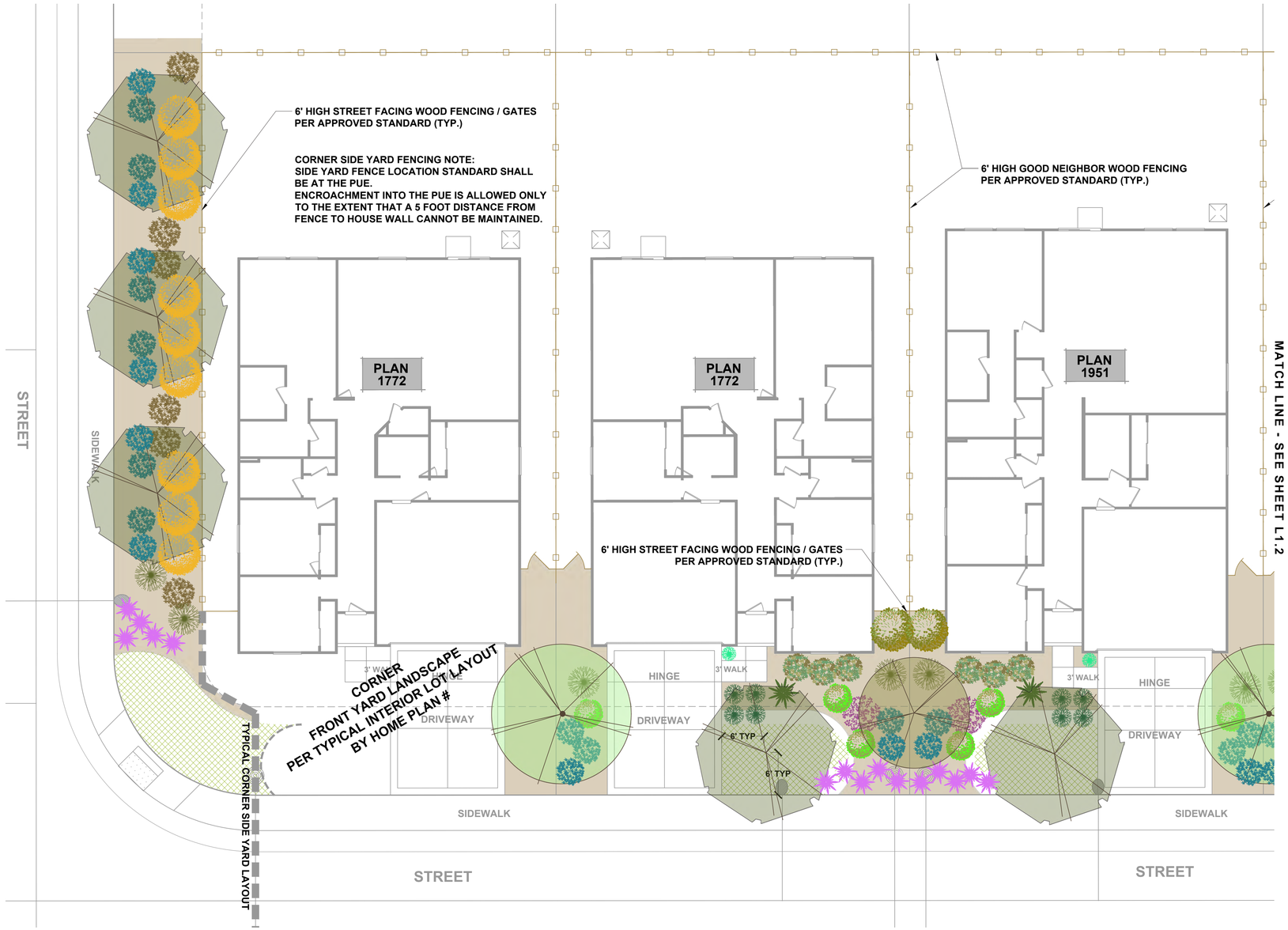
CELEDON AT PRADERA RANCH
RANCHO CORDOVA, CA

#21117D
JAN. 27, 2022

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - “C” ARTISAN



1"= 8'-0"
0 4' 8' 16'

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CELEDON @ GRANTLINE 220
UNITS 1 / 2 / 3
RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CANNO
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

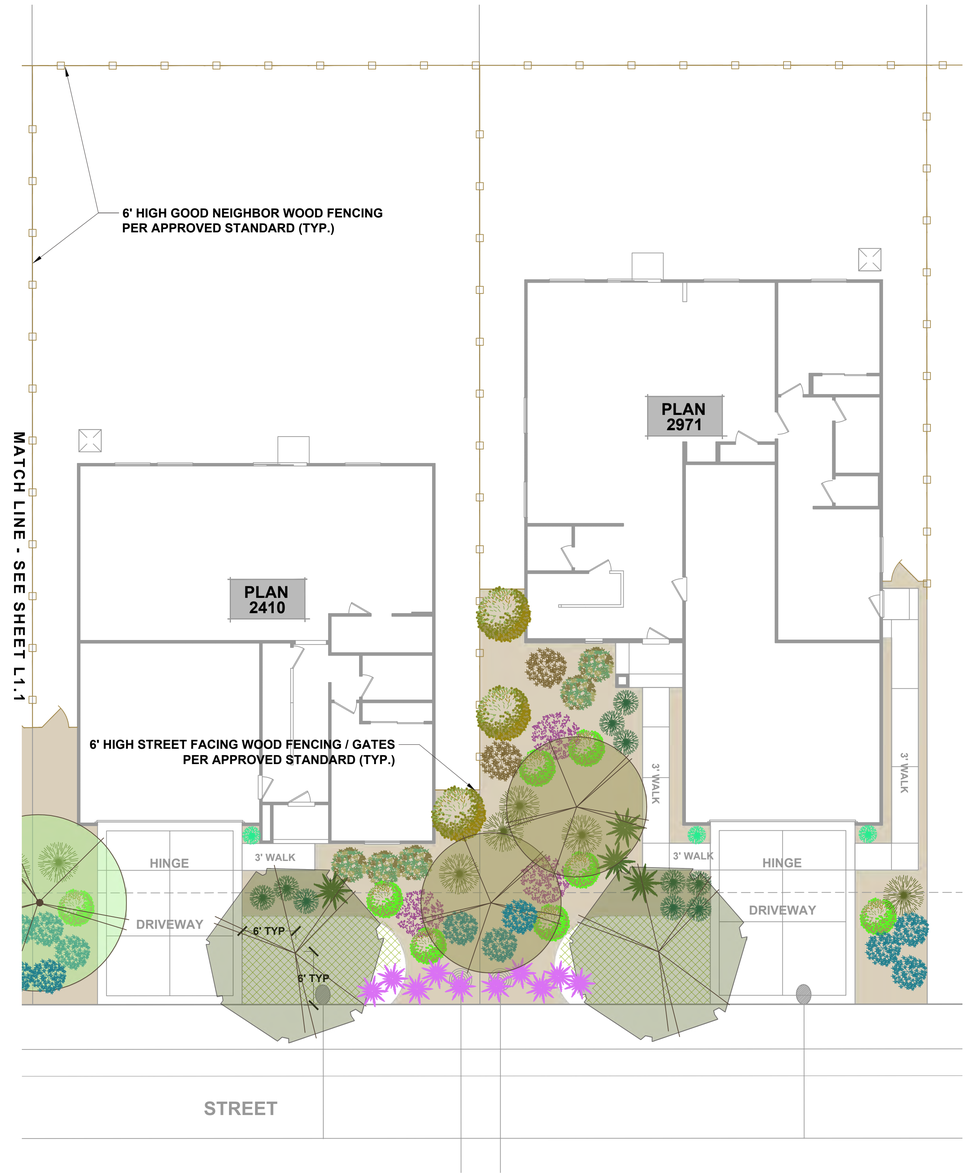
Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS RD-5 LOTS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.1

City of Rancho Cordova Approval



1"= 8'-0"
0 4' 8' 16'

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CELEDON @ GRANTLINE 220
UNITS 1 / 2 / 3
RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL Cal#6
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS RD-5 LOTS

Date
JANUARY 22, 2022

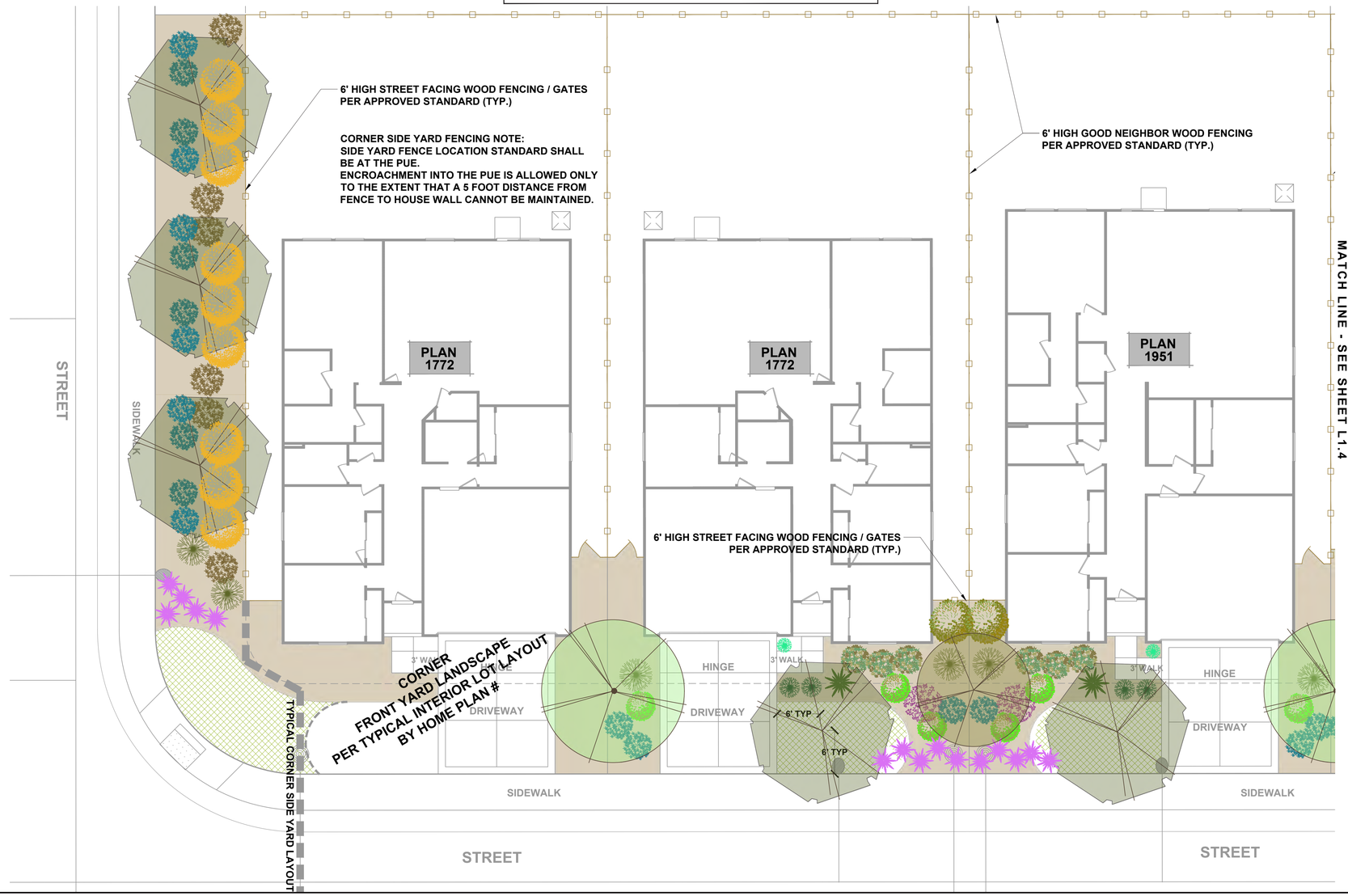
Drawn By
JL

Scale
NOTED

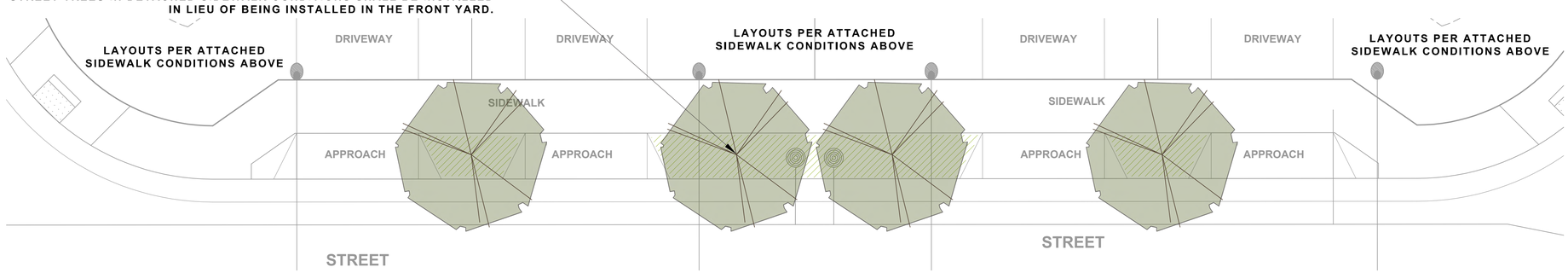
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City of Rancho Cordova Approval

- TYPICAL LANDSCAPE LAYOUTS - ATTACHED SIDEWALK CONDITIONS



- TYPICAL LANDSCAPE LAYOUTS - DETACHED SIDEWALK CONDITIONS



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CELEDON @ GRANTLINE 220
UNITS 1 / 2 / 3
RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL, CA#6466
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

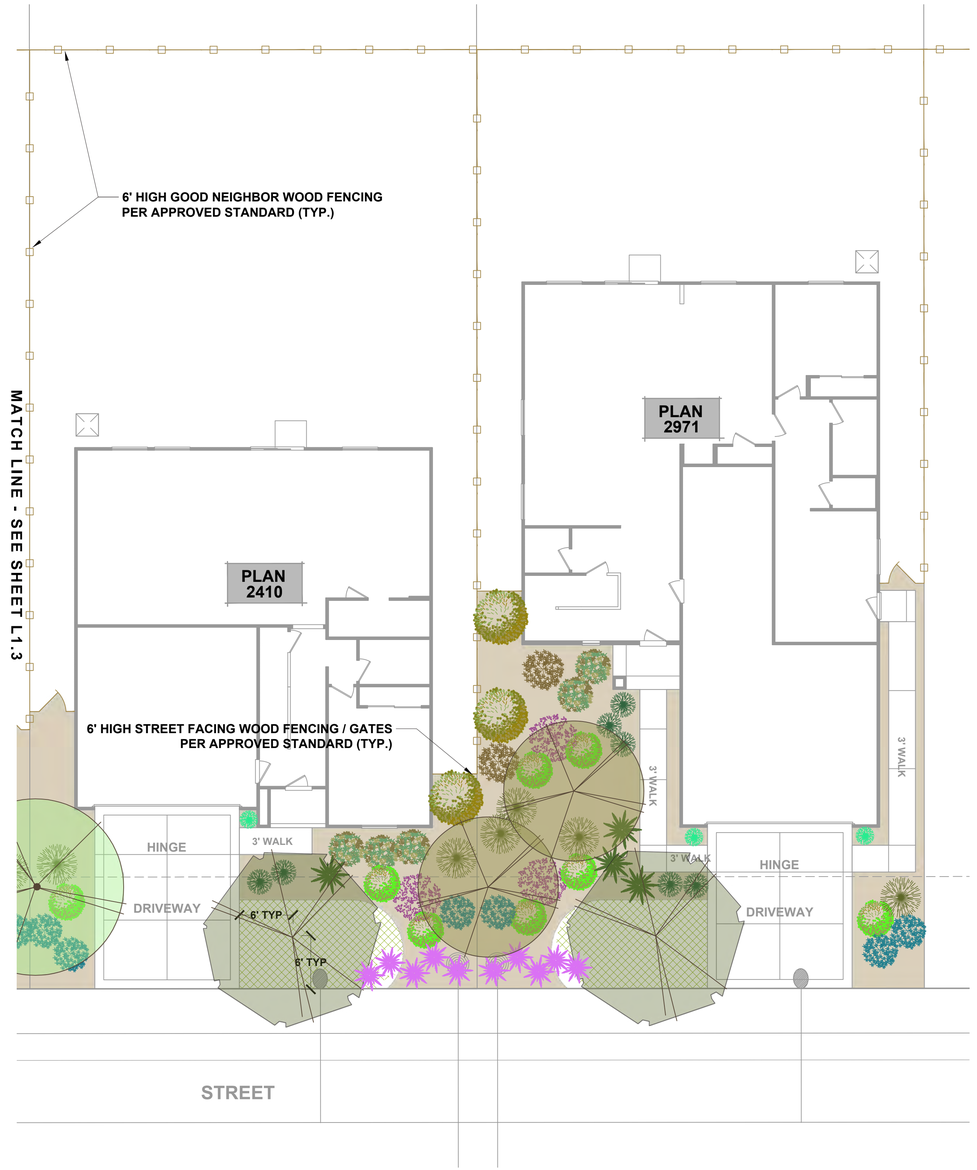
Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS RD-7 LOTS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.3

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1"= 8'-0"
0 4' 8' 16'

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1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS RD-7 LOTS

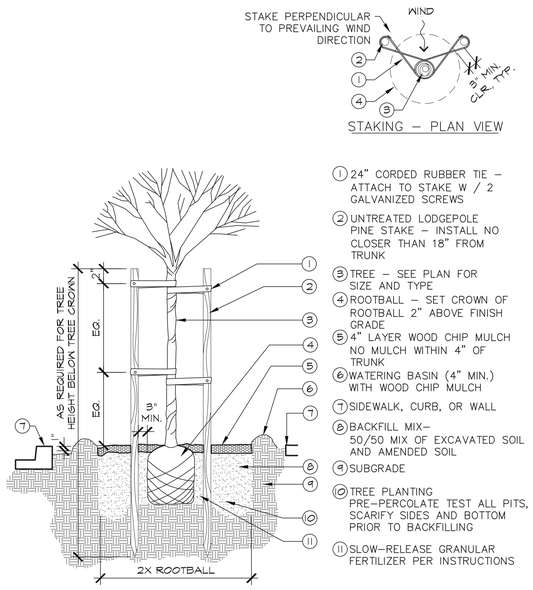
Date
JANUARY 22, 2022

Drawn By
JL

Scale
NOTED

Sheet
L1.4

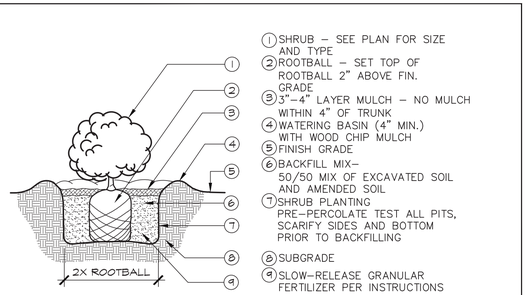
City of Rancho Cordova Approval



NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

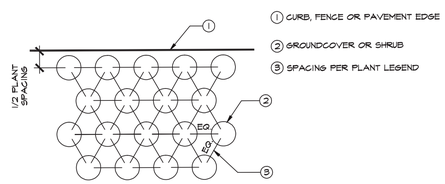
TREE PLANTING

SCALE: N.T.S.



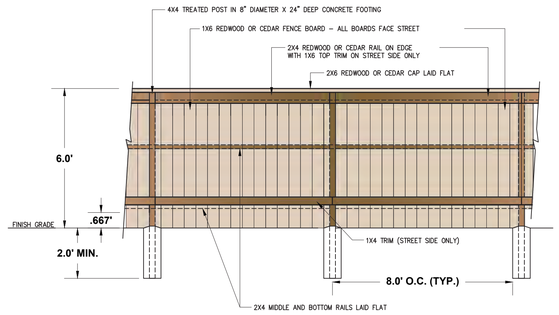
SHRUB PLANTING

SCALE: N.T.S.



GROUNDCOVER SPACING/LAYOUT

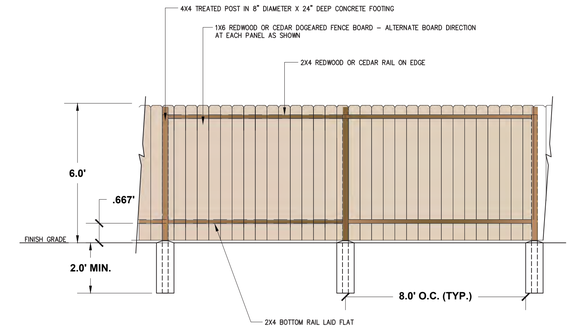
SCALE: N.T.S.



STREET FACING FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.



GOOD NEIGHBOR FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.

GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

1. **PLANT MATERIAL:**
   All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards. Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.
2. **SITE REVIEW:**
   The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.
3. **FINISH GRADING:**
   The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.
4. **SOIL PREPARATION:**
   The contractor shall follow the recommendations of the soil management report included on Final Landscape Plans. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of minimum 4 cubic yards per 1,000 square feet of permeable area shall be incorporated into the top 6 inches of soil except within the TPZ of protected trees, which shall receive a 4"-6" layer of hardwood mulch.
5. **GROUNDCOVER:**
   Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.
6. **PRE-EMERGENT:**
   A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.
7. **MAINTENANCE:**
   The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.
8. **PLANT GUARANTEE:**
   All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.
9. **MULCH:**
   A minimum of 3" of organic mulch ("Mocha" bark as supplied by Recology or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.

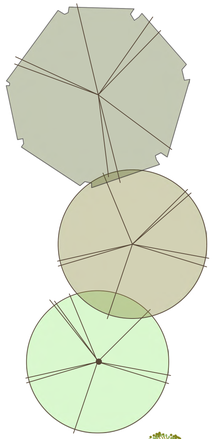
   Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers.
10. **EROSION CONTROL:**
    All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.
11. **TREES:**
    Trees shall be 15'-0" clear of all light standards, 3' from County maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

    NOTE:
    Root control barriers are required for all trees planted within 10 feet of paving or hardscape.

DETACHED SIDEWALK GROUNDCOVERS

GROUNDCOVER: ALL 1 & 5 GAL SIZE @ 36" O.C.
(DETACHED SIDEWALK CONDITIONS ONLY)
Where sidewalks are detached from curb, groundcover shall be planted in the planting strip. Each street will have a single groundcover species.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet'	Emerald carpet manzanita (MOD)
Trachelospermum asiaticum (1 gal)	Ornamental strawberry (MOD)
Rosmarinus officinalis 'Prostratus' (1 gal)	Dwarf rosemary (LOW)
Cotoneaster dammeri 'Lowfast'	Bearberry cotoneaster (LOW)



CONCEPTUAL PLANT LIST

The landscape designs shall include the use of small turf (sod) panels and water-conserving plant material in order to develop visual interest along a varied but somewhat cohesive streetscape throughout the communities.
See container size recommendations and water use in each section below.

STREET TREES (SOLAR HOMES): ALL 24 INCH BOX SIZE
Street Tree types and locations shall be specified on finall landscape plans. Street tree types and installation methods (staking, etc.) shall be detailed.
Final Plans shall select from the following list (WATER USE IN PARENTHESES):

Zelkova serrata 'City Sprite'	Compact sawleaf zelkova (MOD)
Koelreuteria paniculata	Goldenrain tree (MOD)
Laurus nobilis 'Saratoga' – standard	Grecian bay laurel (LOW)
Magnolia g. 'St. Mary'	Compact southern magnolia (MOD)
Acer buergerianum	Trident maple (MOD)
Acer truncatum	Shantung maple (MOD)
Ulmus propinqua	Emerald Sunshine elm (MOD)
Nyssa sylvatica	Tupelo (MOD)

FRONT YARD ACCENT TREES: ALL 15 GALLON SIZE
These accent trees are installed in the front yard near the property line as shown. One tree only shall be installed for each 2 homes as shown on the plans.
Final Plans shall select from the following list:

Cercis canadensis 'Forest Pansy'	Red-leaf Eastern redbud (MOD)
Arbutus unedo – Standard	Strawberry tree (LOW)
Chionanthus retusus	Chinese fringe (MOD)
Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly tree (MOD)

TREES BETWEEN DRIVEWAYS: ALL 15 GALLON SIZE
These trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans.
Final Plans shall select from the following list:

Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly (MOD)
Lagerstroemia indica 'Tuscarora' – Standard	Crape myrtle (LOW)
Prunus caroliniana 'Compacta' - standard	Compact carolina cherry larurel (MOD)

FOUNDATION SHRUBS (LARGE): ALL 5 GALLON SIZE
This larger evergreen shrub is used as a foundation along fence lines where shown.
Final Plans shall select from the following list:

Viburnum tinus 'Spring Bouquet'	Laurustinus (MOD)
Ligustrum japonicum 'Texanum'	Texas privet (LOW)
Arbutus unedo 'Compacta' (shrub)	Compact strawberry tree (LOW)

FOUNDATION SHRUBS (CORNERS): ALL 5 GALLON SIZE
This moderately sized evergreen shrubs are used as a foundation along corner lot fence lines where shown. These shrubs will typically be installed under the canopies of adjacent trees. Where corner lots are adjacent to one another, the shrub type will be the same across both lots.
Final Plans shall select from the following list:

Callistemon 'Little John'	Dwarf bottlebrush (LOW)
Westringia fruticosa 'Morning Light'	Morning Light coast rosemary (LOW)
Rhaphiolepis indica 'Pinkie'	Compact Indian hawthorn (MOD)

FOUNDATION SHRUBS (SMALL): ALL 5 GALLON SIZE
This shrub is used as a smaller foundation layering shrub where shown.
Final Plans shall select from the following list:

Nandina domestica	Heavenly Bamboo (LOW)

ACCENT SHRUBS: ALL 5 GALLON SIZE
These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form.
Final Plans shall select from the following list:

Loropetalum chinense (red leaf varieties)	Chinese fringe (MOD)
Salvia greggii 'Rosea'	Autumn sage (LOW)
Euonymus jap. 'Aureo-marginata'	Variegated euonymus (LOW)
Perovskia 'Blue Spire'	Russian sage (LOW)

LAYERING SHRUBS (LARGE): ALL 5 GALLON SIZE
These shrubs are used primarily as a lower foundation shrub in front of the porches of each home.
Final Plans shall select from the following list:

Rhaphiolepis umbellata minor	Compact Indian hawthorn (LOW)
Buxus microphylla japonica	Dwarf Japanese boxwood (MOD)
Callistemon citrinus 'Little John'	Dwarf bottlebrush (LOW)

LAYERING SHRUBS (SPREADING): ALL 5 GALLON SIZE
These spreading, flowering shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted.
Final Plans shall select from the following list:

Lantana X 'New Gold'	Trailing lantana – yellow (LOW)
Rosa meidiland 'Fire'	Red groundcover Rose (MOD)
Westringia fruticosa 'Mundi'	Prostrate coast rosemary (LOW)

LAYERING SHRUBS (UPRIGHT): ALL 5 GALLON SIZE
These shrubs are more upright in habit than the spreading layering shrubs above, and is used as option to provide additional color, form, and texture to the plant palette.
Final Plans shall select from the following list:

Berberis thumb. 'Crimson Pygmy'	Dwarf purple barberry (MOD)
Spiraea X 'Limemound'	Limemound spiraea (MOD)
Abelia g. 'Kaleidescope'	Dwarf glossy abelia (MOD)

LAYERING SHRUB (SMALL): ALL 1 AND 5 GALLON SIZE
These prostrate shrubs are used as a smaller companion to the upright layering shrubs above and are used along property lines in order to create a more seamless transition between adjacent front yard landscapes.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet' (5 gal)	Emerald carpet manzanita (MOD)
Rosmarinus officianalis 'Prostratus' (1gal)	Dwarf rosemary (LOW)

ENTRY ACCENT SHRUBS: ALL 1 GALLON SIZE
These small accent shrubs are used primarily along the entry walk leading to the front porch of each home.
Final Plans shall select from the following list:

Euonymus japonicus 'Microphyllus'	Boxleaf euonymus (LOW)
Erigeron karvinskianus	Santa Barbara daisy (LOW)
Teucrium chamaedrus 'Prostratum'	Dwarf wall germander (LOW)

GRASS-LIKE SHRUBS: ALL 1 GALLON SIZE
This shrub is utilized randomly throughout the landscape as textural accents where shown.
Final Plans shall select from the following list:

Dietes bicolor	Butterfly Iris (LOW)

TRANSITION GROUNDCOVER: ALL 1 GALLON SIZE
These low, spreading groundcovers are used along the back of curb at the property lines in order to provide a seamless transition between lots.
Final Plans shall select from the following list:

Rosa 'Drift White'	White Drift rose (LOW)
Lomandra longifolia 'Breeze'	Dwarf mat rush (MOD)

COLUMNAR PLANT AT GARAGE: ALL 5 GALLON SIZE
The staked form of these plants is used to soften each side of the garage.
Final Plans shall select from the following list:

Gelsemium sempervirens – staked	Staked Carolina jessamine (LOW)
Trachelospermum jas. – staked	Staked Star jasmine (MOD)

FRONT YARD GROUNDCOVER: ALL 1 GAL SIZE @ 24" O.C.
Small panels of low and moderate water use evergreen groundcovers in the front yards create a cohesive and green streetscape. Selections shall be specified on final plans.
Final Plans shall select from the following list:

Teucrium chamaedrus ' Prostratum'	Wall germander (LOW)
Rosmarinus off. 'Prostratus'	Creeping rosemary (LOW)
Fragaria chiloensis	Ornamental strawberry (MOD)
Trachelospermum asiaticum	Asiatic jasmine (MOD)

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CELEDON @ GRANTLINE 220
UNITS 1 / 2 / 3
RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES BONHAM LUTTRELL
Signature
Renewal Date 1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet L1.5

City of Rancho Cordova Approval

PRADERA RANCH

RANCHO CORDOVA, CA

MIDORI _ UNIT 3, 4 & 6

LENNAR

05.23.2022
A-176

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21117

SITE EXHIBIT

GRANTLINE 220

CITY OF RANCHO CORDOVA, CALIFORNIA

MAY 2022

LEGEND

FINAL MAP UNIT BOUNDARY

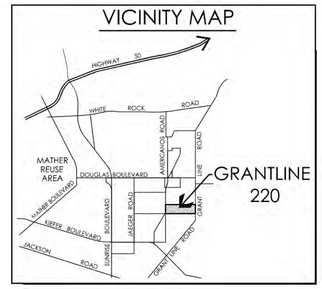
ZONING = RD-5

ZONING = RD-7

LOT TABULATION					
	TYPICAL LOT SIZE				
UNIT	45'x105' LOTS	50'x105' LOTS	55'x105' LOTS	60'x105' LOTS	TOTAL
1	33	32	65	0	130
2	64	0	15	0	79
3	52	66	0	10	128
4	0	0	0	61	61
5	59	0	0	0	59
6	66	34	0	16	116
TOTAL	274	132	80	87	573

MIDORI

VICINITY MAP



UNIT 2

UNIT 5

UNIT 6

CHRYSANTHY BOULEVARD

LOT A
HIGH-DENSITY RESIDENTIAL

LOT F
NH. PARK

LOT D
SCHOOL

LOT G
NH. PARK

NOT A PART

NOT A PART

GRANTLINE ROAD

ARCTIC TERN CIRCLE

ARCTIC TERN WAY

WAX MYRTLE WAY

SURFBIRD WAY

ROSEFINCH COURT

ROSEFINCH WAY

HAWKFINCH CIRCLE

DUCKHAWK CIRCLE

MACAW WAY

AMERICANOS BLVD

GREENSHANK CIRCLE

GREENSHANK WAY

SPOTTED WREN WAY

SPOTTED WREN CIRCLE

CYPRESS GROVE DRIVE

WHITE IBIS WAY

SNOWY OWL WAY

PATAGONIAN WAY

CROSSBILL WAY

LORIKEET WAY

PARAKEET WAY

TOUCAN CIRCLE

GREY OWL WAY

UNIT 1

UNIT 3

UNIT 4

NORTH

100' 50' 0 100'

SCALE: 1" = 100'

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Fax 916.341.7767

SHEET 1 OF 1

GRANTLINE 220 - SITE EXHIBIT

J:\1000-s\1258-GRANTLINE220\GRANTLINE220-GIA\Civil\Exhibits\Site_GL220-SITE EXHIBIT FOR DESIGN REVIEW.dwg 5/9/2022 10:19 AM Jason Reed

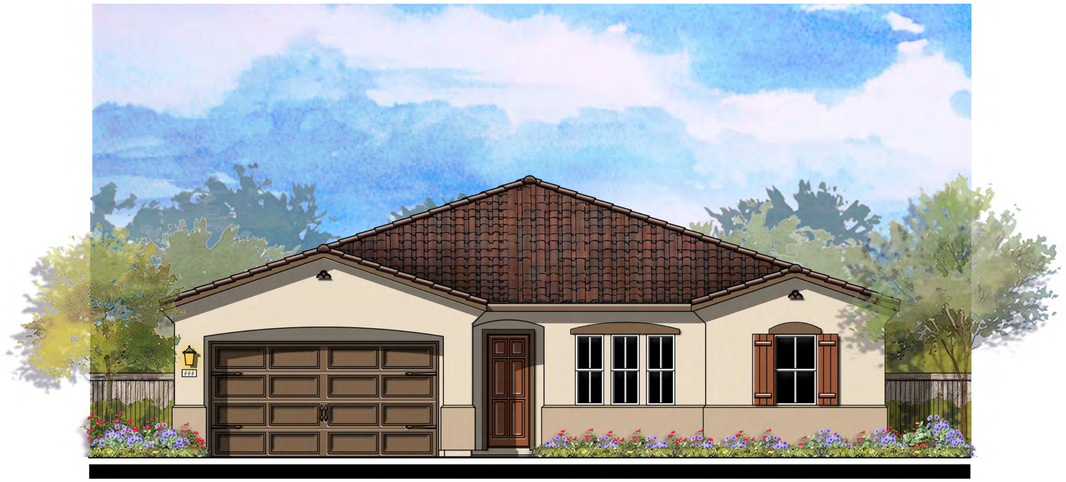


"B" PRAIRIE
PLAN 2B (3167B)

"A" SPANISH
PLAN 1A (2510A)

"C" CRAFTSMAN
PLAN 3C (3312C)

STREET SCENE



A- SPANISH STYLE

The Spanish style is native to California with its large expanses of un-interrupted walls punctuated with judicial window placement. Often shown with head and sill trim and plank type shutters on selected windows. Roof forms are a low pitch combination of hip and gable forms.



B- PRAIRIE STYLE

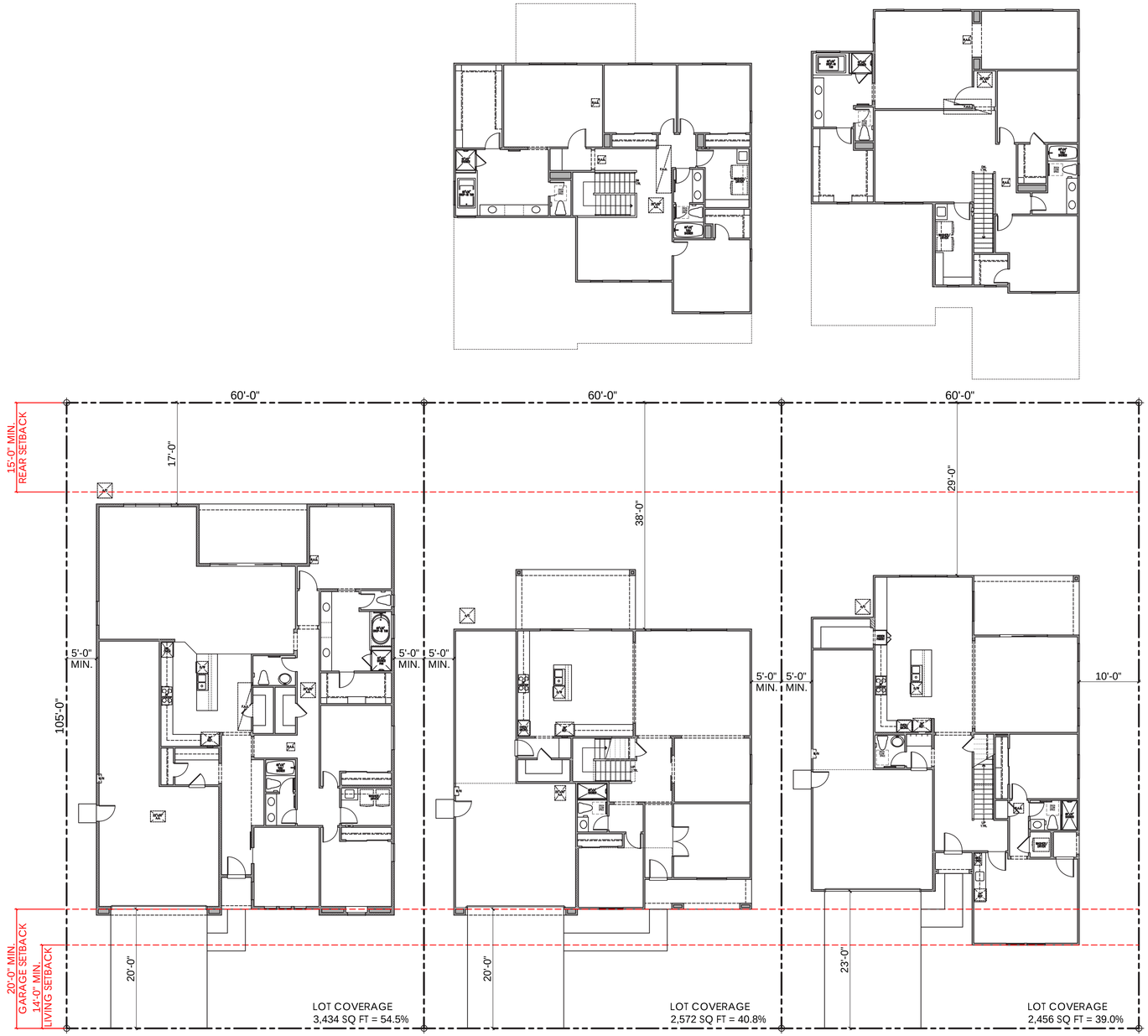
Prairie has elements meant to emphasize a low horizontal feel and incorporates hip roofs with large overhangs. Stone wainscot with horizontal mullions in the windows along with plank type shutters with flat “slate” concrete roof tile.



C- CRAFTSMAN STYLE

Incorporates primarily gable type roofs with lap siding in the gables along with vertical trim elements. Brick wainscot along with plank shutters. Shallow roof pitch with flat “shake” concrete roof complete the style

ARCHITECTURAL INSPIRATIONS



PLAN 1A (2510) PLAN 2A (3167) PLAN 3A (3312)

TYPICAL PLOTTING RD-5

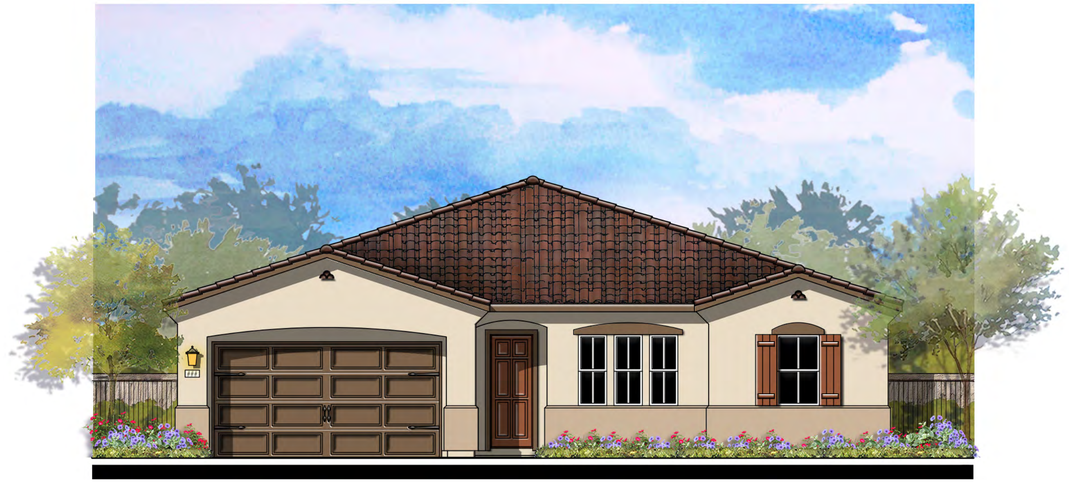
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-180

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#21117



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Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



Ⓒ 2022 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



Ⓒ 2022 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

C - CRAFTSMAN

PLAN 1 (2510)

FRONT ELEVATIONS

0 2 4 8 12

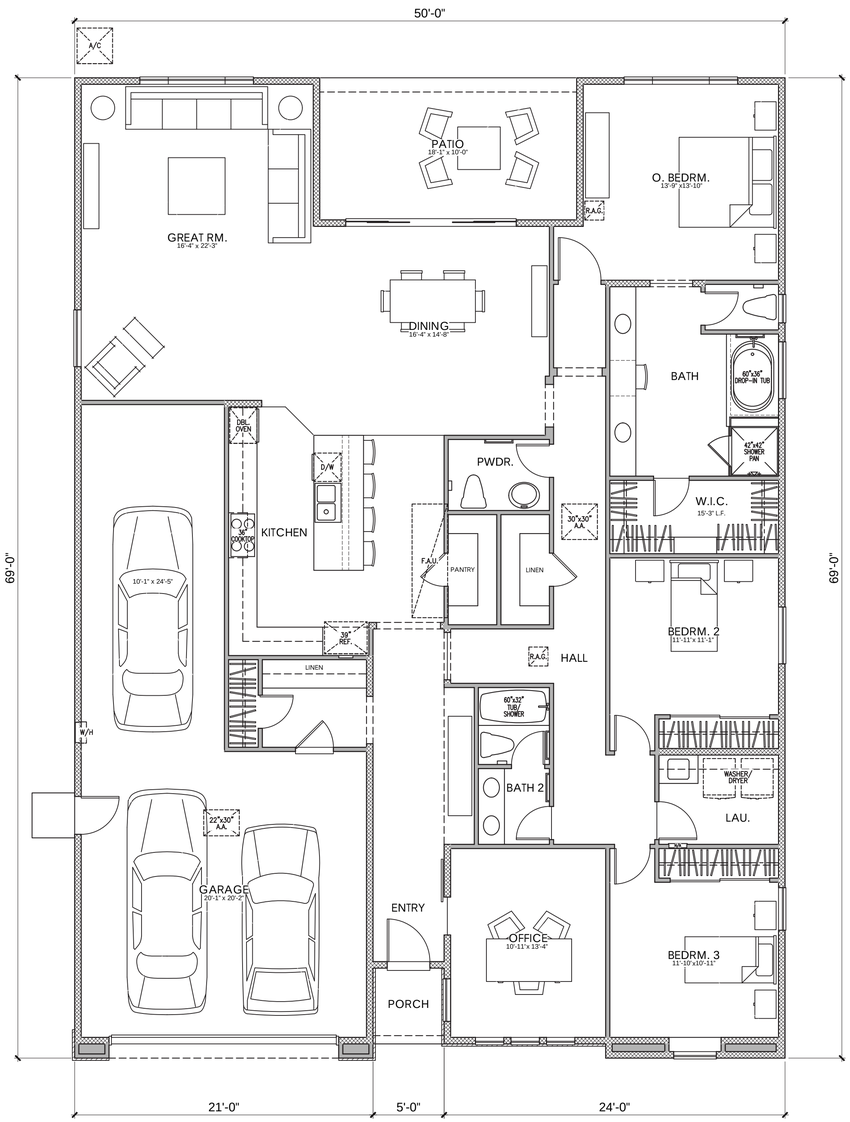
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MIDORI
UNIT 3, 4 & 6
60x105

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CONDITIONED SPACE	
FLOOR AREA	2,510 SQ. FT.
TOTAL DWELLING	2,510 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	683 SQ. FT.
PORCH "A", "B"	27 SQ. FT.
PORCH "C"	35 SQ. FT.
PATIO "A", "B" & "C"	181 SQ. FT.

PLAN 1A (2510)

3 BEDROOM, 2 BATH, OFFICE, PATIO, 3 CAR GARAGE
FLOOR PLAN

0 2 4 8 12

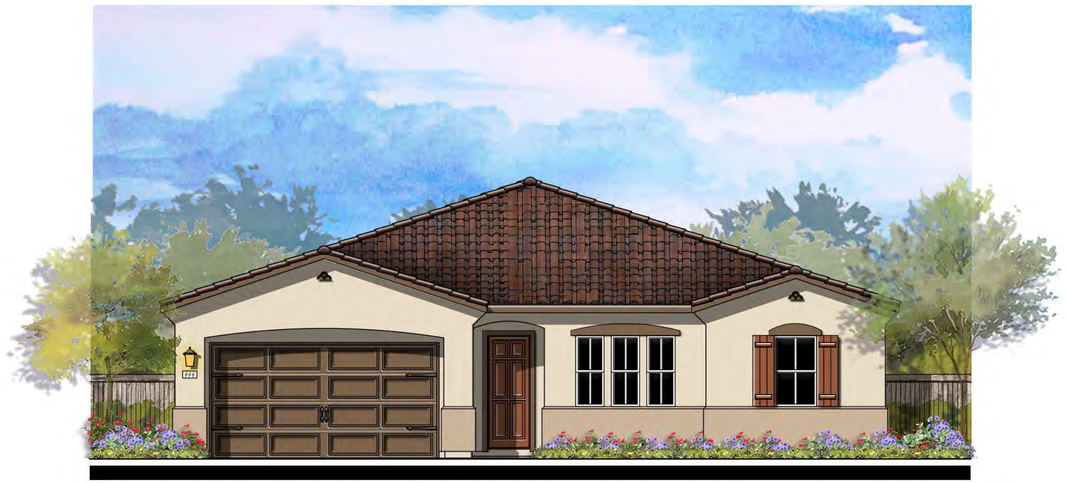
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MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-182

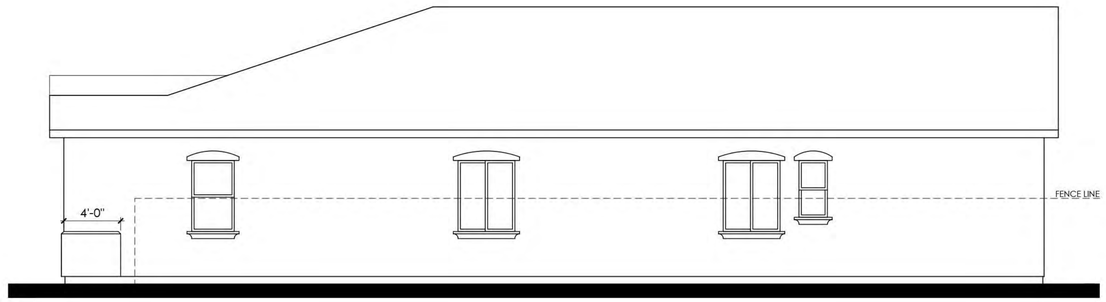
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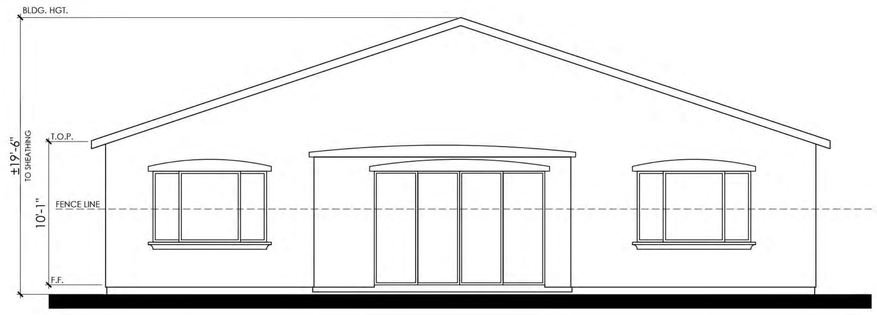
FRONT



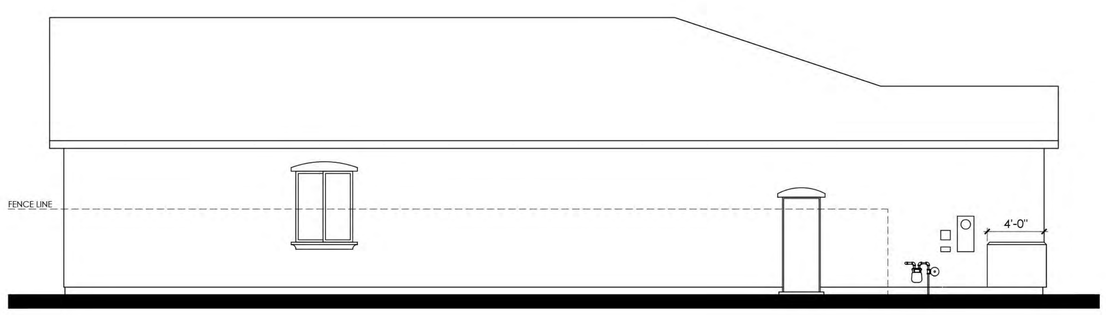
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (2510)

SPANISH ELEVATIONS

0 2 4 8 12

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RANCHO CORDOVA, CA

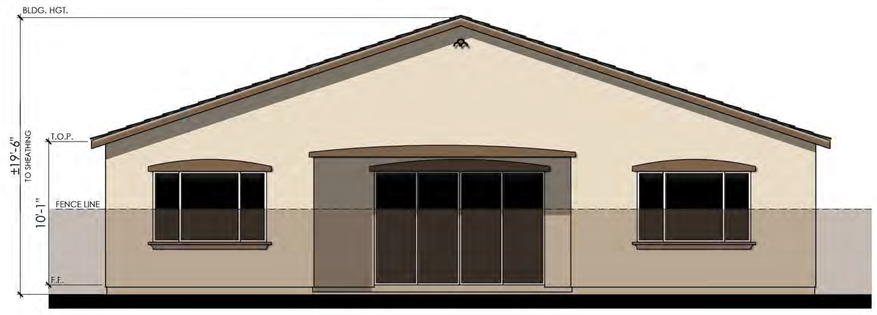
MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-183

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#21117

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 1

PLAN 1A (2510)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-184

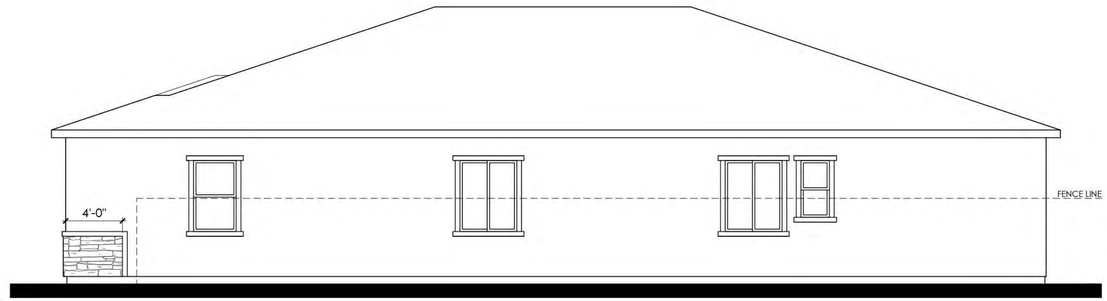
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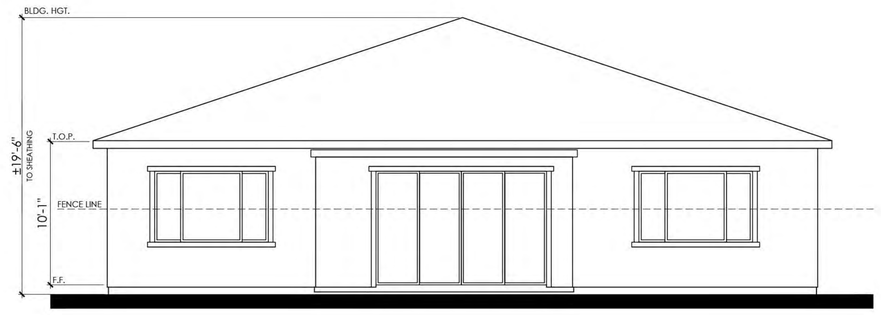
FRONT



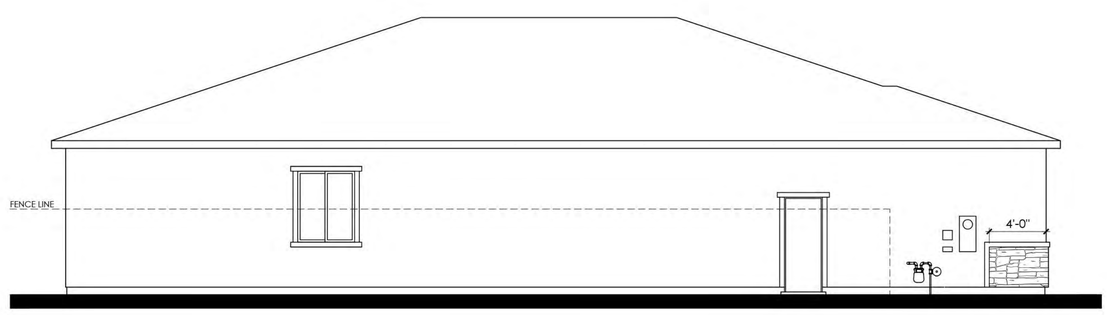
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 4

PLAN 1B (2510)

PRAIRIE ELEVATIONS

0 2 4 8 12

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RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-185

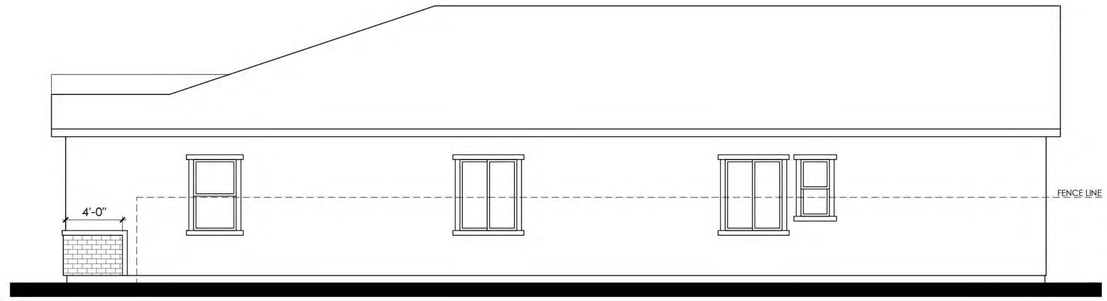
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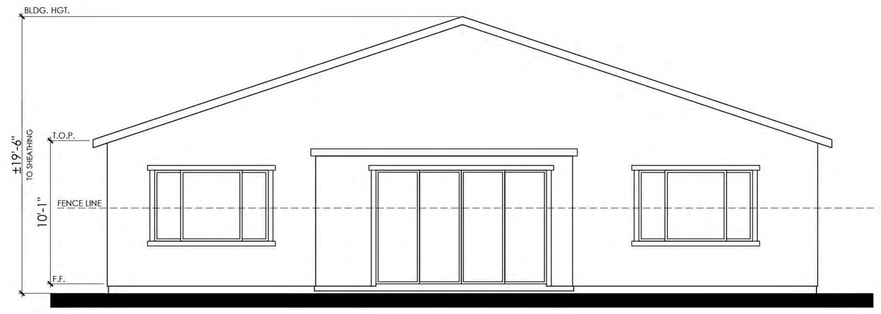
FRONT



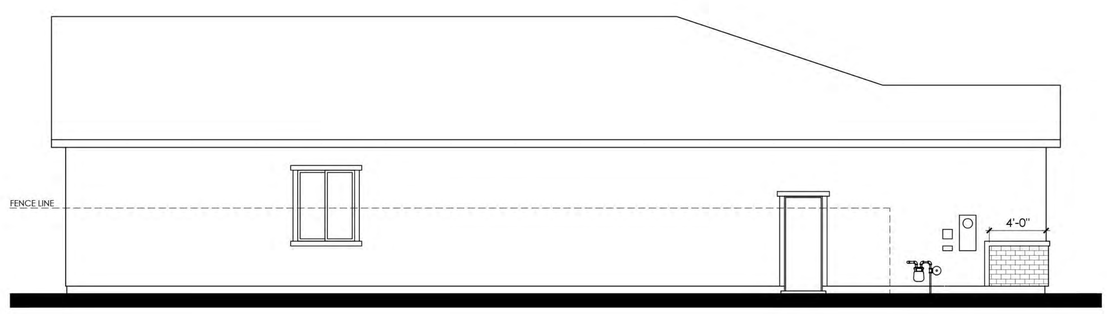
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR



LEFT

COLOR SCHEME 7

PLAN 1C (2510)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

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RANCHO CORDOVA, CA

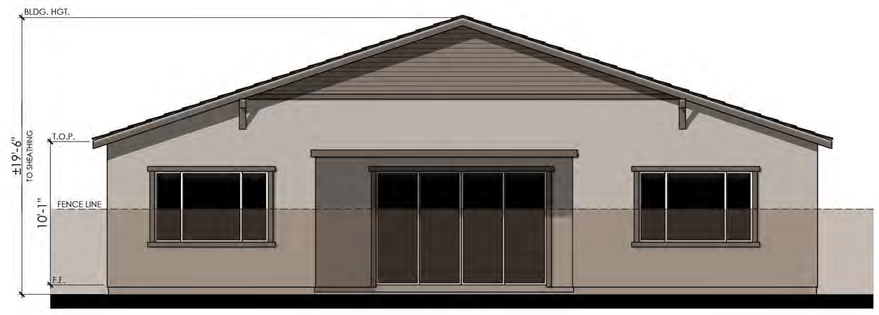
MIDORI
UNIT 3, 4 & 6
60x105

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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR

COLOR SCHEME 7

PLAN 1C (2510)

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

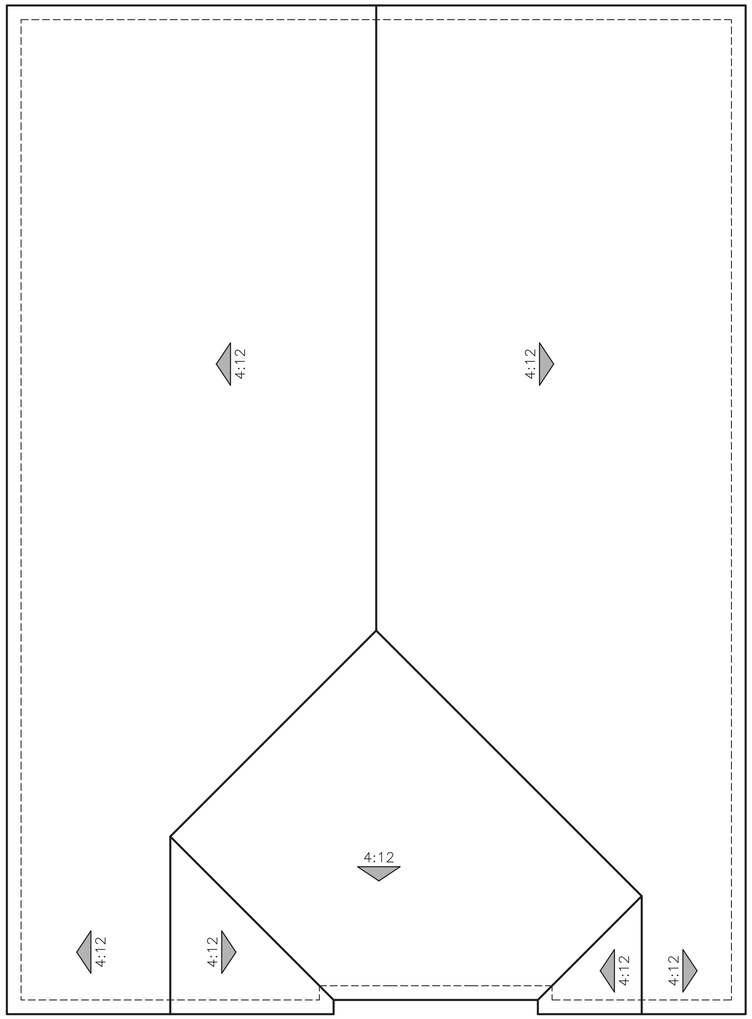
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PRADERA RANCH
RANCHO CORDOVA, CA

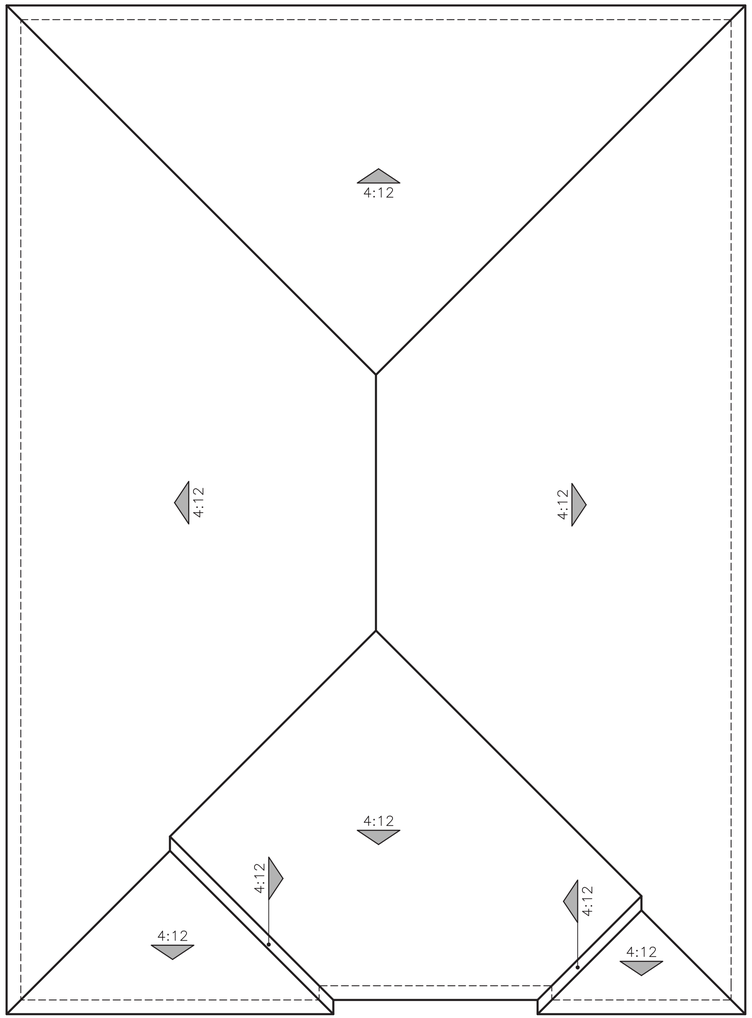
MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-187

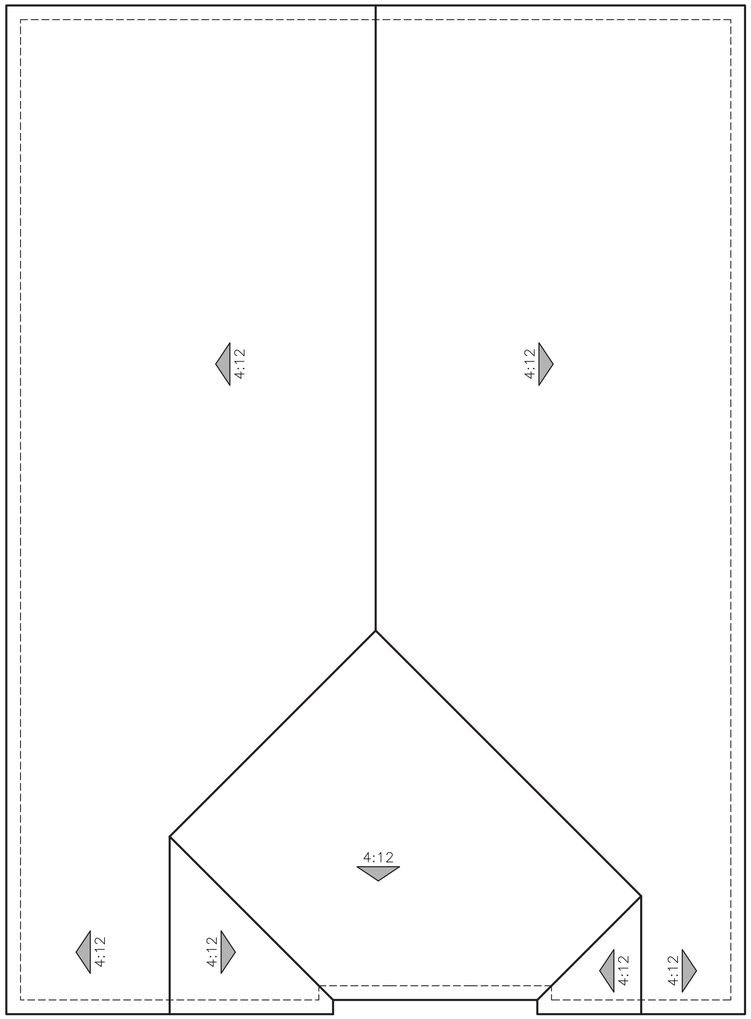
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#21117



A - SPANISH



B - PRAIRIE



C - FRENCH

PLAN 1 (2510)

ROOF PLANS

0 2 4 8 12

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RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

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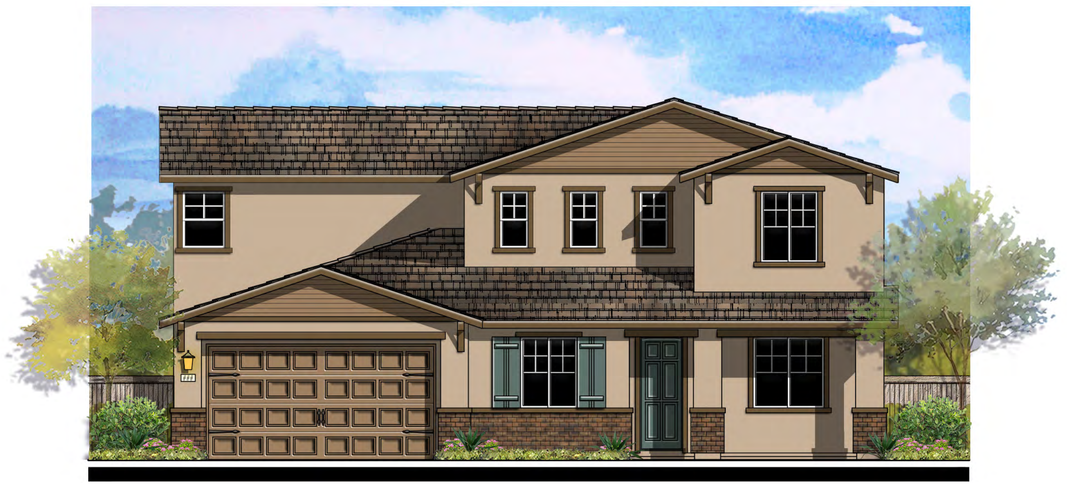
A - SPANISH



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B - PRAIRIE



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C - CRAFTSMAN

PLAN 2 (3167)

FRONT ELEVATIONS

0 2 4 8 12

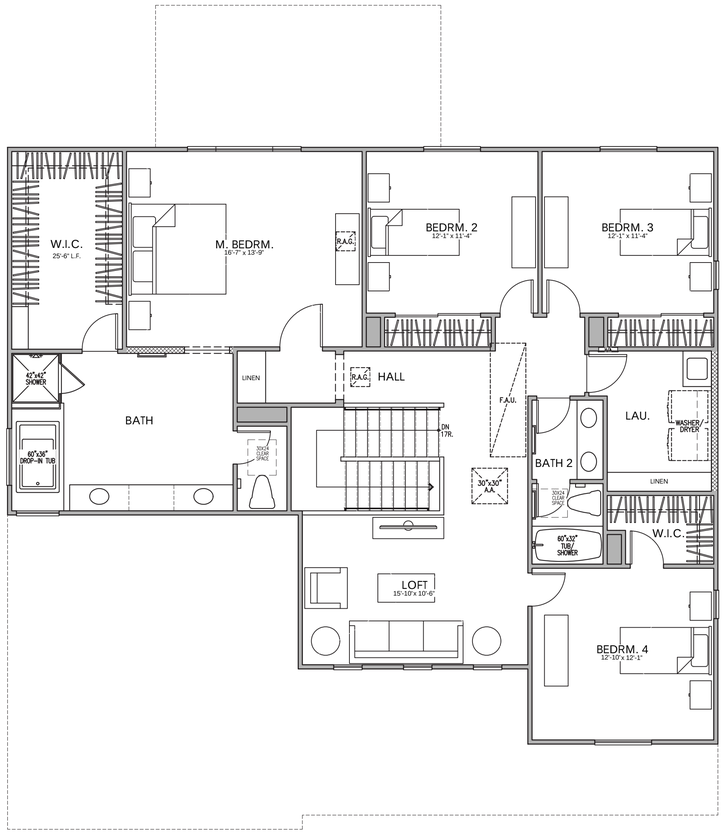
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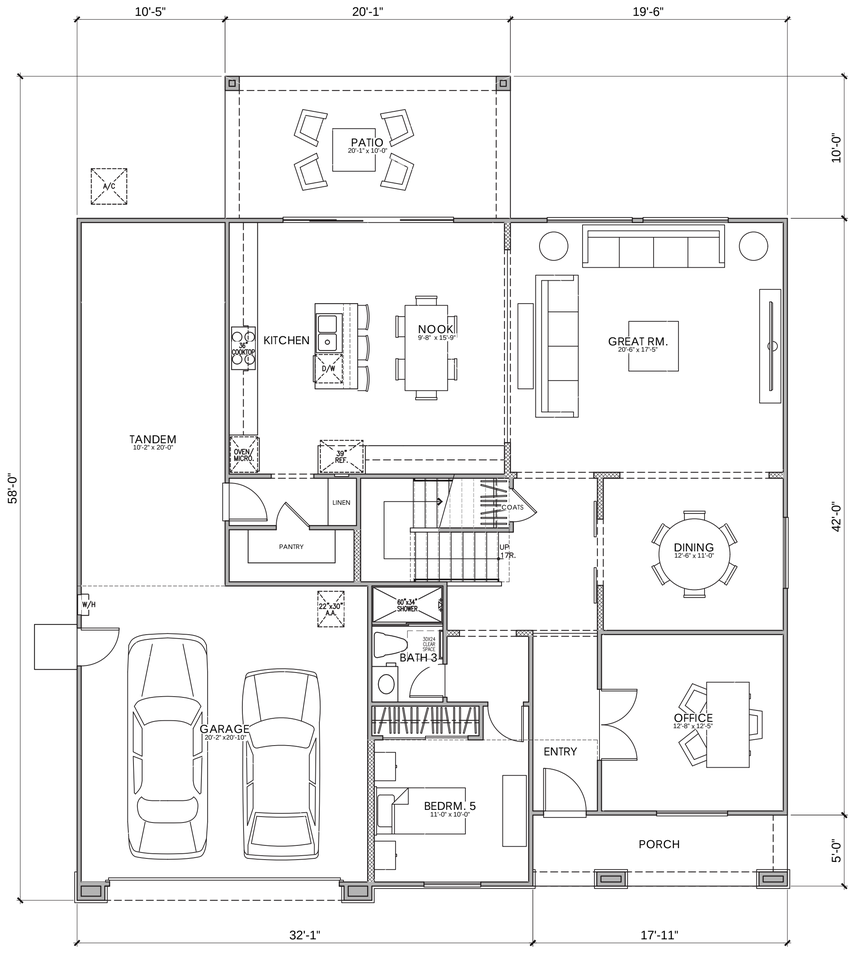
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MIDORI
UNIT 3, 4 & 6
60x105

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SECOND FLOOR

FIRST FLOOR

PLAN 2A (3167)

5 BEDROOM, 3 BATH, LOFT, OFFICE, PATIO
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1559 SQ. FT.
SECOND FLOOR AREA	1608 SQ. FT.
TOTAL DWELLING	3167 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	702 SQ. FT.
PORCH	90 SQ. FT.
PATIO	201 SQ. FT.

0 2 4 8 12

LENNAR

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MIDORI
UNIT 3, 4 & 6
60x105

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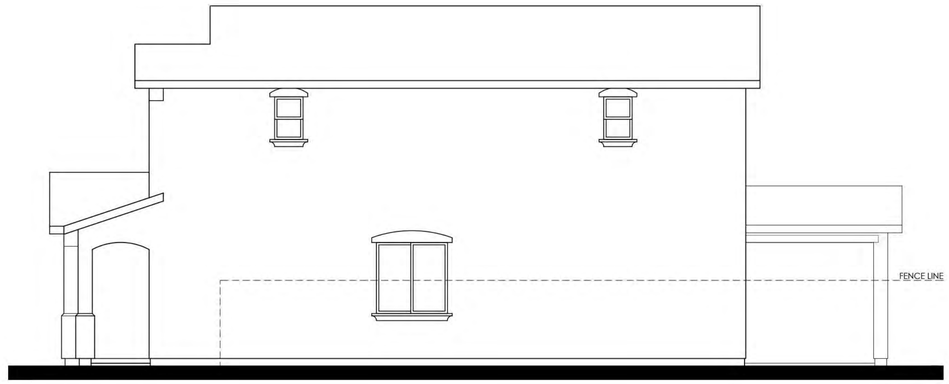
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



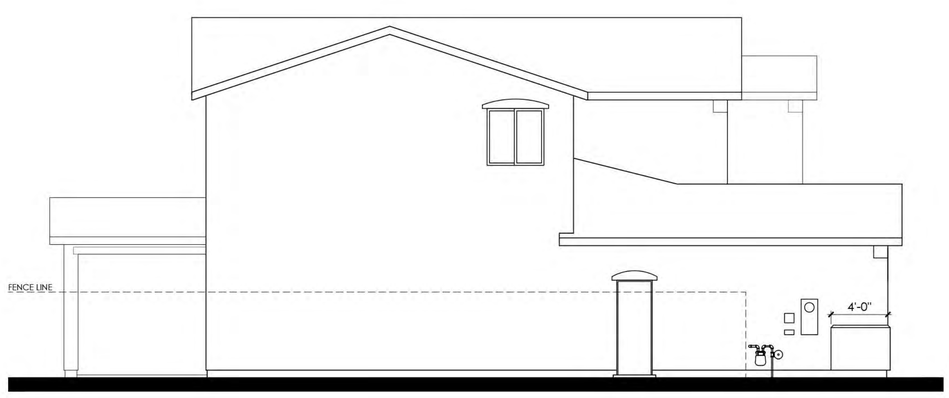
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 2A (3167)

SPANISH ELEVATIONS

0 2 4 8 12

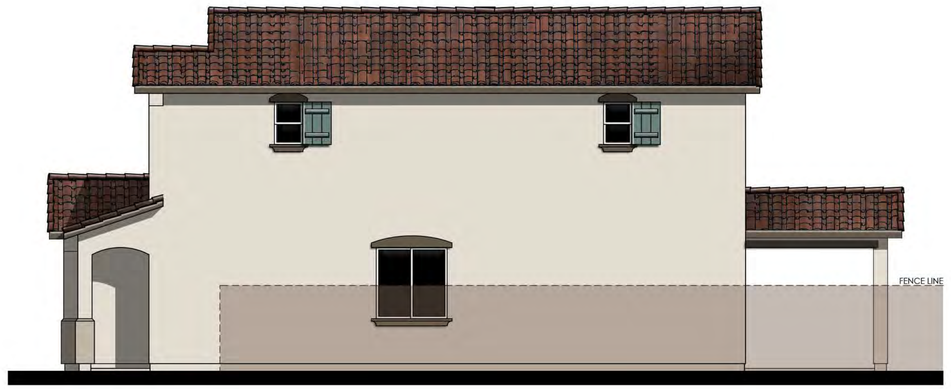
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RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-191

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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 2

PLAN 2A (3167)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-192

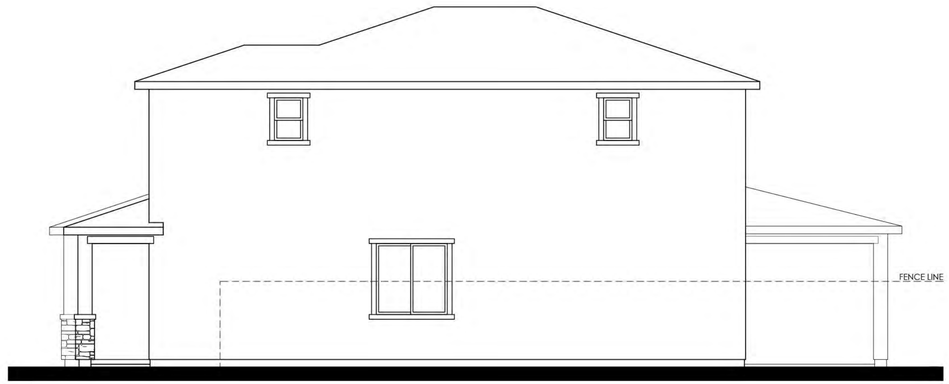
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



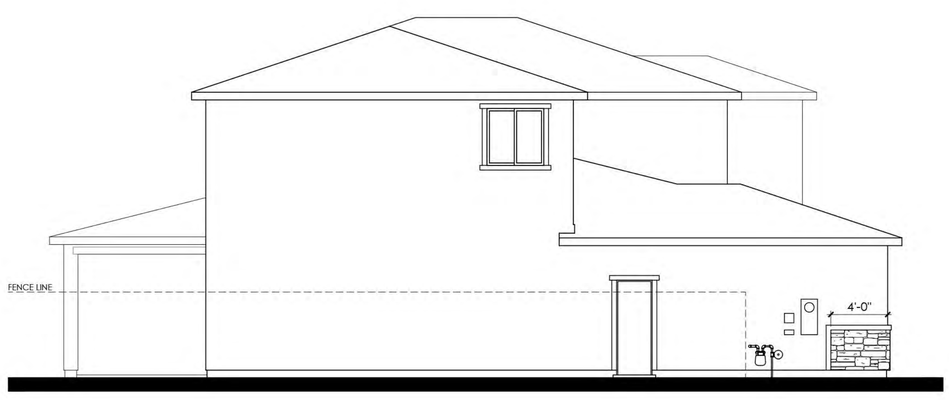
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (3167)

PRAIRIE ELEVATIONS

0 2 4 8 12

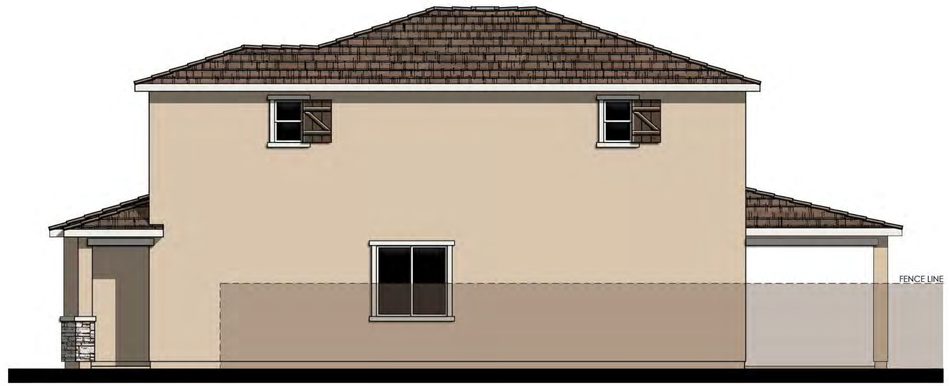
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PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-193

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PLANNING + ARCHITECTURE



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 5

PLAN 2B (3167)

PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-194

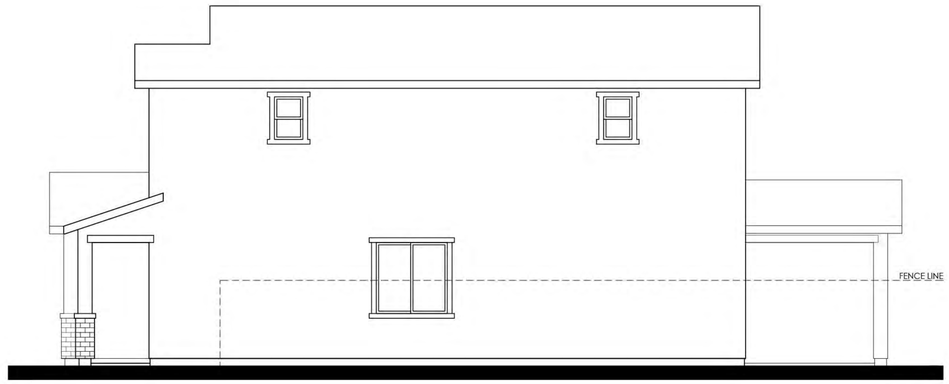
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



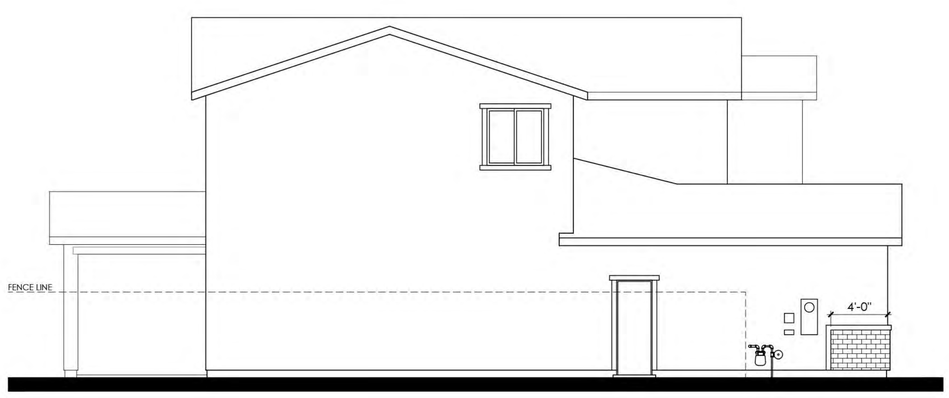
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR



LEFT

COLOR SCHEME 8

PLAN 2C (3167)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

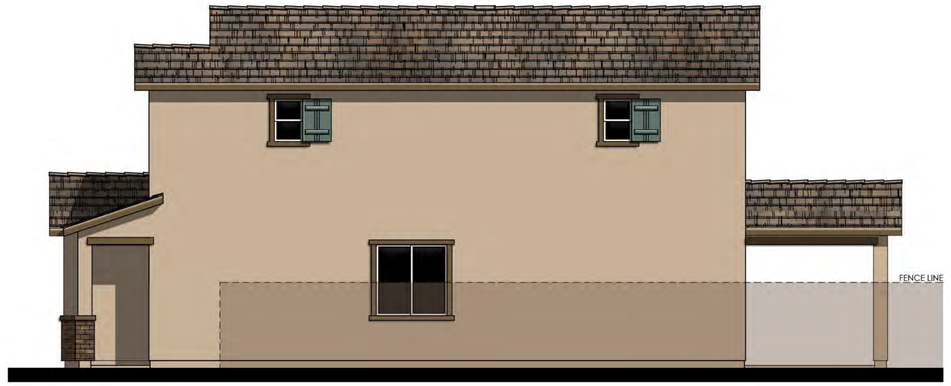
LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-195

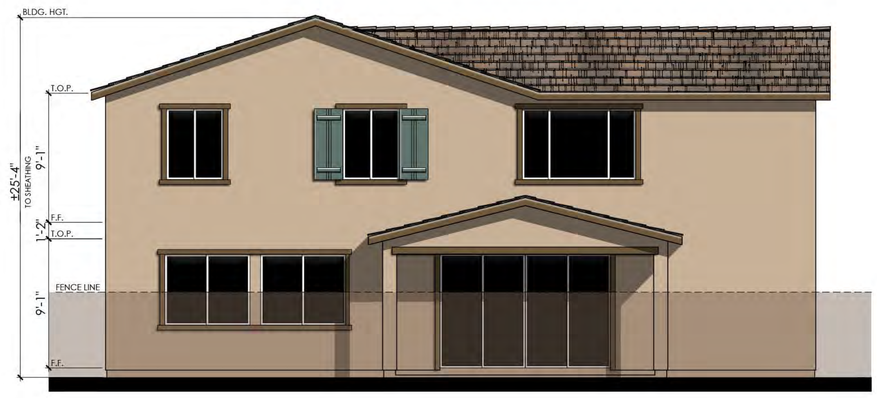
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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR

COLOR SCHEME 8

PLAN 2C (3167)

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

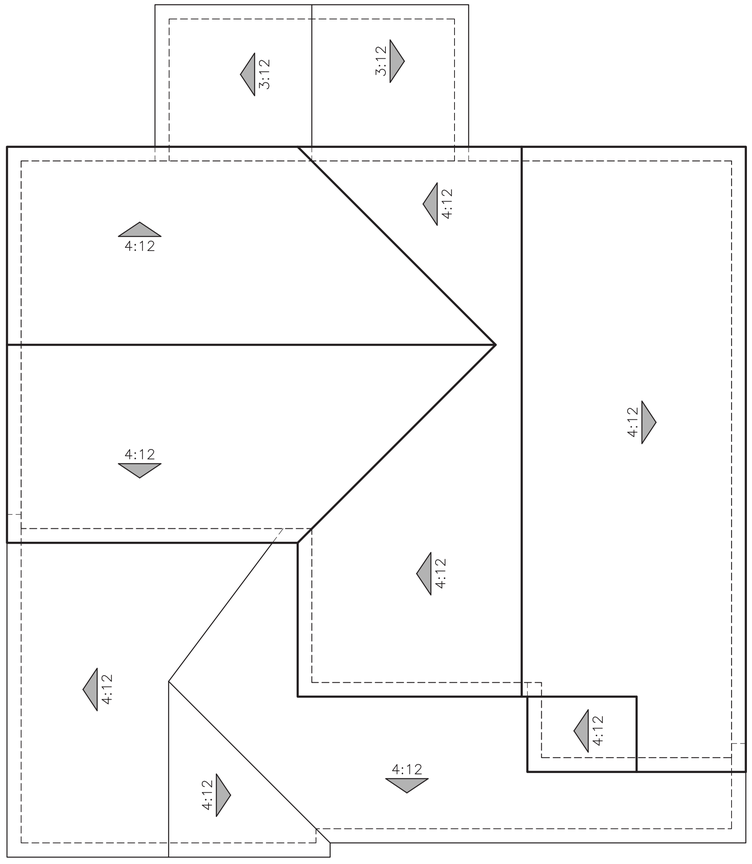
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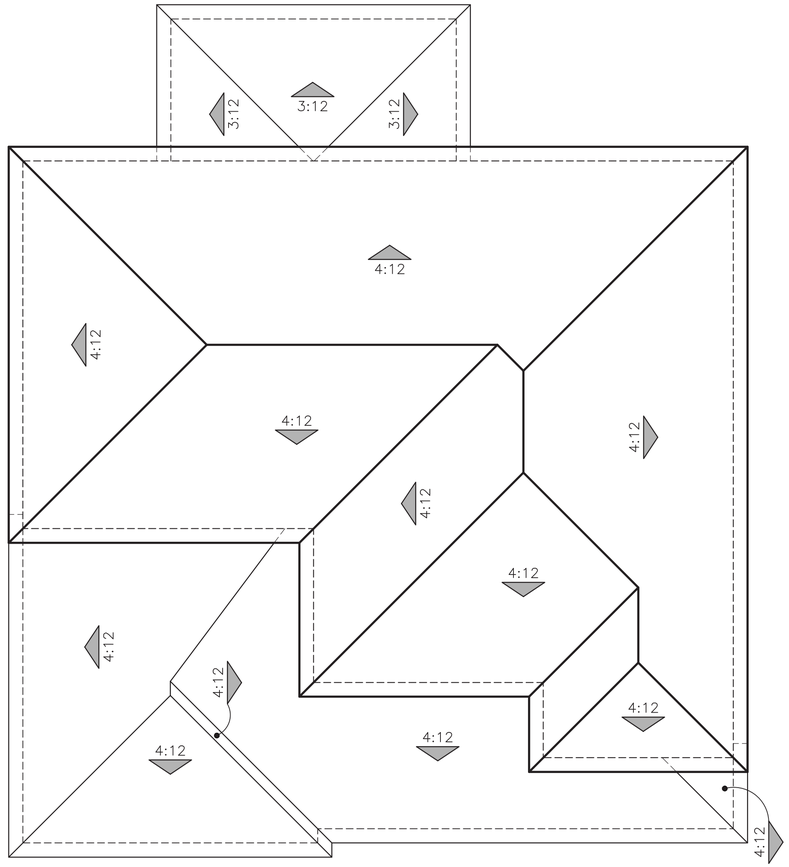
MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-196

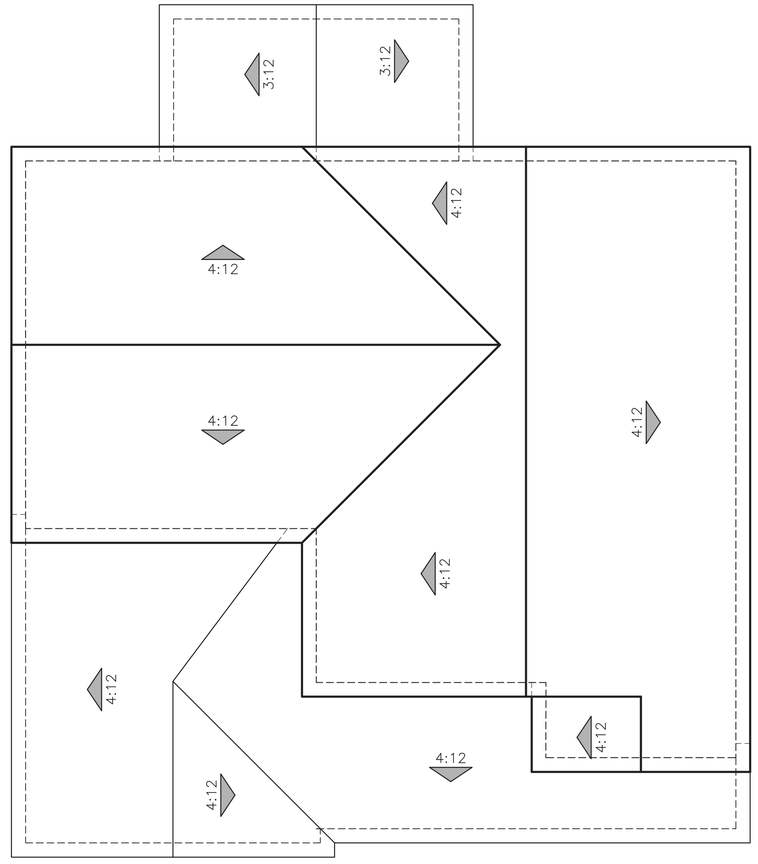
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A - SPANISH



B - PRAIRIE



C - FRENCH

PLAN 2 (3167)

ROOF PLANS

0 2 4 8 12

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RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-197

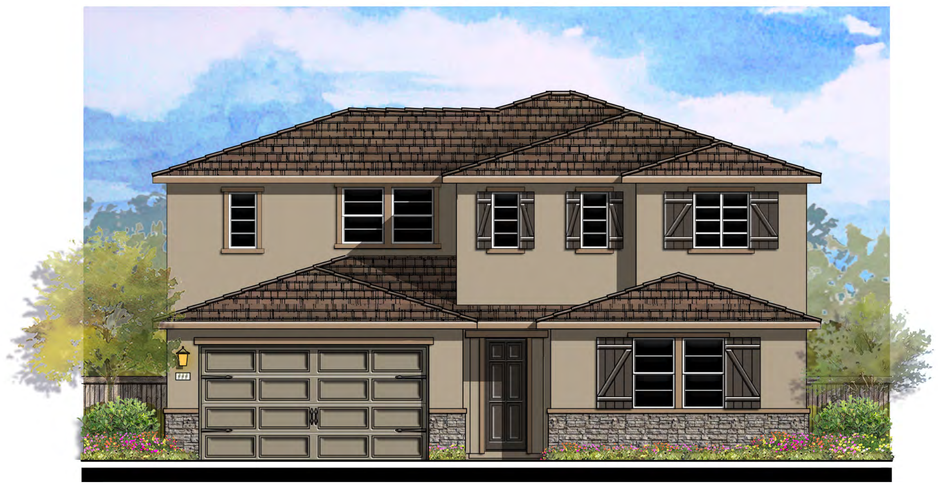
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Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



Ⓒ 2022 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



Ⓒ 2022 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

C - CRAFTSMAN

PLAN 3 (3312)

FRONT ELEVATIONS

0 2 4 8 12

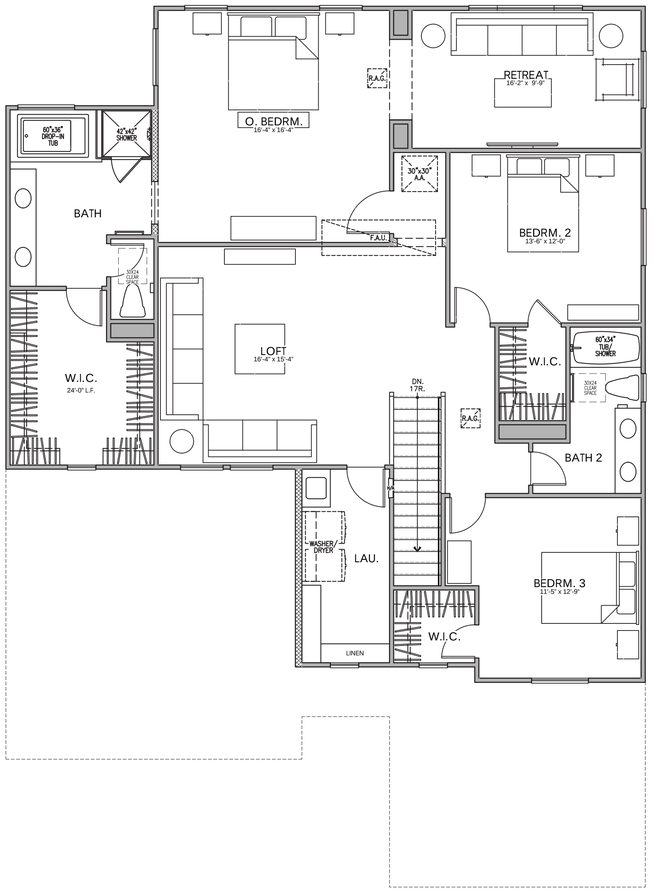
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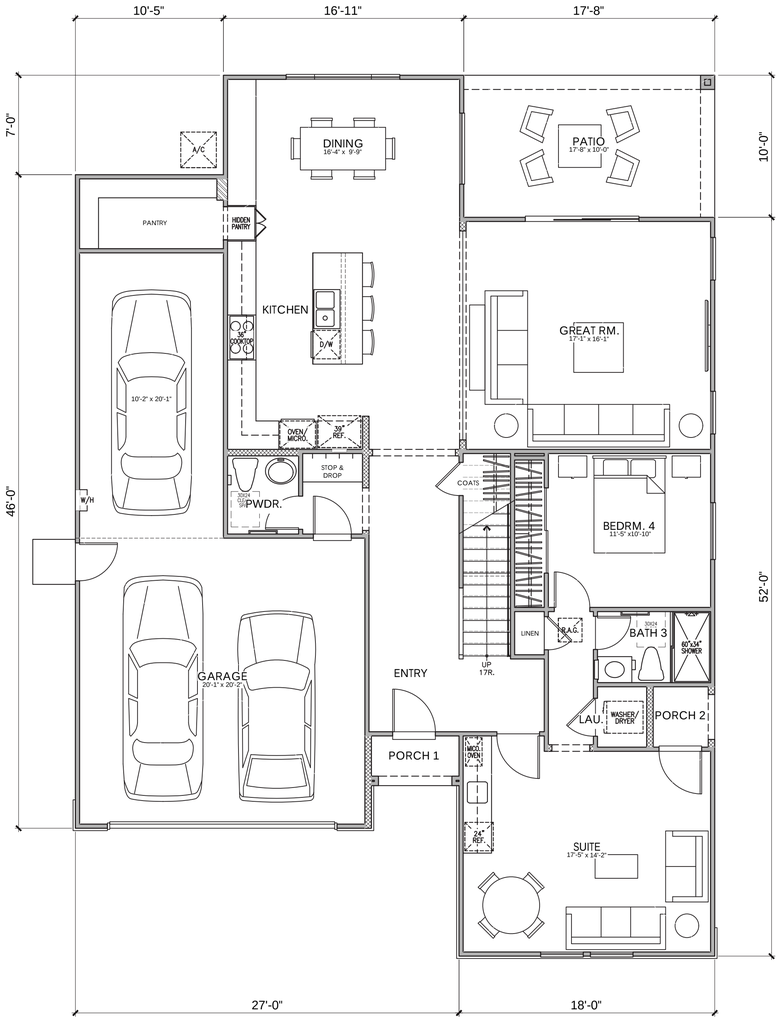
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RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

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SECOND FLOOR

PLAN 3A (3312)

4 BEDROOM, 3.5 BATH, RETREAT, LOFT, SUITE, PATIO
FLOOR PLAN

FIRST FLOOR

AREA TABULATION

	MAIN RESIDENCE		SUITE		TOTAL
FIRST FLOOR AREA	1,083	+	527	=	1,610 SQ. FT.
SECOND FLOOR AREA	1,702	+	0	=	1,702 SQ. FT.
TOTAL DWELLING	2,785	+	527	=	3,312 SQ. FT.

UNCONDITIONED SPACE

GARAGE	627 SQ. FT.
PORCH 1	22 SQ. FT.
PORCH 2	18 SQ. FT.
PATIO	177 SQ. FT.

0 2 4 8 12

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MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
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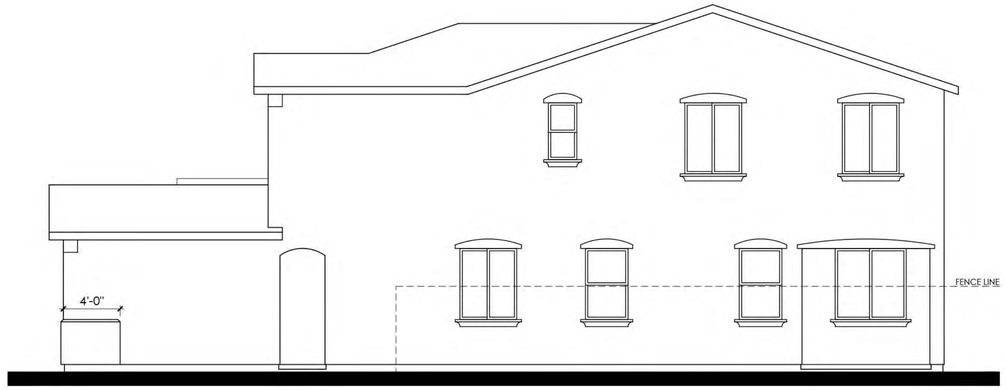
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Refer to landscape drawings for wall, tree, and shrub locations

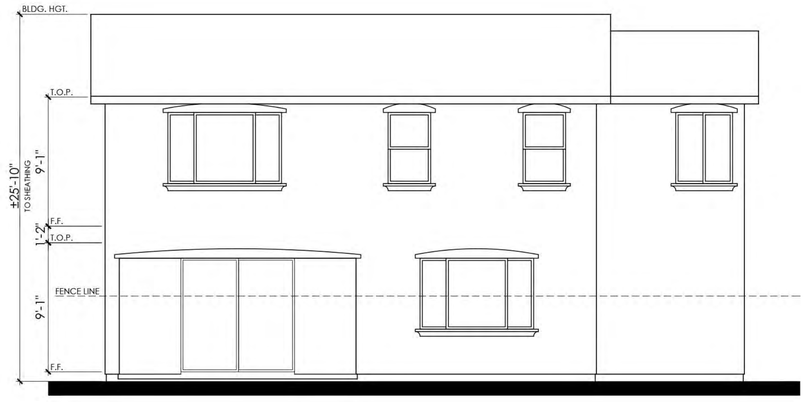
FRONT



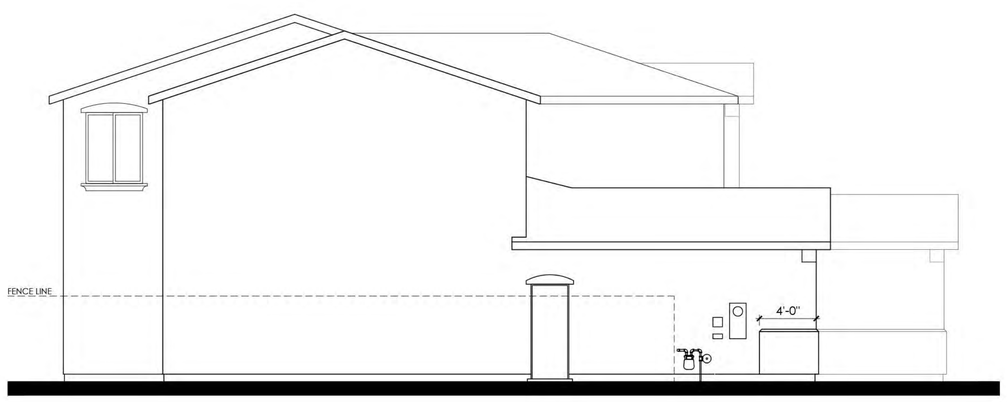
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 3

PLAN 3A (3312)

SPANISH ELEVATIONS

0 2 4 8 12

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RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 3

PLAN 3A (3312)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-201

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



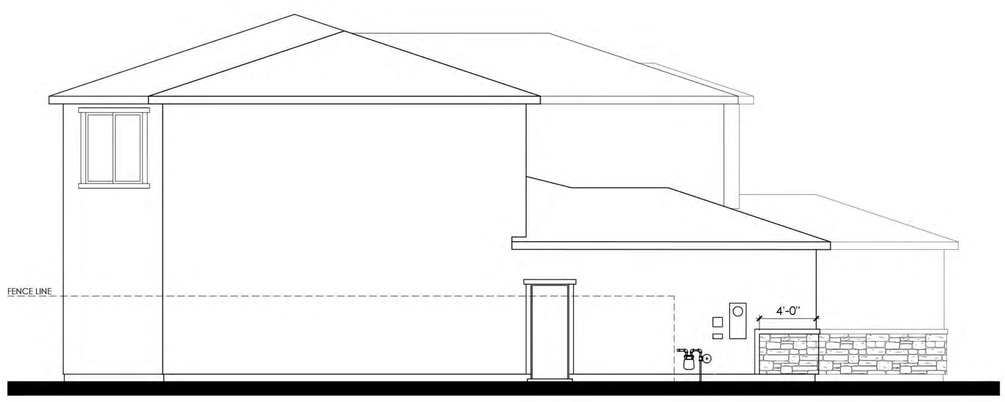
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 6

PLAN 3B (3312)

PRAIRIE ELEVATIONS

0 2 4 8 12

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RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-202

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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 6

PLAN 3B (3312)

PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

LENNAR

PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-203

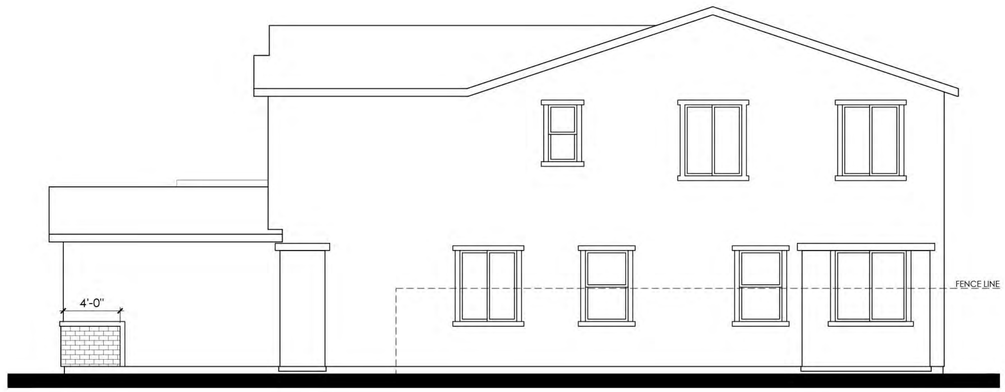
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



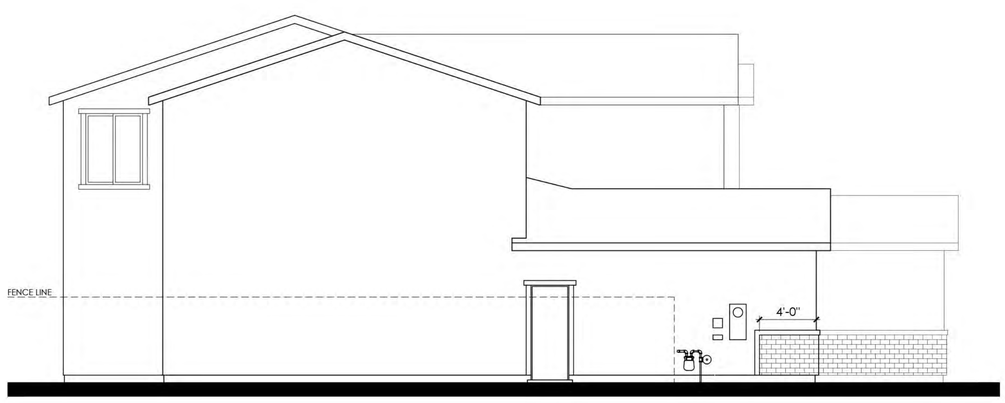
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR



LEFT

COLOR SCHEME 9

PLAN 3C (3312)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

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RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-204

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#21117



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR

COLOR SCHEME 9

PLAN 3C (3312)

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

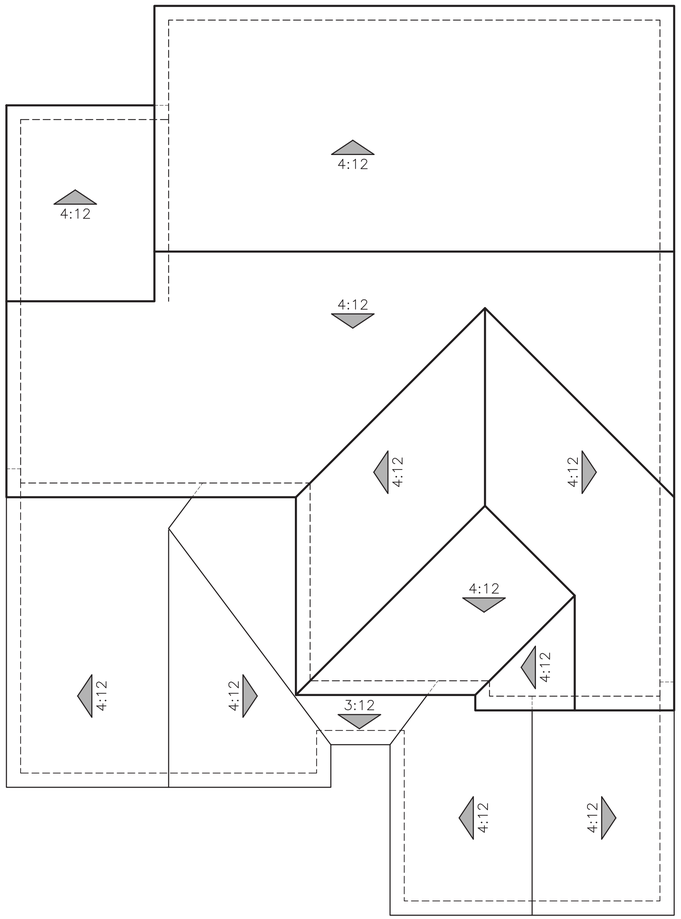
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PRADERA RANCH
RANCHO CORDOVA, CA

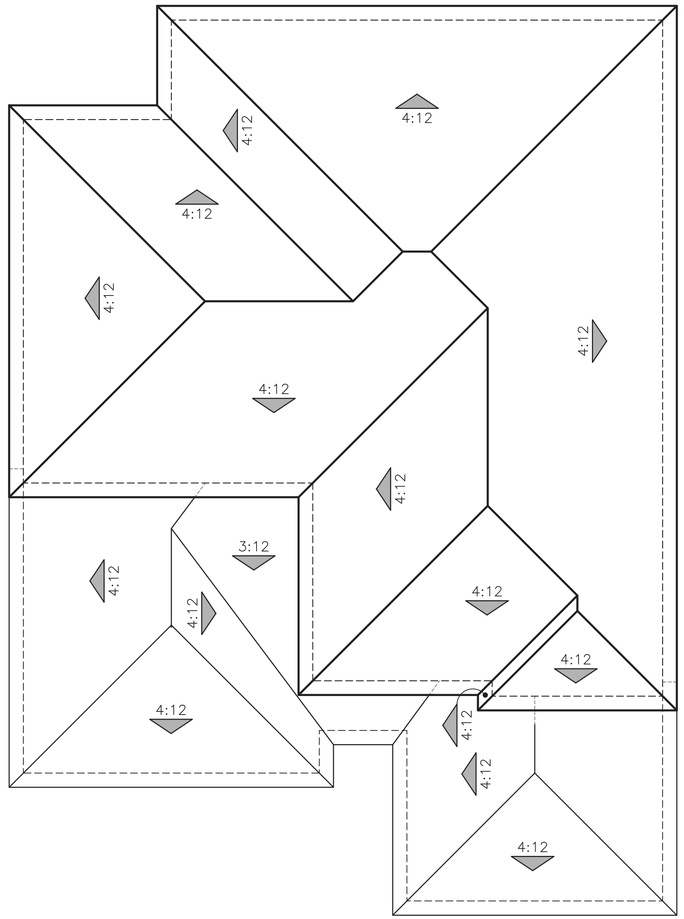
MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-205

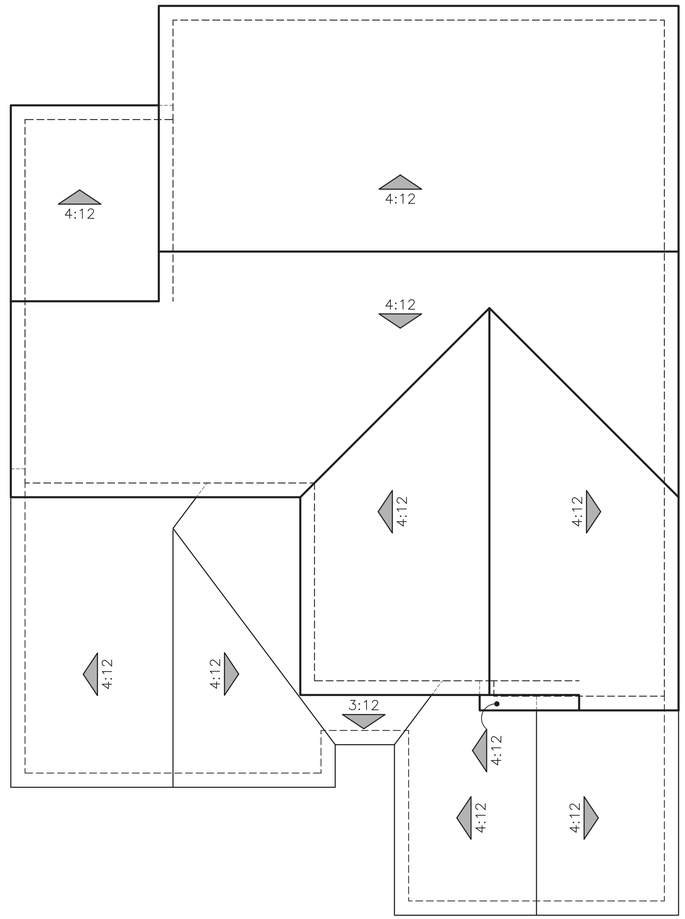
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#21117



A - SPANISH



B - PRAIRIE



C - FRENCH

PLAN 3 (3312)

ROOF PLANS

0 2 4 8 12

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PRADERA RANCH
RANCHO CORDOVA, CA

MIDORI
UNIT 3, 4 & 6
60x105

05.23.2022
A-206

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#21117

MIDORI AT PRADERA RANCH

RANCHO CORDOVA, CA

PROJECT	21117E
CREATED	1/26/2022
Planning Rev.	4/21/2022

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO BODY PAINT	SW6126 NAVAJO WHITE	SW7035 AESTHETIC WHITE	SW7553 FRAGILE BEAUTY
SECONDARY STUCCO	SW7536 BITTERSWEET STEM	SW7051 ANALYTICAL GRAY	SW7704 TOWER TAN
FASCIA / TRIM / GARAGE DOOR	SW6103 TEA CHEST	SW7054 SUITABLE BROWN	SW6068 BREVITY BROWN
FRONT DOOR / SHUTTERS	SW2803 RKWD TERRA COTTA	SW0047 STUDIO BLUE GREEN	SW7615 SEA SERPENT
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROFILE "S" VILLA	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND

"B" ELEVATIONS PRAIRIE	SCHEME 4	SCHEME 5	SCHEME 6
MAIN STUCCO PAINT BODY	SW7518 BEACH HOUSE	SW7022 ALPACA	SW7546 PRAIRIE GRASS
FASCIA / TRIM	SW6385 DOVER WHITE	SW7005 PURE WHITE	SW9109 NATURAL LINEN
GARAGE DOOR	SW6385 DOVER WHITE	SW9168 ELEPHANT EAR	SW7744 ZEUS
FRONT DOOR / SHUTTERS	SW6068 BREVITY BROWN	SW7027 HICKORY SMOKE	SW7020 BLACK FOX
ROOF: FLAT SLATE	1FACS1132 CHARCOAL BRN BLD	1FACS1132 CHARCOAL BRN BLD	1FACS1132 CHARCOAL BRN BLD
STONE: DRYSTACK INSTALL	EUROPEAN LEDGE IRON MILL	STACKED STONE DAYBREAK	EUROPEAN LEDGE COTTONWOOD

"C" ELEVATIONS CRAFTSMAN	SCHEME 7	SCHEME 8	SCHEME 9
MAIN STUCCO PAINT BODY	SW7023 REQUISITE GRAY	SW6107 NOMADIC DESERT	SW6079 DIVERSE BEIGE
FASCIA / TRIM	SW7026 GRIFFIN	SW6111 COCONUT HUSK	SW6082 COBBLE BROWN
LAP SIDING / GARAGE DOOR	SW7025 BACKDROP	SW6109 HOPSACK	SW9084 COCOA WHIP
FRONT DOOR / SHUTTERS	SW0006 TOILE RED	SW6215 ROCKY RIVER	SW7665 WALL STREET
ROOF: FLAT SHAKE	1FBCJ3181 SMOKEY TOPAZ BLD	1FBCJ3181 SMOKEY TOPAZ BLD	1FBCJ3181 SMOKEY TOPAZ BLD
BRICK:	TUNDRA BRICK HARTFORD	TUNDRA BRICK RIVERBED	TUNDRA BRICK LATIGO
GROUT:	GRAY	GRAY	GRAY

PAINT:	SHERWIN WILLIAMS
STONE / BRICK:	ELDORADO STONE
ROOF:	BORAL
GROUT:	ORCO or EQUAL

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

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WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1



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JAN. 27, 2022

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SPANISH
SCHEME #2



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SPANISH
SCHEME #3



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JAN. 27, 2022

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COLOR BOARDS - “A” SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

PRAIRIE
SCHEME #4



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PRAIRIE
SCHEME #5



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MIDORI AT PRADERA RANCH
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PRAIRIE
SCHEME #6



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MIDORI AT PRADERA RANCH
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JAN. 27, 2022

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COLOR BOARDS - “B” PRAIRIE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

CRAFTSMAN
SCHEME #7



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CRAFTSMAN
SCHEME #8



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CRAFTSMAN
SCHEME #9



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MIDORI AT PRADERA RANCH
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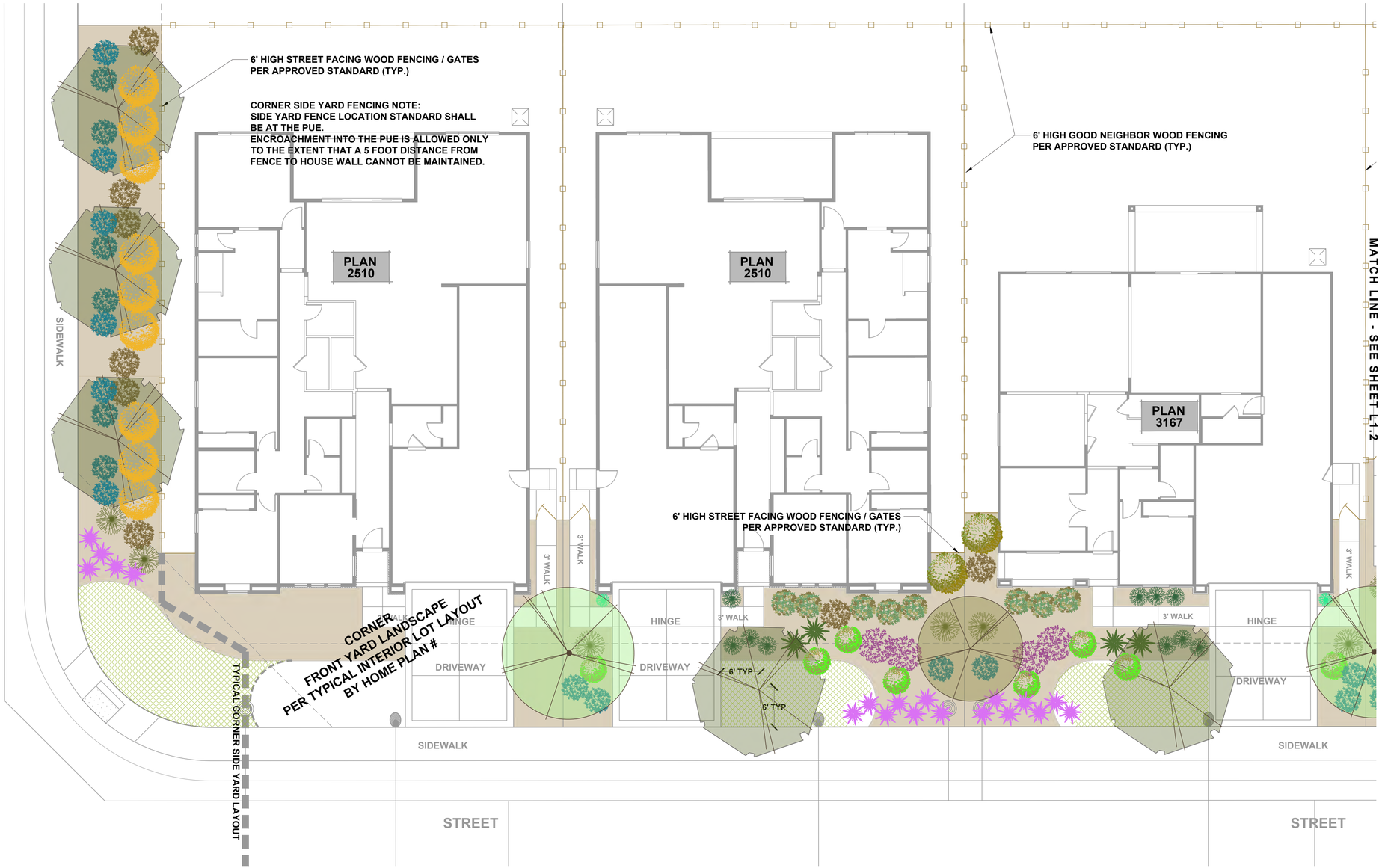
#21117E
JAN. 27, 2022

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COLOR BOARDS - “C” CRAFTSMAN

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

TYPICAL LANDSCAPE LAYOUTS
ATTACHED SIDEWALK CONDITION



1"= 8'-0"
0 4' 8' 16'

LANDSCAPE ARCHITECTURE + SITE DESIGN
EarthLine DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.420.7864 • www.EarthlineDesign.com

MIDORI @ GRANTLINE 220
UNITS 3 / 4 / 6
RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL 5349
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

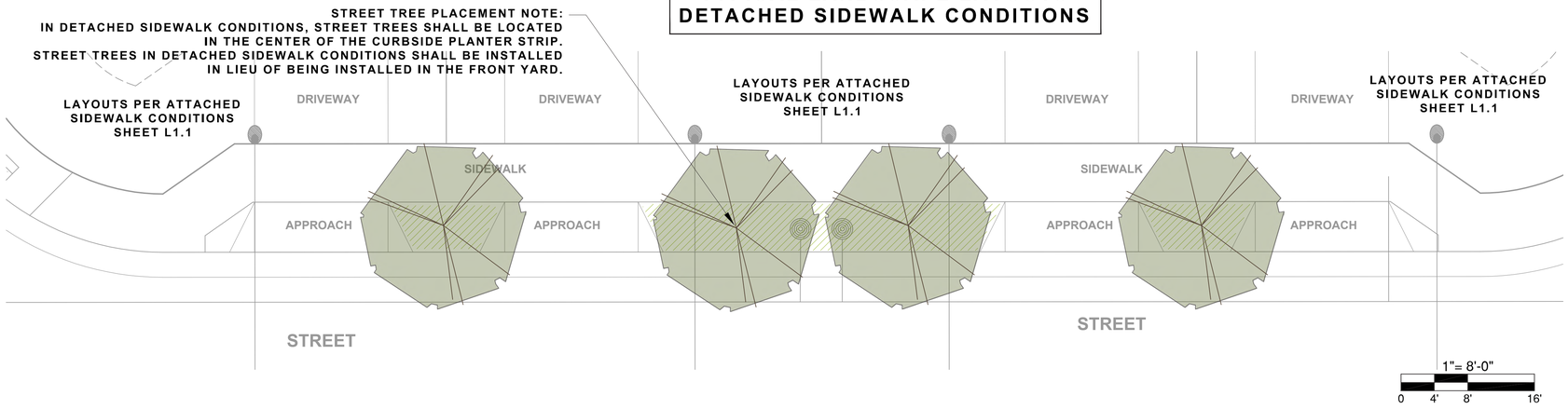
Drawing Title
TYPICAL LANDSCAPE LAYOUTS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

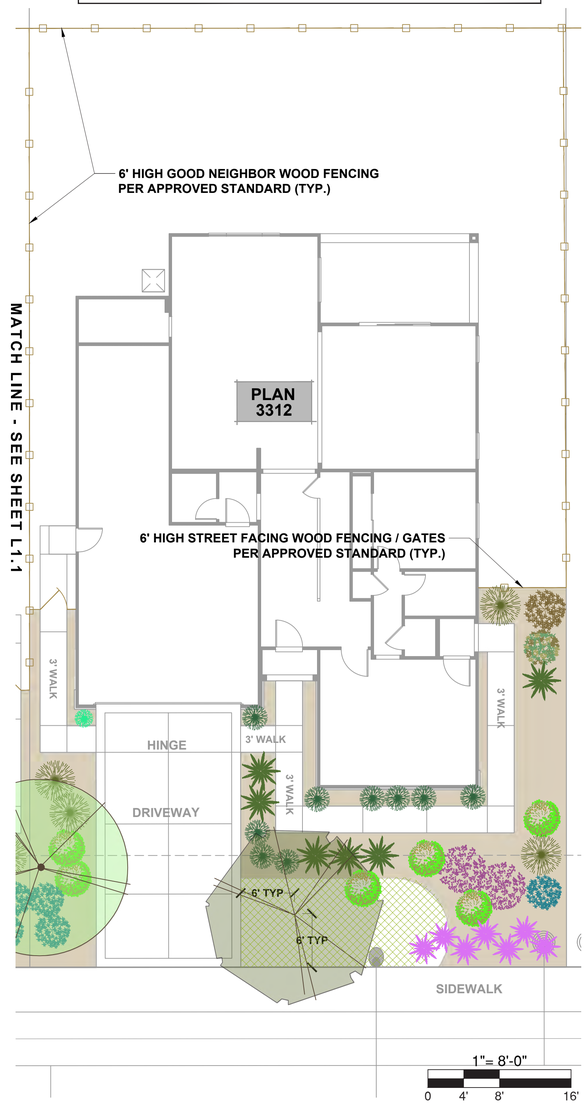
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City of Rancho Cordova Approval

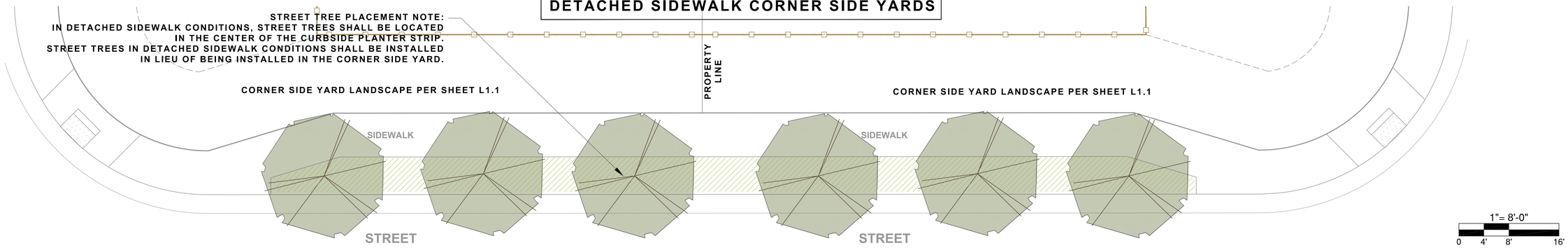
- TYPICAL LANDSCAPE LAYOUTS - DETACHED SIDEWALK CONDITIONS



TYPICAL LANDSCAPE LAYOUTS ATTACHED SIDEWALK CONDITION



- TYPICAL LANDSCAPE LAYOUTS - DETACHED SIDEWALK CORNER SIDE YARDS



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RANCHO CORDOVA, CALIFORNIA

LENNAR

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

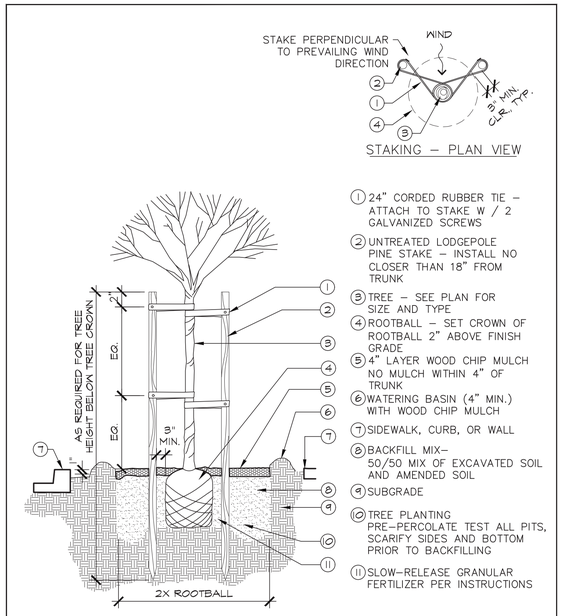
Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUTS

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

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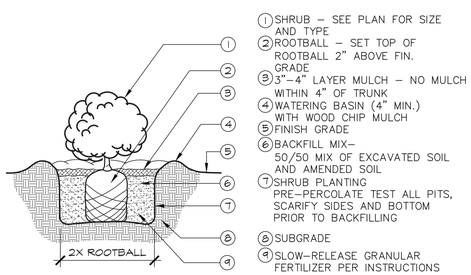
City of Rancho Cordova Approval



NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

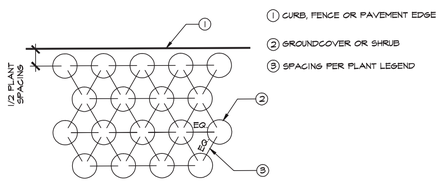
TREE PLANTING

SCALE: N.T.S.



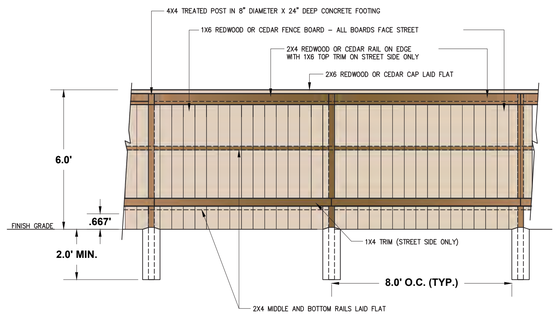
SHRUB PLANTING

SCALE: N.T.S.



GROUNDCOVER SPACING/LAYOUT

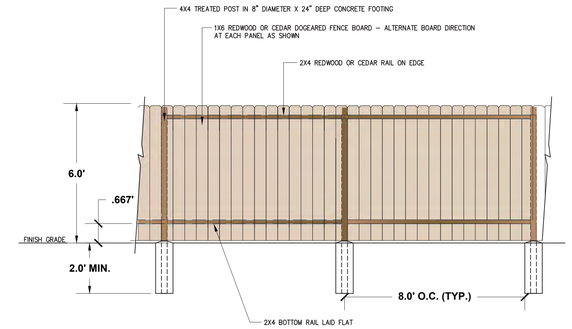
SCALE: N.T.S.



STREET FACING FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.



GOOD NEIGHBOR FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.

GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

1. **PLANT MATERIAL:**
   All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards. Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.
2. **SITE REVIEW:**
   The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.
3. **FINISH GRADING:**
   The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.
4. **SOIL PREPARATION:**
   The contractor shall follow the recommendations of the soil management report included on Final Landscape Plans. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of minimum 4 cubic yards per 1,000 square feet of permeable area shall be incorporated into the top 6 inches of soil except within the TPZ of protected trees, which shall receive a 4"-6" layer of hardwood mulch.
5. **GROUNDCOVER:**
   Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.
6. **PRE-EMERGENT:**
   A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.
7. **MAINTENANCE:**
   The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.
8. **PLANT GUARANTEE:**
   All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.
9. **MULCH:**
   A minimum of 3" of organic mulch ("Mocha" bark as supplied by Recology or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.

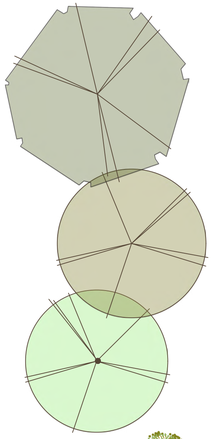
   Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers.
10. **EROSION CONTROL:**
    All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.
11. **TREES:**
    Trees shall be 15'-0" clear of all light standards, 3' from County maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

    NOTE:
    Root control barriers are required for all trees planted within 10 feet of paving or hardscape.

DETACHED SIDEWALK GROUNDCOVERS

GROUNDCOVER: ALL 1 & 5 GAL SIZE @ 36" O.C.
(DETACHED SIDEWALK CONDITIONS ONLY)
Where sidewalks are detached from curb, groundcover shall be planted in the planting strip. Each street will have a single groundcover species.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet'	Emerald carpet manzanita (MOD)
Trachelospermum asiaticum (1 gal)	Ornamental strawberry (MOD)
Rosmarinus officianalis 'Prostratus' (1 gal)	Dwarf rosemary (LOW)
Cotoneaster dammeri 'Lowfast'	Bearberry cotoneaster (LOW)



CONCEPTUAL PLANT LIST

The landscape designs shall include the use of small turf (sod) panels and water-conserving plant material in order to develop visual interest along a varied but somewhat cohesive streetscape throughout the communities.
See container size recommendations and water use in each section below.

STREET TREES (SOLAR HOMES): ALL 24 INCH BOX SIZE
Street Tree types and locations shall be specified on final landscape plans. Street tree types and installation methods (staking, etc.) shall be detailed.
Final Plans shall select from the following list (WATER USE IN PARENTHESES):

Zelkova serrata 'City Sprite'	Compact sawleaf zelkova (MOD)
Koelreuteria paniculata	Goldenrain tree (MOD)
Laurus nobilis 'Saratoga' – standard	Grecian bay laurel (LOW)
Magnolia g 'St. Mary'	Compact southern magnolia (MOD)
Acer buergerianum	Trident maple (MOD)
Acer truncatum	Shantung maple (MOD)
Ulmus propinqua	Emerald Sunshine elm (MOD)
Nyssa sylvatica	Tupelo (MOD)

FRONT YARD ACCENT TREES: ALL 15 GALLON SIZE
These accent trees are installed in the front yard near the property line as shown. One tree only shall be installed for each 2 homes as shown on the plans.
Final Plans shall select from the following list:

Cercis canadensis 'Forest Pansy'	Red-leaf Eastern redbud (MOD)
Arbutus unedo – Standard	Strawberry tree (LOW)
Chionanthus retusus	Chinese fringe (MOD)
Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly tree (MOD)

TREES BETWEEN DRIVEWAYS: ALL 15 GALLON SIZE
These trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans.
Final Plans shall select from the following list:

Ilex altaclarensis 'Wilsonii' – standard	Wilson's holly (MOD)
Lagerstroemia indica 'Tuscarora' – Standard	Crape myrtle (LOW)
Prunus caroliniana 'Compacta' - standard	Compact carolina cherry laurel (MOD)

FOUNDATION SHRUBS (LARGE): ALL 5 GALLON SIZE
This larger evergreen shrub is used as a foundation along fence lines where shown.
Final Plans shall select from the following list:

Viburnum tinus 'Spring Bouquet'	Laurustinus (MOD)
Ligustrum japonicum 'Texanum'	Texas privet (LOW)
Arbutus unedo 'Compacta' (shrub)	Compact strawberry tree (LOW)

FOUNDATION SHRUBS (CORNERS): ALL 5 GALLON SIZE
This moderately sized evergreen shrubs are used as a foundation along corner lot fence lines where shown. These shrubs will typically be installed under the canopies of adjacent trees. Where corner lots are adjacent to one another, the shrub type will be the same across both lots.
Final Plans shall select from the following list:

Callistemon 'Little John'	Dwarf bottlebrush (LOW)
Westringia fruticosa 'Morning Light'	Morning Light coast rosemary (LOW)
Rhaphiolepis indica 'Pinkie'	Compact Indian hawthorn (MOD)

FOUNDATION SHRUBS (SMALL): ALL 5 GALLON SIZE
This shrub is used as a smaller foundation layering shrub where shown.
Final Plans shall select from the following list:

Nandina domestica	Heavenly Bamboo (LOW)

ACCENT SHRUBS: ALL 5 GALLON SIZE
These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form.
Final Plans shall select from the following list:

Loropetalum chinense (red leaf varieties)	Chinese fringe (MOD)
Salvia greggii 'Rosea'	Autumn sage (LOW)
Euonymus jap. 'Aureo-marginata'	Variegated euonymus (LOW)
Perovskia 'Blue Spire'	Russian sage (LOW)

LAYERING SHRUBS (LARGE): ALL 5 GALLON SIZE
These shrubs are used primarily as a lower foundation shrub in front of the porches of each home.
Final Plans shall select from the following list:

Rhaphiolepis umbellata minor	Compact Indian hawthorn (LOW)
Buxus microphylla japonica	Dwarf Japanese boxwood (MOD)
Callistemon citrinus 'Little John'	Dwarf bottlebrush (LOW)

LAYERING SHRUBS (SPREADING): ALL 5 GALLON SIZE
These spreading, flowering shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted.
Final Plans shall select from the following list:

Lantana X 'New Gold'	Trailing lantana – yellow (LOW)
Rosa meidiland 'Fire'	Red groundcover Rose (MOD)
Westringia fruticosa 'Mundi'	Prostrate coast rosemary (LOW)

LAYERING SHRUBS (UPRIGHT): ALL 5 GALLON SIZE
These shrubs are more upright in habit than the spreading layering shrubs above, and is used as option to provide additional color, form, and texture to the plant palette.
Final Plans shall select from the following list:

Berberis thumb. 'Crimson Pygmy'	Dwarf purple barberry (MOD)
Spiraea X 'Limemound'	Limemound spiraea (MOD)
Abelia g. 'Kaleidescope'	Dwarf glossy abelia (MOD)

LAYERING SHRUB (SMALL): ALL 1 AND 5 GALLON SIZE
These prostrate shrubs are used as a smaller companion to the upright layering shrubs above and are used along property lines in order to create a more seamless transition between adjacent front yard landscapes.
Final Plans shall select from the following list:

Arctostaphylos 'Emerald Carpet' (5 gal)	Emerald carpet manzanita (MOD)
Rosmarinus officianalis 'Prostratus' (1gal)	Dwarf rosemary (LOW)

ENTRY ACCENT SHRUBS: ALL 1 GALLON SIZE
These small accent shrubs are used primarily along the entry walk leading to the front porch of each home.
Final Plans shall select from the following list:

Euonymus japonicus 'Microphylius'	Boxleaf euonymus (LOW)
Erigeron karvinskianus	Santa Barbara daisy (LOW)
Teucrium chamaedrus 'Prostratum'	Dwarf wall germander (LOW)

GRASS-LIKE SHRUBS: ALL 1 GALLON SIZE
This shrub is utilized randomly throughout the landscape as textural accents where shown.
Final Plans shall select from the following list:

Dietes bicolor	Butterfly Iris (LOW)

TRANSITION GROUNDCOVER: ALL 1 GALLON SIZE
These low, spreading groundcovers are used along the back of curb at the property lines in order to provide a seamless transition between lots.
Final Plans shall select from the following list:

Rosa 'Drift White'	White Drift rose (LOW)
Lomandra longifolia 'Breeze'	Dwarf mat rush (MOD)

COLUMNAR PLANT AT GARAGE: ALL 5 GALLON SIZE
The staked form of these plants is used to soften each side of the garage.
Final Plans shall select from the following list:

Gelsemium sempervirens – staked	Staked Carolina jessamine (LOW)
Trachelospermum jas. – staked	Staked Star jasmine (MOD)

FRONT YARD GROUNDCOVER: ALL 1 GAL SIZE @ 24" O.C.
Small panels of low and moderate water use evergreen groundcovers in the front yards create a cohesive and green streetscape. Selections shall be specified on final plans.
Final Plans shall select from the following list:

Teucrium chamaedrus ' Prostratum'	Wall germander (LOW)
Rosmarinus off. 'Prostratus'	Creeping rosemary (LOW)
Fragaria chiloensis	Ornamental strawberry (MOD)
Trachelospermum asiaticum	Asiatic jasmine (MOD)

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LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL 2369
Signature
4-30-2022
Renewal Date
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Date
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Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES

Date JANUARY 22, 2022
Drawn By JL
Scale NOTED

Sheet
L1.3

City of Rancho Cordova Approval

TYPICAL WATER USE CALCS

California Water Efficient Landscape Worksheet - Plan 2510

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	889	439	14127
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**899**	**444**	**14285.44**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**14285.44**
						Maximum Allowed Water Allowance (MAWA)[e]	**15910.41**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	444
Total Area	899
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	444
Total Area	899
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 3167

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	912	450	14492
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**922**	**455**	**14650.92**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**14650.92**
						Maximum Allowed Water Allowance (MAWA)[e]	**16317.46**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	455
Total Area	922
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	455
Total Area	922
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 3312

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	1033	510	16415
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**1043**	**515**	**16573.66**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**16573.66**
						Maximum Allowed Water Allowance (MAWA)[e]	**18458.91**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	515
Total Area	1043
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	515
Total Area	1043
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

IRRIGATION LEGEND

Symbol	Manufacturer	Model	Description	PSI	GPM
T	TORO	514-20	TREE ROOT ZONE WATERING SYSTEM-- CONTRACTOR TO INSTALL (2) UNIVERSAL FLOOD BUBBLERS AT THE EDGE OF ROOTBALL. INSTALL BUBBLERS ON 4" POP-UP BODIES (IRRITROL I-PRO400-PR) ENSURE MINIMUM 15 PSI AT EACH BUBBLER	15	3.4 GPM PER TREE
NONE	RAINBIRD	XB-10PC (1 GPH) XB-20PC (2 GPH)	XERI-BUG DRIP EMITTER INSTALLED INTO RAINBIRD XF BLANK 1/2" DISTRIBUTION TUBING EMITTER SCHEDULE: XB-10PC ONE (1) PER 1 GALLON SHRUB XB-10PC TWO (2) PER 5 GALLON SHRUB XB-20PC FOUR (4) PER 15 GALLON TREE XB-20PC SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15	
C	IRRITROL	KD6-INT	6-STATION INDOOR MOUNT IRRIGATION CONTROLLER. VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.		
CL	IRRITROL	CL-100-WIRELESS	WIRELESS WEATHER SENSOR AND TRANSMITTER KIT INSTALL IN APPROVED LOCATION PER MANUFACTURER'S INSTRUCTIONS		
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)		
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR		
	IRRITROL	2711APR	3/4" ANTI-SIPHON CONTROL VALVE		
D	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS		
	---	SCHEDULE 40 PVC	SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.		
	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.		

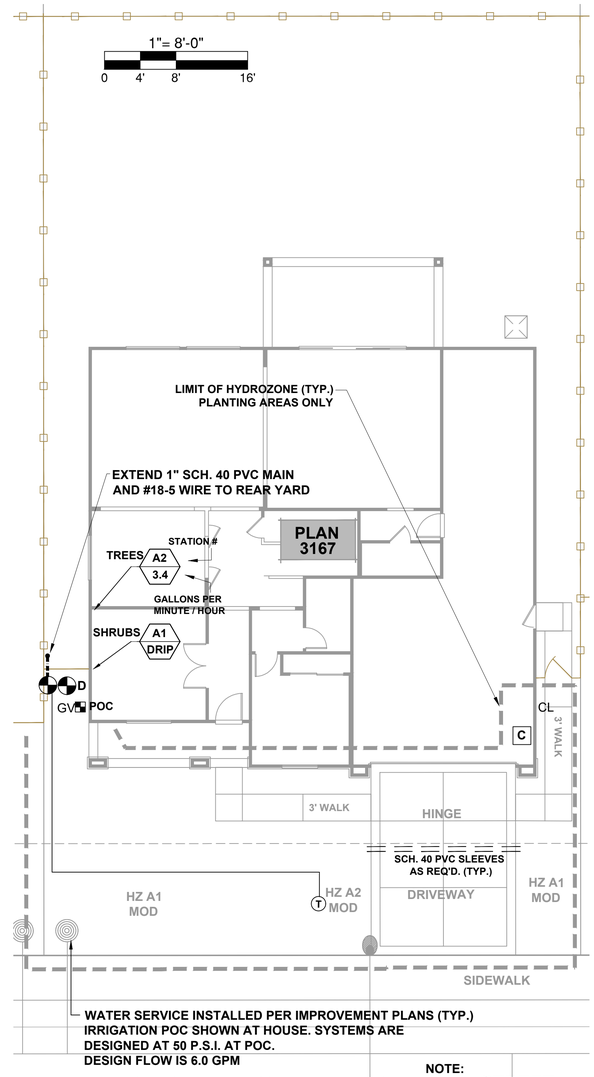
DRAINAGE NOTES:

1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Wood Rodgers.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 2" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" SDR PVC perforated drain lines, solid fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. Roof downspouts (not shown) within property shall **NOT be connected to underground drainage system**. This includes all front, rear, and side yard roof downspouts. Contractor shall install a "splash block" (submit sample to Owner for approval) at each downspout location.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

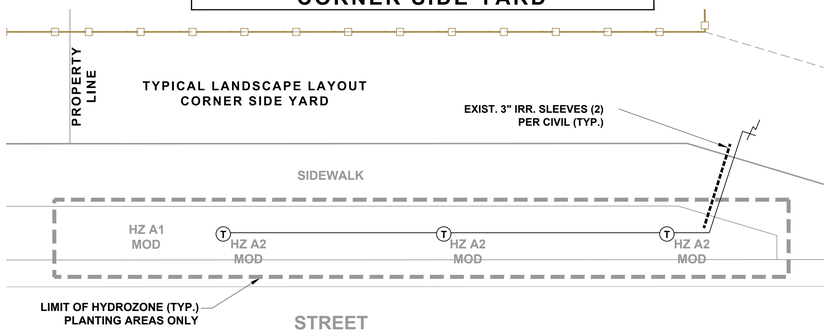
GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 15 PSI at each tree bubbler. The design flow for this project is 6.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is Sacramento County Water Agency.
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves.
   Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure exceeds the recommended pressure of the specified irrigation devices. If water pressure at each bubbler is less than 15 PSI, contact landscape architect prior to installation.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

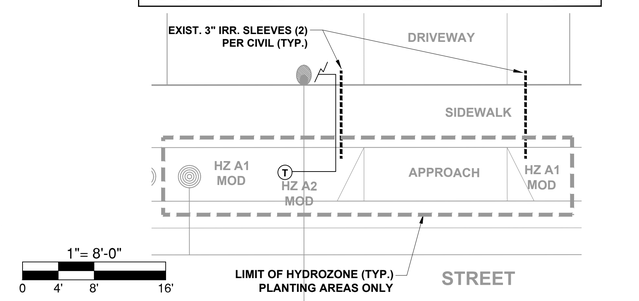
- TYPICAL IRRIGATION LAYOUT - ALL PLANS - PLAN 3167 SHOWN -



- TYPICAL IRRIGATION LAYOUT - DETACHED SIDEWALK CONDITION CORNER SIDE YARD



- TYPICAL IRRIGATION LAYOUT - DETACHED SIDEWALK CONDITION



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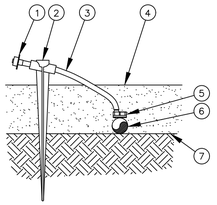
LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LITTRELL 5366
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION SCHEMATIC

Date: JANUARY 22, 2022
Drawn By: JL
Scale: NOTED
Sheet: L2.1

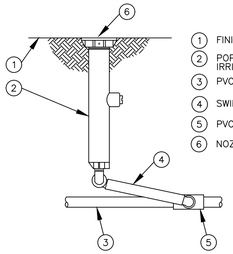
City of Rancho Cordova Approval



1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ½" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. PRESSURE-COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER: RAIN BIRD PC EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

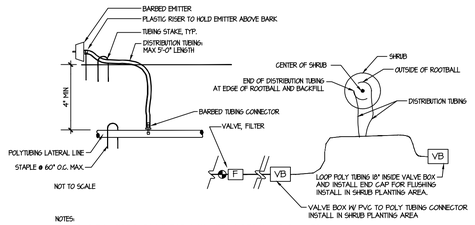
PRESSURE_COMPENSATING_EMITTER_INTO_1/4"_TUBING-STAKE



1. FINISH GRADE
2. POP-UP SPRAY SPRINKLER: IRRITROL I-400-PR OR EQUAL
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE (OR SWING PIPE)
6. NOZZLE PER LEGEND

PRECISION_SPRAY_ON_4"_POP-UP_BODY

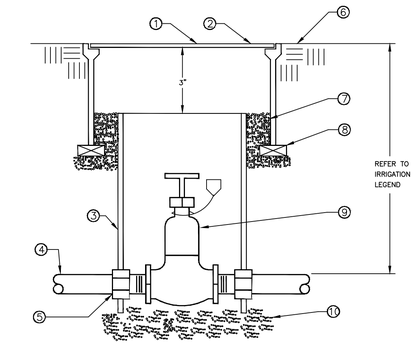
NO SCALE



NOT TO SCALE

NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUNDCOVER.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE.
3. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING.

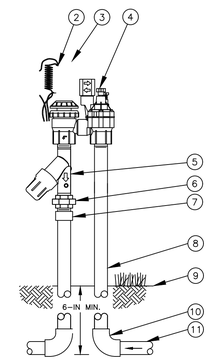
DRIP DETAILS



1. PERMANENTLY STAMP VALVE BOX LID WITH VALVE IDENTIFICATION (G.V.)
2. CARSON 810 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
3. 6" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE)
4. PVC MAIN LINE
5. SCHEDULE 40 PVC MALE ADAPTER - 2 TOTAL
6. FINISH GRADE - FLUSH WITH BOX TOP IN LAWN, 1" BELOW BOX TOP IN SHRUB OR GROUND COVER AREAS.
7. PEA GRAVEL 4" DEEP (NO SOIL IN BOX)
8. BRICK-2 TOTAL
9. GATE VALVE
10. PEA GRAVEL (4" DEEP MINIMUM)

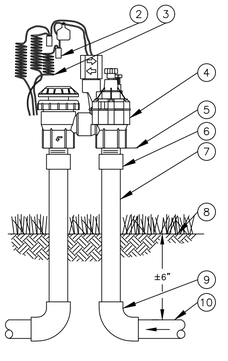
GATE VALVE

N.T.S.



2. WATERPROOF CONNECTION:
3. ID TAG
4. ANTI-SIPHON VALVE:
5. PRESSURE REGULATING FILTER:
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

2711APRDK-LF_REMOTE_CONTROL_DRIP_VALVE



2. WATERPROOF CONNECTION:
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. ANTI-SIPHON VALVE:
5. INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

2711APR_REMOTE_CONTROL_ZONE_KIT

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.080

A. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programing; (Environmental Utilities-WELO)

CERTIFICATE OF COMPLETION:

1. Prior to final acceptance, Contractor shall include a WELO Certificate of Completion, including Irrigation Schedules (establishment and established), maintenance schedule, Water Audit, as well as all other requirements needed.

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LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CARO
Signature
4-30-2022
Renewal Date
1-22-2022
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION DETAILS

Date JANUARY 22, 2022

Drawn By JL

Scale NOTED

Sheet L2.2

City of Rancho Cordova Approval

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
On-Going				
1.	The approved entitlement is for a Major Design Review for Pradera Ranch. The project shall be constructed consistent with the Project Plans & Design Book (Exhibit A) for 19 residential floor plans, and preliminary landscape plans. (Project PLND-0222-0028)	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's	General	On-Going	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.			
5.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director.	Expiration	On-Going	Planning
6.	The approved project includes an adjustment that allows for a 15-foot front yard setback. The adjustment shall only be applicable to Plan 1880 within the Viridian II collection. All other lots shall be held to the front yard setback as required by the Suncreek Specific Plan.	Adjustment	On-Going	Planning
7.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
8.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Division prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
9.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
Prior to Issuance of Building Permit				
10.	Submit Master Plans that include final landscaping and fence plans for review and approval by the Planning Division. Master Plans shall include all architectural details and materials consistent with the approved design review packet.	Landscape	Prior to Issuance of Building Permit	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
11.	Final landscape plan shall include the addition of weed barrier, subject to planning staff approval, installed in Front yard prior to installation of ground cover for each production home.	Weed Barrier	Prior to Issuance of Building Permit	Planning
12.	The following criteria will be used to ensure the project meets the adopted design guidelines: • Two of the same architectural styles or color schemes shall not be placed next to each other. • No two of the same floor plans may be placed next to each other unless they have different elevations. • Any two-story house on a corner shall provide all the window trims and casing, shutters and other enhancements found on the front elevation on all sides, as shown on the design elevations. • Any two-story structure placed on a corner lot will be required to have the setbacks for corner lots, as shown within the Design Book (Exhibit A).	Plan Layout and Architecture	Prior to Issuance of Building Permit	Planning
13.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one- and two-family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to issuance of Building Permits	Fire
14.	Certificate of Release plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one- and two-family dwellings built on a private fire access road.	Certificate of Release	Prior to issuance of Building Permits	Fire
15.	A final landscape plan shall be included within the master plan submittal to the Building and Safety Division. The final	Landscaping	Prior to issuance of Building Permits	Planning/Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	landscape plan must be approved by the Planning Division prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule			
16.	The applicant shall contact Permit Services Unit at PermitServices@sacsewer.com or 916-876-6100 to determine if sewer impact fees are due.	Sewer	Prior to issuance of Building Permits	SASD
Prior to Final Inspection				
17.	Property Owner/Developer shall record Covenants, Conditions and Restrictions (CC&Rs) in a form approved by the City that names the City as a third-party beneficiary with rights and without obligation to enforce the CC&Rs. The CC&Rs shall contain, at a minimum, certain provisions and references to the City's Property Maintenance Code and prohibit the parking of trailers, boats, or recreational vehicles in the driveway or on the public street.	Record CC&Rs	Prior to 1st final Building Permit	Planning
18.	A concrete path shall be provided from the driveway to the garage person door that includes a 4'x10' concrete pad for the storage of garbage receptacles behind the fence line. A garage person door is not required for the Verdant II and Celedon collections.	Outdoor area	Prior to final Building Inspection	Planning
19.	Each home must be equipped with adequate outdoor lighting as well as an illuminated address plate located on the front elevation.	Lighting	Prior to final Building Inspection	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
20.	All side and rear elevations adjacent to public rights-of-way must contain architectural enhancements identified in the Design Book (Exhibit A).	Enhancements	Prior to final Building Inspection	Planning
21.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Fire	Prior to final Building Inspection	Fire
22.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to final Building Inspection	Fire
Prior to Submittal of Improvement Plans				
23.	The project has an approved Level 3 sewer study. Any changes to the approved study may require an addendum.		Prior to submittal of Improvement Plans	SASD
Prior to Approval of Improvement Plans				
24.	To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Sewer	Prior to approval of Improvement Plans	SASD
25.	SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.	Sewer	Prior to approval of Improvement Plans	SASD

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
26.	The trunk and collector sewer system for the project will not be accepted for operation and maintenance until the downstream sewer system serving the project is also accepted for operation and maintenance. All sewer facilities shall be accepted for operation and maintenance prior to issuance of a building permit.	Sewer	Prior to approval of Improvement Plans	SASD
Advisory				
27.	The installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the minimum requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.	Security Gates	Advisory	Fire

MEMORANDUM

ITEM 17.4.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Arlene Granadosin-Jones, AICP, Senior Planner

SUBJECT: **SUNRIDGE VILLAS (SUNDANCE) – MAJOR DESIGN REVIEW & SPECIAL DEVELOPMENT PERMIT- PROJECT NO. PLND-0322-0029**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
Sundance BFR LLC 901 Mariners Island Blvd. Suite 700 San Mateo, CA 94404	William F. Heartman 730 Alhambra Blvd. Suite 205 Sacramento, CA 95816

PROJECT:	The applicant is requesting a Major Design Review and Special Development Permit for the development of 114 new single-family residential units on 11.9 acres of vacant land. The proposed development is comprised of three floor plans and associated landscaping layouts. The applicant is also requesting an adjustment of the rear yard setback for five specific lots to address fit issues for proposed home products.
FILE:	PLND-0322-0029
LOCATION:	Intersection of Sunrise Blvd. & Herodian Dr.
ZONING:	Limited Commercial (LC, Sunridge Specific Plan)
APN:	067-0030-040-0000
PLANNER:	Arlene Granadosin-Jones, AICP, Senior Planner

RECOMMENDATION:

Find the project to be in compliance with the California Environmental Quality Act (CEQA) consistent with the approved Mitigated Negative Declaration prepared for the Sundance project (RC04-122); and Adopt the Resolution for the Sunridge Villas Major Design Review and Special Development Permit

RESULT OF RECOMMENDED ACTION

Adoption of the resolution would approve the Major Design Review for the development of 114 new single-family residential units comprised of three floor plans. Adoption of the resolution would also approve the requested adjustment via a Special Development Permit to decrease the required rear yard setback of 15 feet for five specific lots to address fit issues for the proposed home products. Approval would allow the applicant to pursue necessary building permits for new construction of production homes.

PROJECT DESCRIPTION

The Applicant, William F. Heartman, is requesting a Major Design Review for Sunridge Villas, a development of 114 new single-family residential units on 11.9 acres of vacant land. This

development is in the area known as Sundance. The project area is within the Sunridge Specific Plan and is located at the intersection of Sunrise Boulevard and Herodian Drive; west and south of the Sunridge shopping plaza near the Douglas Road and Sunrise Boulevard intersection as shown in **Figure 1**.

In October 2017, the tentative map for Sundance was reviewed and approved by City Council. Additionally, the City also approved the improvement plans for the project area in April 2022. Final maps are currently under review.

The Sunridge Villas development is comprised of 114 new single-family residential units as shown in **Figure 2**:

Figure 1: Sunridge Villas (Sundance) Project Location

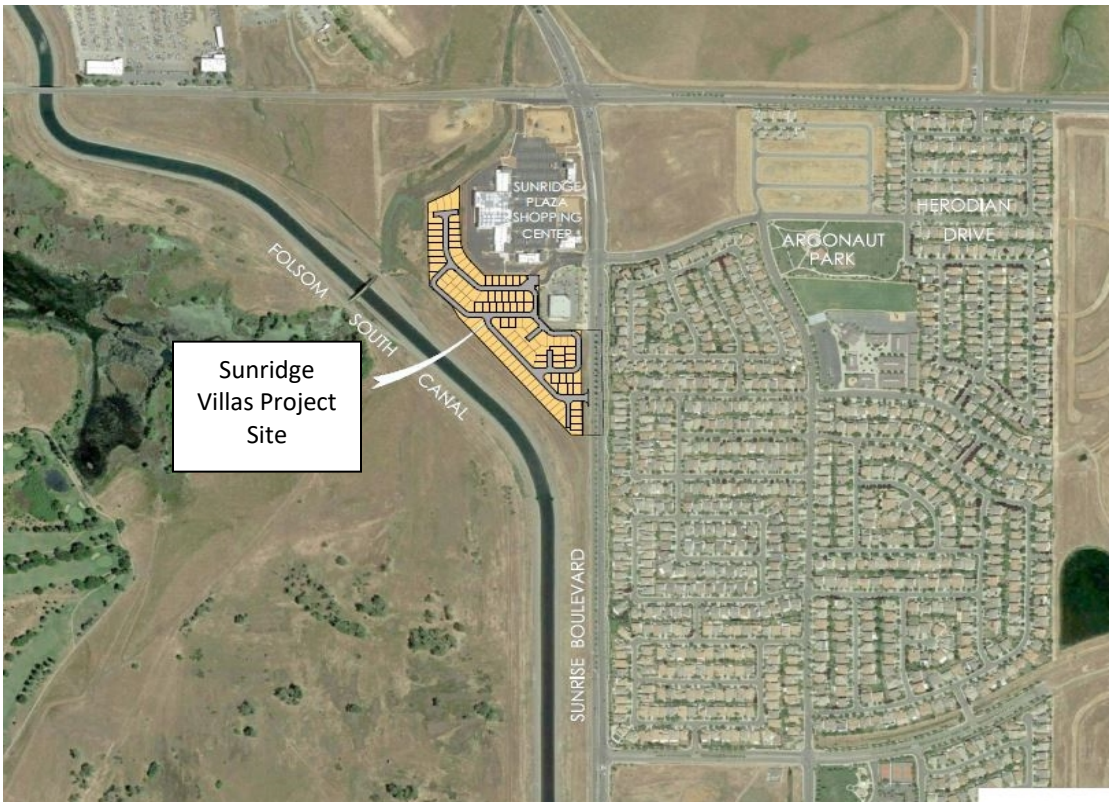
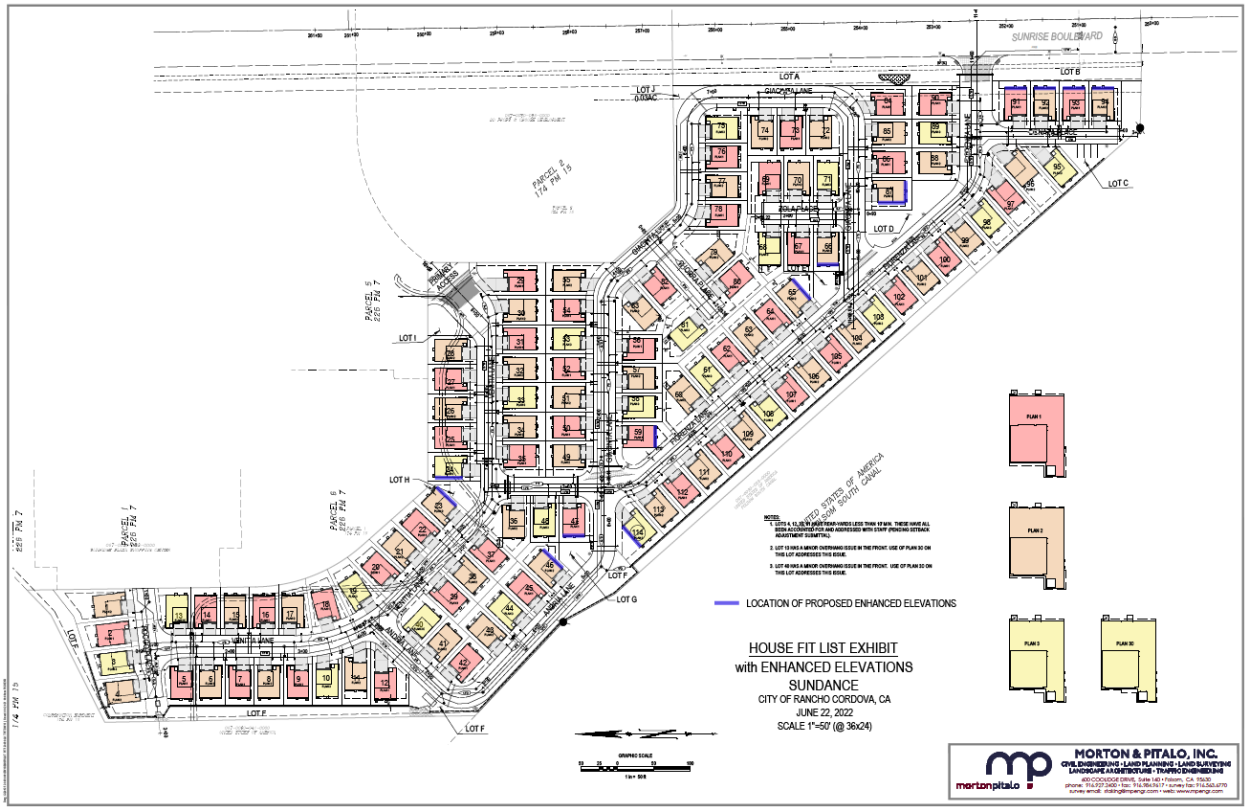


Figure 2: Sunridge Villas Site Plan



MAJOR DESIGN REVIEW

The Sunridge Villas development includes three different floor plans and six elevations as shown in **Figure 3**. All elevations (front, side, and rear elevations) for each floor plan are shown in the attached project plans (Attachment 2).

The proposed designs include multiple color schemes and architectural details to create visual interest and variation within the subdivision. Color schemes include colors for body, fascia, trim, front door, garage door, and other accent colors as well as picture samples of stone and roof materials (see Attachment 2). The proposed designs adhere to the City's Design Guidelines in the following ways:

- All proposed home products provide one living/family/community living room at the front of the home facing the street.
- The majority of the proposed home products have a garage door that does not extend beyond the primary living area of the home.
- Garage doors are articulated with paneling, windows, contrasting color and recessed from the garage door frame.
- Varied roof lines between each elevation.
- Proposed elevations utilize horizontal architectural elements to soften massing.
- The front door to each residential unit is clearly visible from the adjacent street and distinctive architectural elements and materials are used to denote prominent entrances.

- Window molding, shaped frames and sills and other techniques to enhance openings are used for additional architectural relief.
- Minimizes the use of tall or two-story-high design elements with no architectural relief
- No two identical floor plans and building elevations are located directly adjacent or across the street from one another.

Figure 3: Sunridge Villas Elevations

Plan 1



Front Elevation 1B
Scheme 3



Front Elevation 1A
Scheme 1

Plan 2



Front Elevation 2C
Scheme 5



Front Elevation 2B
Scheme 4

Plan 3



Front Elevation 3C
Scheme 6

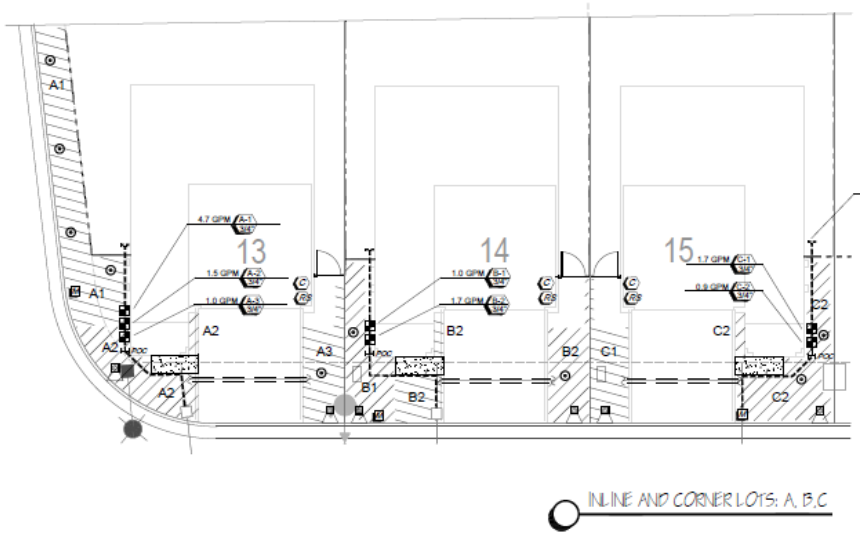


Front Elevation 3A
Scheme 2

Landscape Design

The submitted typical landscape plan provides the landscaping elements for production homes and other sidewalk areas. The plant details included in the project plans (Attachment 2) provide a variety of drought tolerant trees, shrubs, and ground cover that will add to the visual interest of the streetscape. As part of the landscaping installation, the project has been conditioned to provide weed barrier under installed ground cover to minimize weed growth and bark runoff. See **Figure 4 for Typical Landscape Plans.** The full detail of the landscape plans can be seen in Attachment 2.

Figure 4: Typical Landscape Plans



Special Development Permit - Setback Adjustment (Lots 4, 12, 23, 81, and 83)

The applicant is requesting a Special Development Permit to vary from the Sunridge Specific Plan minimum rear yard setback to accommodate Lots 4, 12, 23, 81, and 83. Table 1 provides the existing requirements of the Sunridge Specific Plan and the proposed rear yard setbacks for Lots 4, 12, 23, 81, and 83.

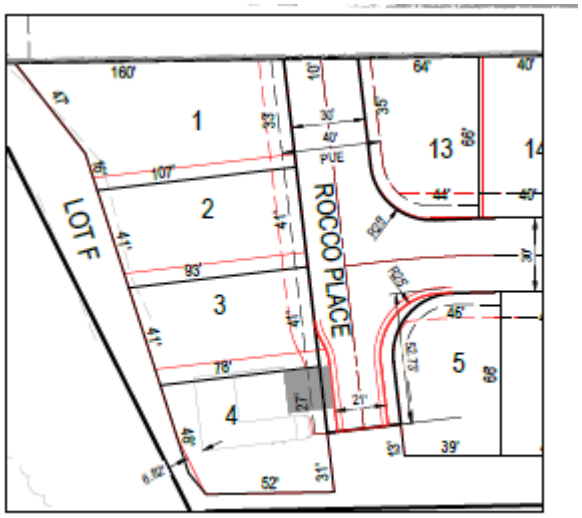
Table 1: Rear-Yard Setbacks

	Required Per Sunridge Specific Plan	**Proposed**
Lot 4	10 feet for single-story & 15 feet for two-story	6.82 feet
Lot 12		8.10 feet
Lot 23		9.08 feet
Lot 81		8.52 feet
Lot 83		5.29 feet & 8.17 feet

Figure 5 shows the unique site conditions of lots 4, 12, 23, 81, and 83 and the resulting rear yard setbacks. These adjustments would allow the proposed home products to fit the specific sites.

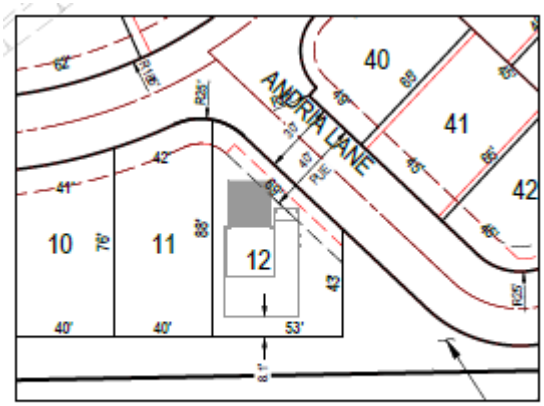
Figure 5: Rear Yard Setbacks for Lots 4, 12, 23, 81, and 83

Lot 4



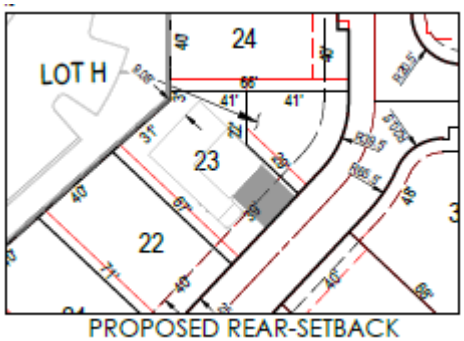
PROPOSED VENITIA LANE ALLEY MODIFICATION & REAR-SETBACK ADJUSTMENT (LOT 4)

Lot 12



PROPOSED REAR-SETBACK ADJUSTMENT (LOT 12)

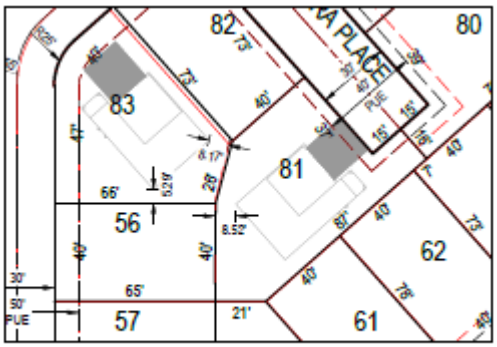
Lot 23



PROPOSED REAR-SETBACK ADJUSTMENT (LOT 23)

Figure 5: Rear Yard Setbacks for Lots 4, 12, 23, 81, and 83

Lot 81 and 83



ANALYSIS

GENERAL PLAN CONSISTENCY:

The project site is located within the Sunridge Specific Plan with a Commercial Mixed-Use (CMU) designation. The CMU designation encourages the integration of retail and service commercial uses with office and/or residential uses. The project is proposing single-family detached homes adjacent to an existing commercial retail center. The project design provides a streetscape design that is aesthetically pleasing to pedestrians within walking distance to neighboring amenities.

ZONING ORDINANCE:

The subject property is zoned Limited Commercial (LC) per the Sunridge Specific Plan. This zoning designation allows commercial and business office uses as well as medium density residential development. The proposed project is within the density range of the LC zone. However, the Applicant is requesting an adjustment to the rear yard setback for lots 4, 12, 23, 81, and 83. Current regulations require a 15-foot rear yard setback for two-story units, and the adjustment would allow for reduced setbacks for the five lots. Staff recommends approval of this request as part of this design review.

DESIGN REVIEW AND ADJUSTMENT FINDINGS & EVIDENCE

Approval of the Major Design Review and Special Development Permit, subject to the Project Plans & Design Book (Attachment 2) and the Conditions of Approval (Attachment 3) must provide sufficient evidence for the Findings required by Zoning Code Section 23.141.070 and the Sacramento County Code, respectively. Findings and supportive evidence are provided in Attachment 1.

ENVIRONMENTAL

A Mitigated Negative Declaration was prepared for the Sundance project (RC04-122) in accordance with the requirements of the California Environmental Quality Act (CEQA). The Notice of Determination was filed on January 31, 2005. The proposed project is consistent with the project analyzed in the Mitigated Negative Declaration; no further Environmental analysis is required.

FISCAL IMPACT ANALYSIS

Approval of the Major Design Review for the design of production homes within Sunridge Villas will benefit the City and the community by providing direct contributions to fund needed public

infrastructure for this project and the broader community. While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

RECOMMENDED MOTION

Staff recommends that the City Council take the following action:

- Find the project to be in compliance with the California Environmental Quality Act (CEQA) consistent with the approved Mitigated Negative Declaration for the Sundance project (RC04-122); and
- Approve the Resolution for a Major Design Review and Special Development Permit for Sunridge Villas – Project No. PLND-0322-0029.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution – Project Plans & Design Book
3. Exhibit B to the Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

CITY COUNCIL RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL APPROVING A DESIGN REVIEW AND SPECIAL DEVELOPMENT PERMIT FOR SUNRIDGE VILLAS (SUNDANCE) PROJECT NO. PLND-0322-0029

WHEREAS, William F. Heartman, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Design Review approval of Sunridge Villas located in the Sundance subdivision with three new floor plans; and

WHEREAS, the submitted application also includes a Special Development Permit to allow the reduction of rear-yard setbacks for Lot 4, 12, 23, 81, and 83 as indicated in Exhibit B; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, a Mitigated Negative Declaration was prepared for the Sundance project (RC04-122) in accordance with the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the proposed residential project is consistent with the project analyzed in the Mitigated Negative Declaration, and therefore no further environmental analysis is required;

WHEREAS, the City Council of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code section 65090 and has duly considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. Determine the project to be in compliance with the California Environmental Quality Act (CEQA) consistent with the approved Mitigated Negative Declaration prepared for the Sundance project (RC04-122).

    a) **Finding**: The project site has been analyzed and is in compliance with the California Environmental Quality Act (CEQA).

    Evidence: A Mitigated Negative Declaration was prepared for the Sundance project (RC04-122) in accordance with the requirements of the California Environmental Quality Act (CEQA). The Notice of Determination was filed on January 31, 2005. The proposed project is consistent with the project analyzed in the Mitigated Negative Declaration; no further Environmental analysis is required.

2. Approve the Design Review, subject to the Project Plans & Design Book (Exhibit A) and the Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070:

a) **Finding**: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The General Plan designation for Sunridge Villas is Commercial Mixed-Use (CMU) within the Sunridge Specific Plan. The CMU designation encourages the integration of retail and service commercial uses with office and/or residential uses. The project is proposing single-family detached homes in the area known as Sundance. The project design provides a streetscape design that is aesthetically pleasing to pedestrians within walking distance to existing neighboring amenities such as the adjacent retail center and nearby school and park area. The project is consistent with the approved subdivision map and the requirements of the Sunridge Specific Plan however, the applicant is requesting an adjustment for the rear-yard setbacks for Lot 4, 12, 23, 81, and 83. The adjustment would only apply to these specific lots.

b) **Finding:** The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The Sunridge Villas development includes three different floor plans comprised of six elevations. The proposed designs include multiple color schemes and architectural details to create visual interest and variation within the subdivision. Variations in colors and materials along with living spaces forward of the garage will create a vibrant and welcoming streetscape that will complement existing uses and buildings in the area. Conditions of Approval (Exhibit B) have been developed to alternate between sizes and architectural styles throughout the neighborhood to increase street variation.

c) **Finding**: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: The proposed residential architecture establishes a clear design concept and is compatible with other surrounding residential communities. Sunridge Villas provides floor plans ranging from 1,529 to 1,776 square feet in size. The development utilizes a number of architectural features that creates an aesthetically appealing streetscape consistent with and complementary to the existing adjacent retail center and residential neighborhoods.

d) **Finding**: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian circulation were studied and accepted as part of that prior approval. This Design Review approval will not impede any of the approved transportation modes.

3. Special Development Permit

The City Council approves a Special Development Permit to vary from the rear-yard setbacks as shown in Exhibit A, for Lot 4, 12, 23, 81, and 83. These five lots are unable to meet the existing Sunridge Specific Plan's rear-yard setbacks and therefore this permit is required (because the project comes under the County Code). These rear-yard setback adjustments would resolve fit issues for home products that are on irregularly shaped lots. The following evidence supports the Special Development Permit request:

a) **Finding:** That the proposed development will carry out the intent of the General Plan and the appropriate community plan.

Evidence: The proposed project is consistent with the General Plan/Sunridge Specific Plan land use designation.

b) **Finding:** That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.

Evidence: The proposed residential development is consistent with the approved Tentative Subdivision Map, which provides lots of sufficient size resulting in a 10 unit per acre development of small lot single- family lots that meets the minimum density requirement within its own boundaries. Sunridge Villas is within walkable distance to the adjacent existing Sunridge Shopping Plaza.

c) **Finding:** That the proposed development is compatible with existing and proposed land uses in the surrounding area.

Evidence: The site is physically suitable to subdivide and is compatible with existing and proposed land uses in the surrounding area as it is consistent with the General Plan and Sunridge Specific Plan in that they both allow for this type of development.

d) **Finding:** That any exceptions to, or deviation from, the use, density, requirements or design standards of the Land Use Zone in which the property is located, or of Title II of the Sacramento Code are justified by the design of the development or by the substantial energy savings proposed pursuant to Section 110-65(b). In case of a residential area, the rearrangement of dwellings and the mixing of dwelling types shall be justified by larger and more usable open spaces.

Evidence: The site is physically suitable for the proposed density of development. Sunridge Villas is consistent with the approved Tentative Subdivision Map. The overall residential density is 10 units per acre which is consistent with the Limited Commercial and General Plan designation of Commercial Mixed Use.

e) **Finding:** That there is adequate assurance that all public improvements will be installed at the scheduled times, as required by Public Works.

Evidence: The approved Tentative Subdivision Map included conditions of approval that provide a time schedule for all public improvements as required by Public Works.

f) **Finding:** That there is adequate assurance that the development schedule will be met.

Evidence: The project includes a Development Agreement Amendment that has an expiration time of ten years from the date of approval.

g) **Finding:** That the existing or proposed utility services are adequate for the uses and population densities proposed.

Evidence: The existing and proposed utilities are adequate for the uses and population density proposed.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Donald Terry, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

PLAN SUMMARY:

PLAN 1	3 BEDROOMS / 2.5 BATHS	2 STORY	2 CAR GARAGE	+/- 1,529 SQ.FT.
PLAN 2	3 BEDROOMS / 2.5 BATHS	2 STORY	2 CAR GARAGE	+/- 1,600 SQ. FT.
PLAN 3	4 BEDROOMS / 2.5 BATHS	2 STORY	2 CAR GARAGE	+/- 1,776 SQ. FT.



Front Elevation 2C
Scheme 5

Front Elevation 3A
Scheme 2

Front Elevation 1B
Scheme 3

Front Elevation 3C
Scheme 6

SUNDANCE

SHEET INDEX:

ARCHITECTURE:

TITLE SHEET
STREETSCENE

PLAN 1
A1.0 PLAN 1 COLORED FRONT ELEVATIONS
A1.0.1 PLAN 1 FRONT ELEVATIONS
A1.1 PLAN 1 FLOOR PLAN
A1.2 PLAN 1A EXTERIOR ELEVATIONS
A1.3 PLAN 1 ADDENDA
A1.4 PLAN 1B EXTERIOR ELEVATIONS
A1.5 PLAN 1C EXTERIOR ELEVATIONS
A1.6 PLAN 1 ENHANCED ELEVATIONS

PLAN 2
A2.0 PLAN 2 COLORED FRONT ELEVATIONS
A2.0.1 PLAN 2 FRONT ELEVATIONS
A2.1 PLAN 2 FLOOR PLAN
A2.2 PLAN 2B EXTERIOR ELEVATIONS
A2.3 PLAN 2 ADDENDA
A2.4 PLAN 2C EXTERIOR ELEVATIONS
A2.5 PLAN 2 ENHANCED ELEVATIONS

PLAN 3
A3.0 PLAN 3 COLORED FRONT ELEVATIONS
A3.0.1 PLAN 3 FRONT ELEVATIONS
A3.1 PLAN 3 FLOOR PLAN
A3.2 PLAN 3A EXTERIOR ELEVATIONS
A3.3 PLAN 3 ADDENDA
A3.4 PLAN 3C EXTERIOR ELEVATIONS
A3.5 PLAN 3B EXTERIOR ELEVATIONS
A3.6 PLAN 3 ENHANCED ELEVATIONS

COLOR / MATERIAL BOARDS
A4.0 COLOR / MATERIAL SCHEMES

ALL STRUCTURES SHALL BE SET BACK SUFFICIENTLY TO ASSURE THAT NO PORTION OF ANY STRUCTURE IS WITHIN A PUBLIC UTILITY EASEMENT.

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Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JULY 05, 2022

Scale: 1/4" = 1'-0"
0 2 4 8

TITLE SHEET



Front Elevation 2C
Scheme 5

Front Elevation 3A
Scheme 2

Front Elevation 1B
Scheme 3

Front Elevation 3C
Scheme 6

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Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

Scale: 1/4" = 1'-0"
0 2 4 8

STREET SCENE



Front Elevation 1B
Scheme 3



Front Elevation 1A
Scheme 1

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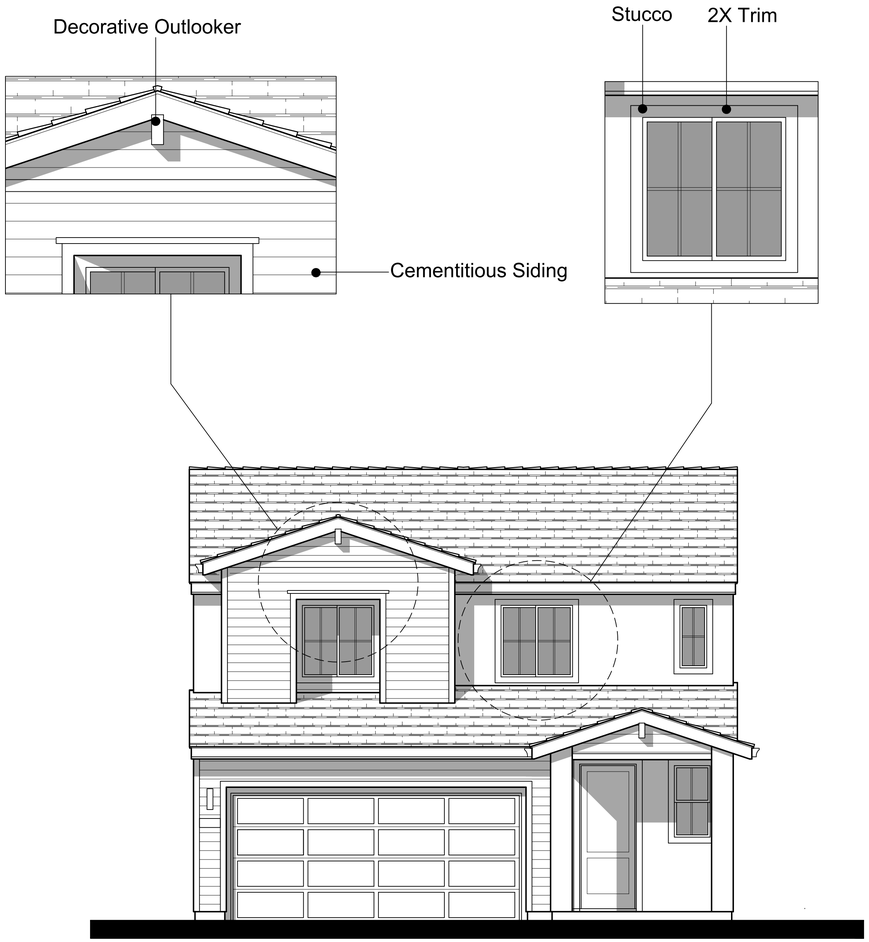
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

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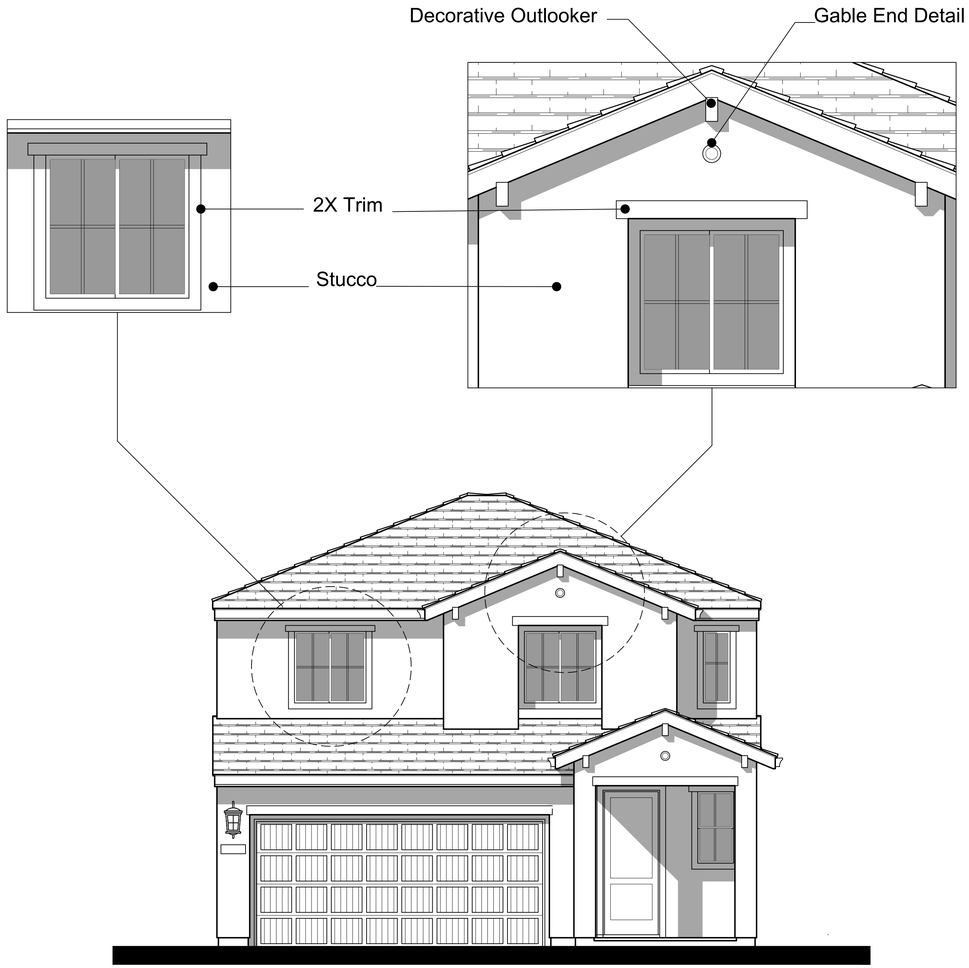
PLAN 1 FRONT ELEVATIONS

A1.0



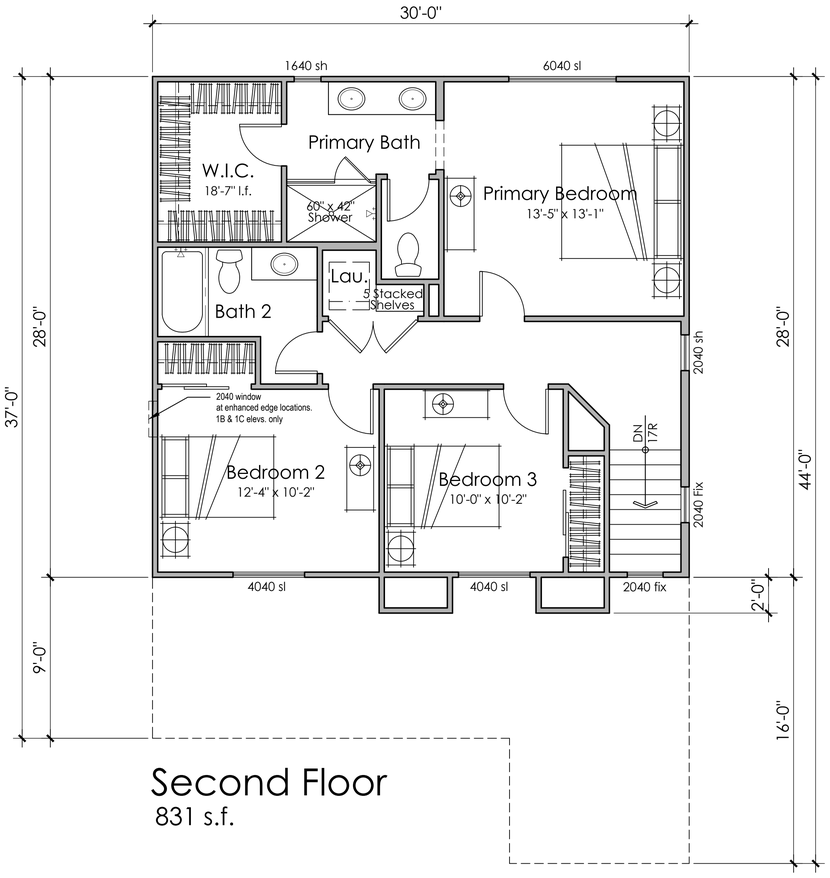
Front Elevation 1B
Scheme 3

Materials - 'B'
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Siding
Enhanced Sills
Decorative Gable End Details

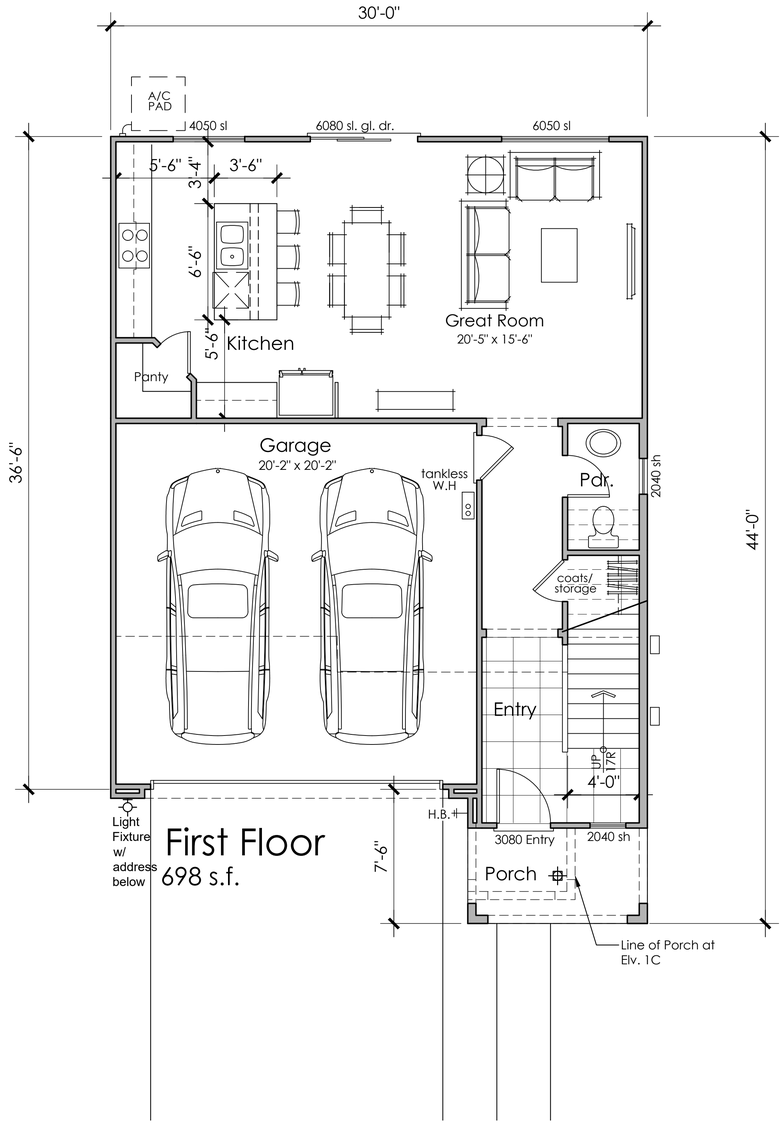


Front Elevation 1A
Scheme 1

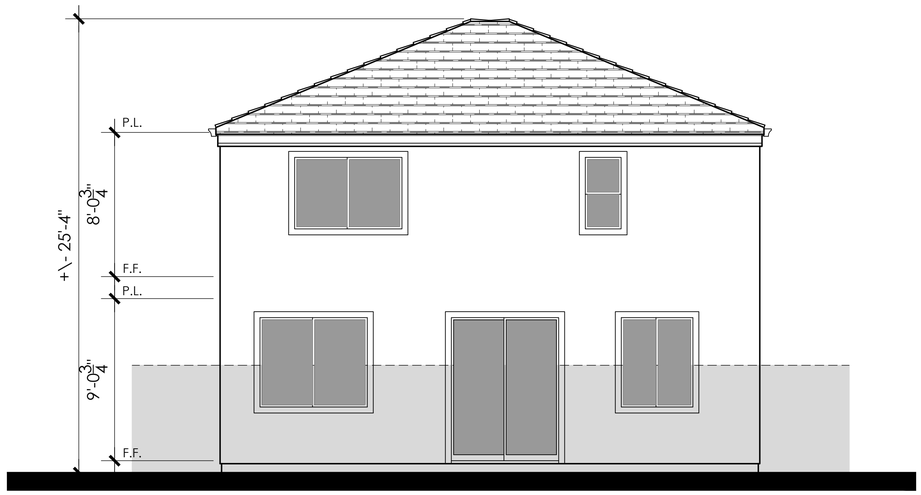
Materials - 'A'
Flat Concrete Tile Roofing
Stucco Finish
Stucco Trim
Decorative Gable End Details



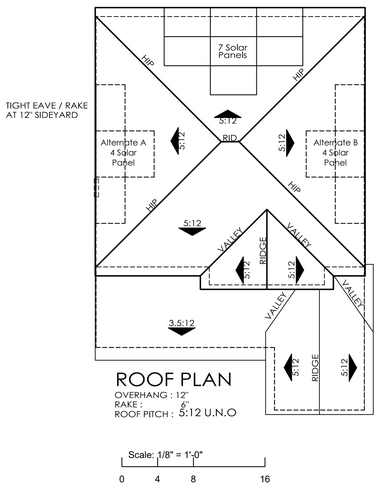
Second Floor
831 s.f.



First Floor
698 s.f.

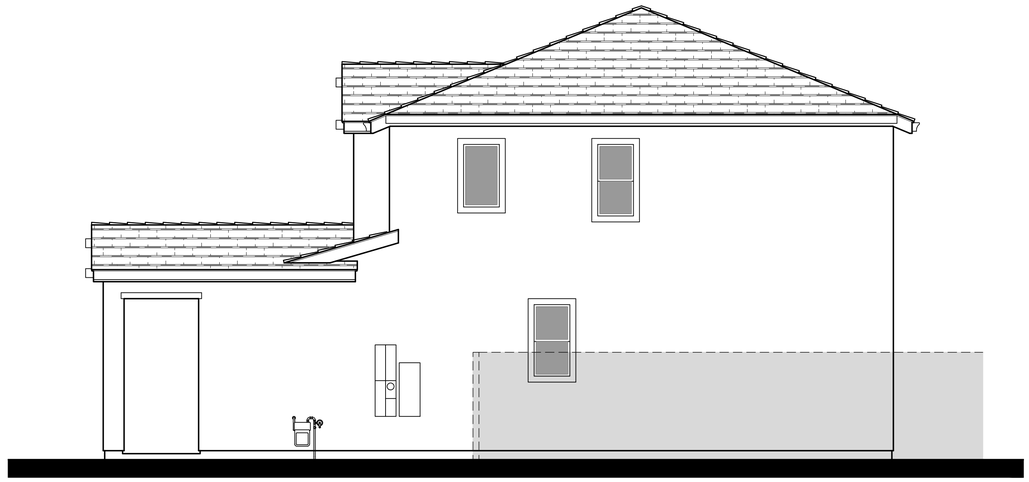


Rear Elevation

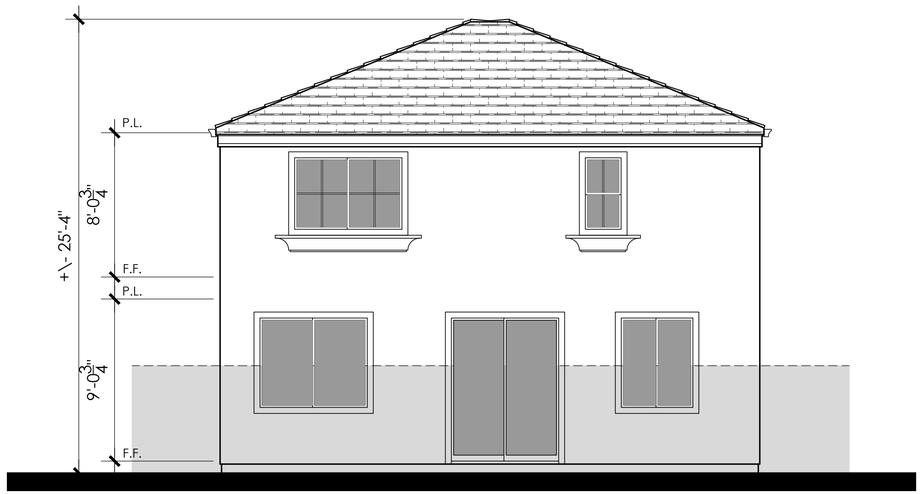


ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 5:12 U.N.O

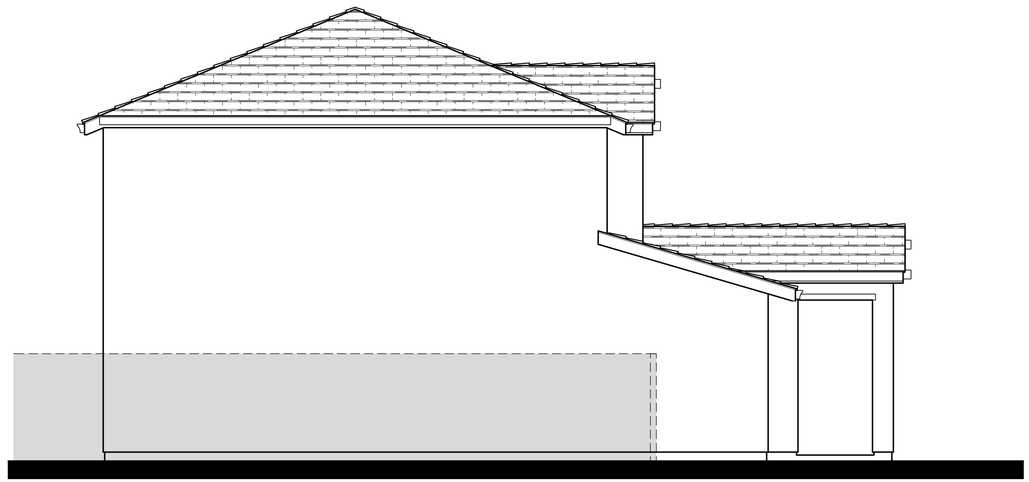
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0 4 8 16



Right Elevation



Enhanced Rear Elevation



Left Elevation - Garage Side

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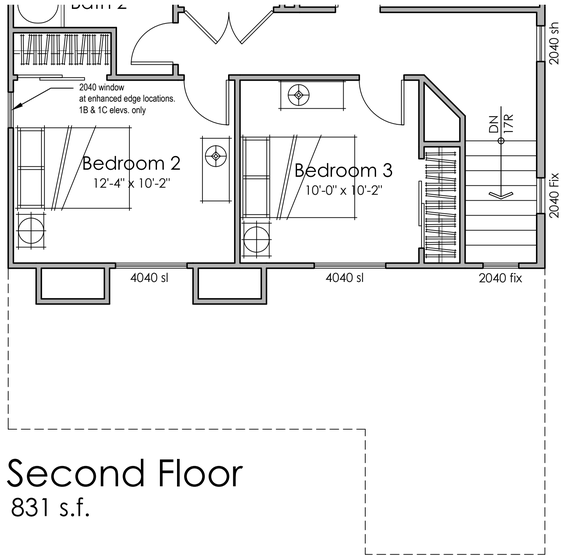
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

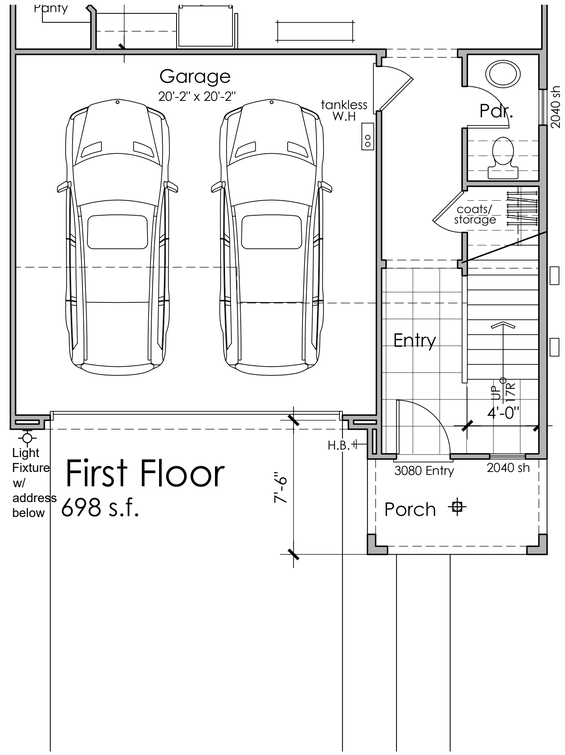
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EXTERIOR ELEVATIONS PLAN 1A

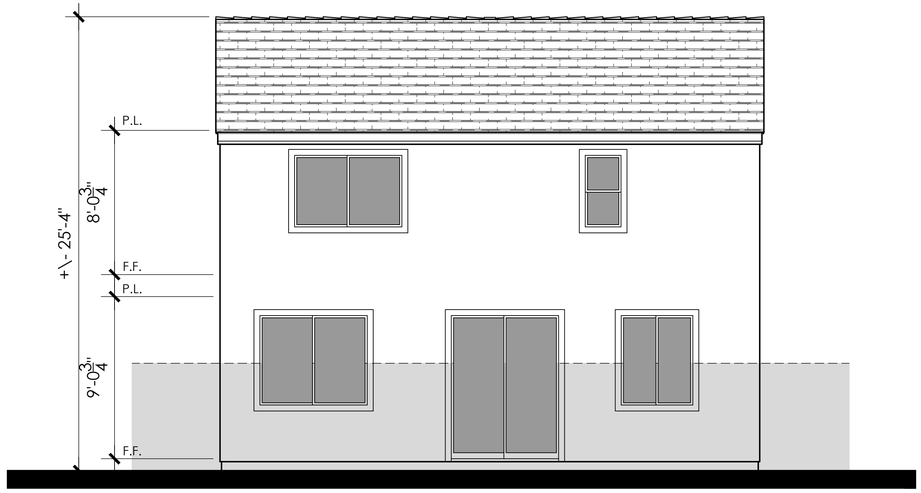
A1.2



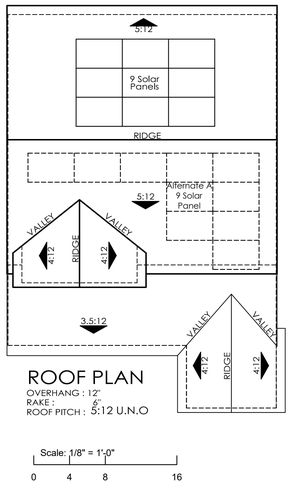
Second Floor
831 s.f.

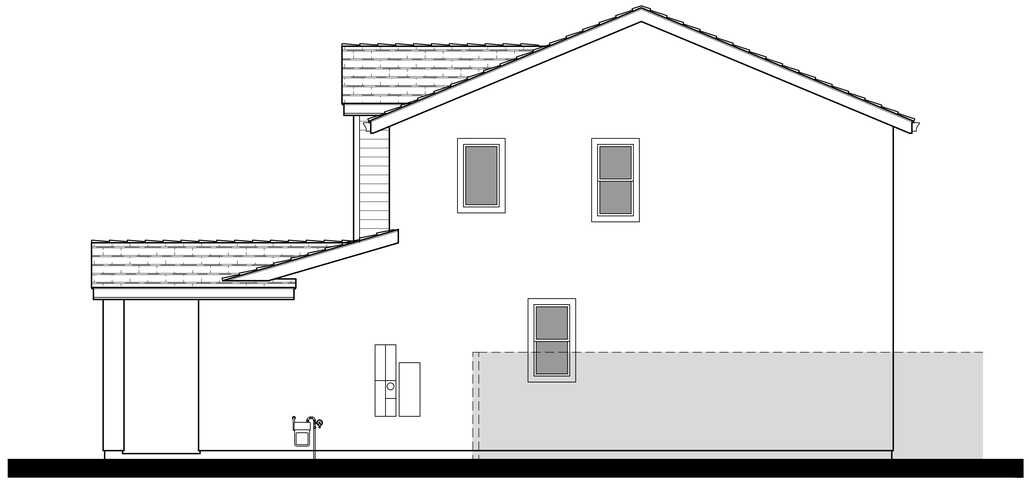


First Floor
698 s.f.

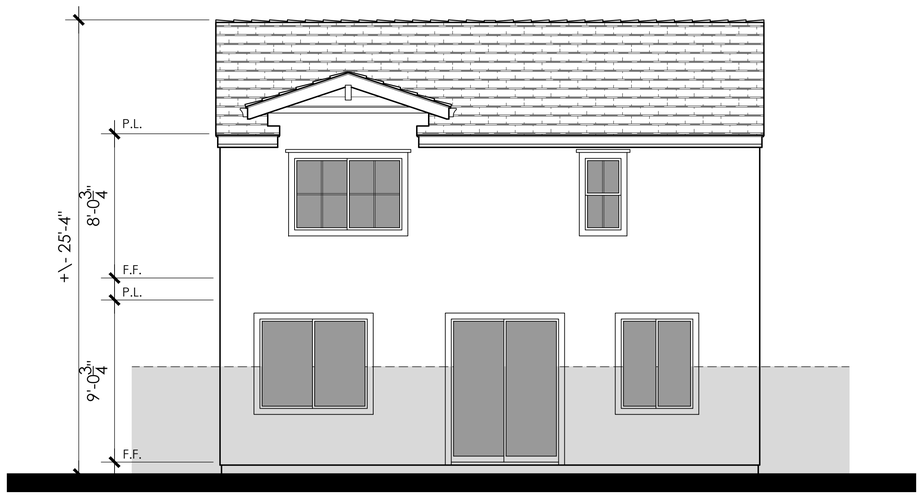


Rear Elevation

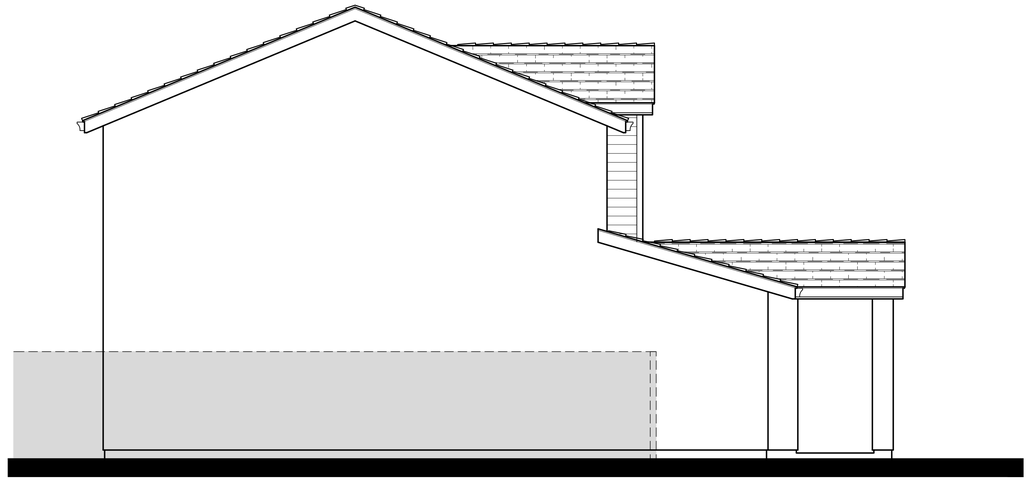




Right Elevation



Enhanced Rear Elevation



Left Elevation - Garage Side

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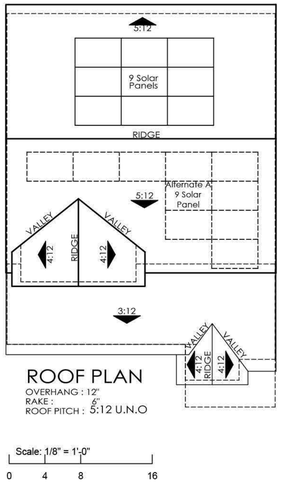
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

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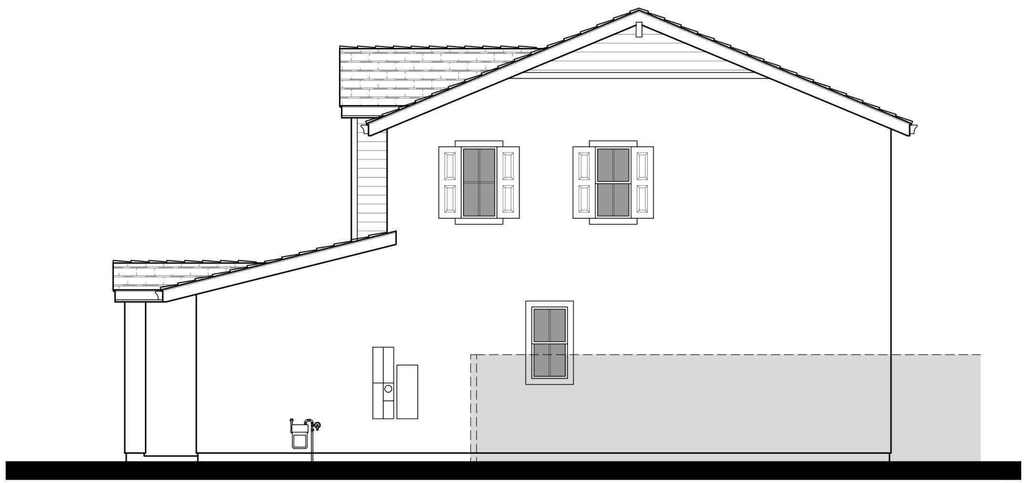
EXTERIOR ELEVATIONS PLAN 1B

A1.4

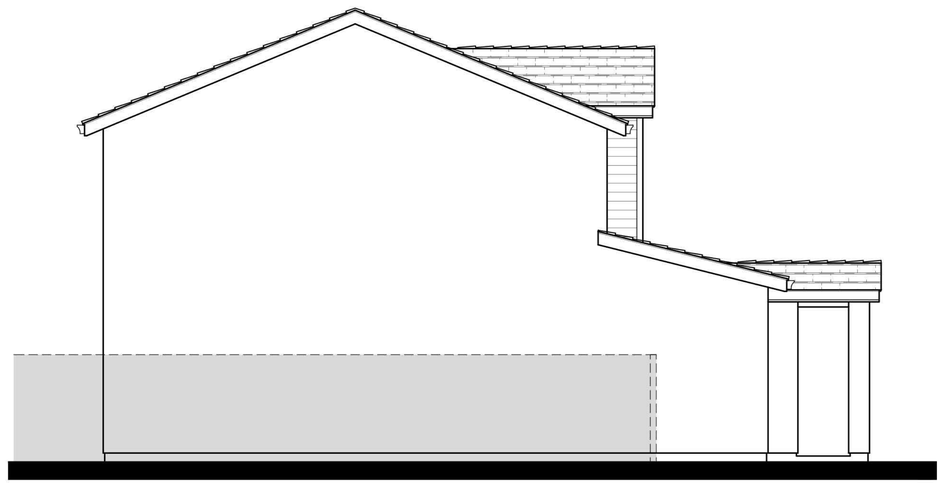




Front Elevation 1C
Scheme 3



Right Elevation



Left Elevation - Garage Side

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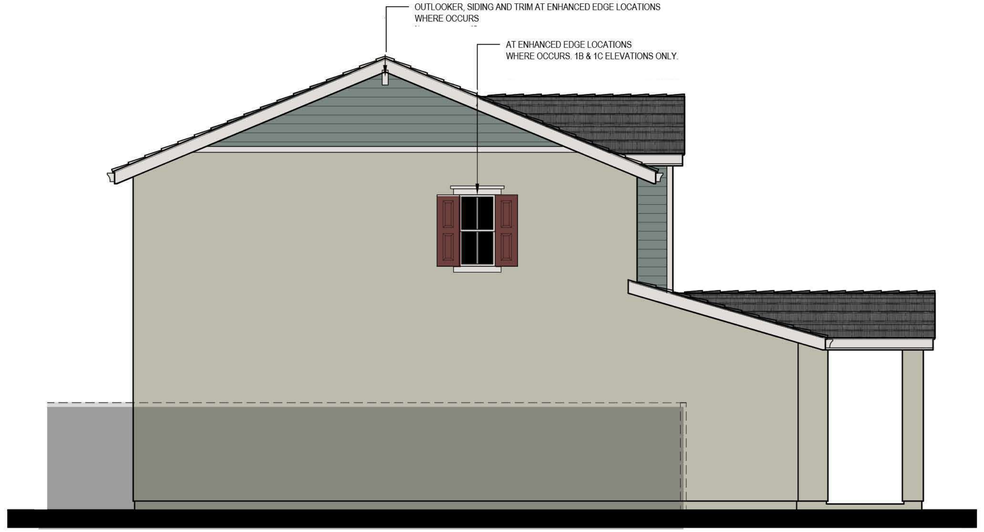
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

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0 2 4 8

EXTERIOR ELEVATIONS PLAN 1C

A1.5



Left Elevation - Garage Side

ELEVATION 'B' (ELEVATION 'C' SIMILAR)

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Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

Scale: 1/4" = 1'-0"
0 2 4 8

ENHANCED ELEVATIONS PLAN 1

A1.6



Front Elevation 2C
Scheme 5



Front Elevation 2B
Scheme 4

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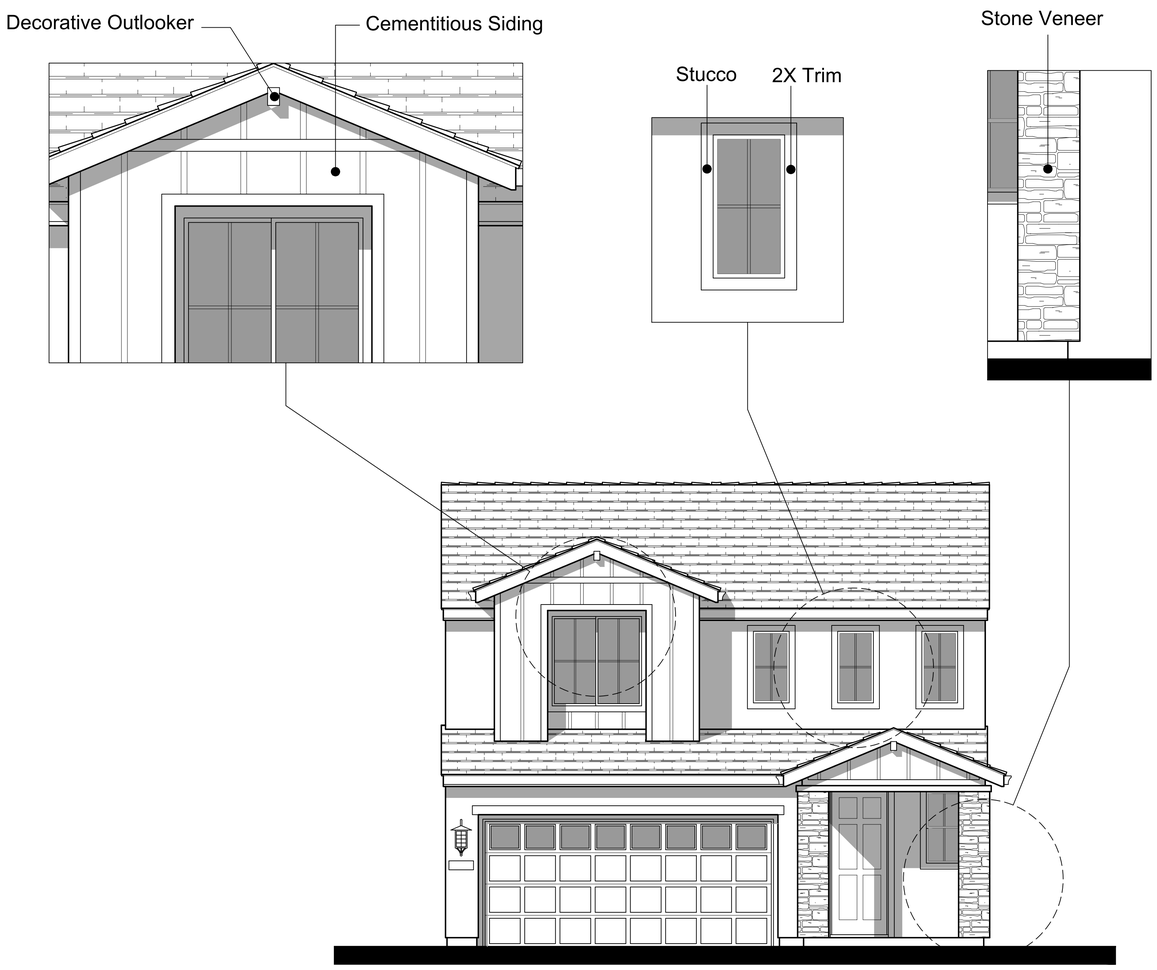
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

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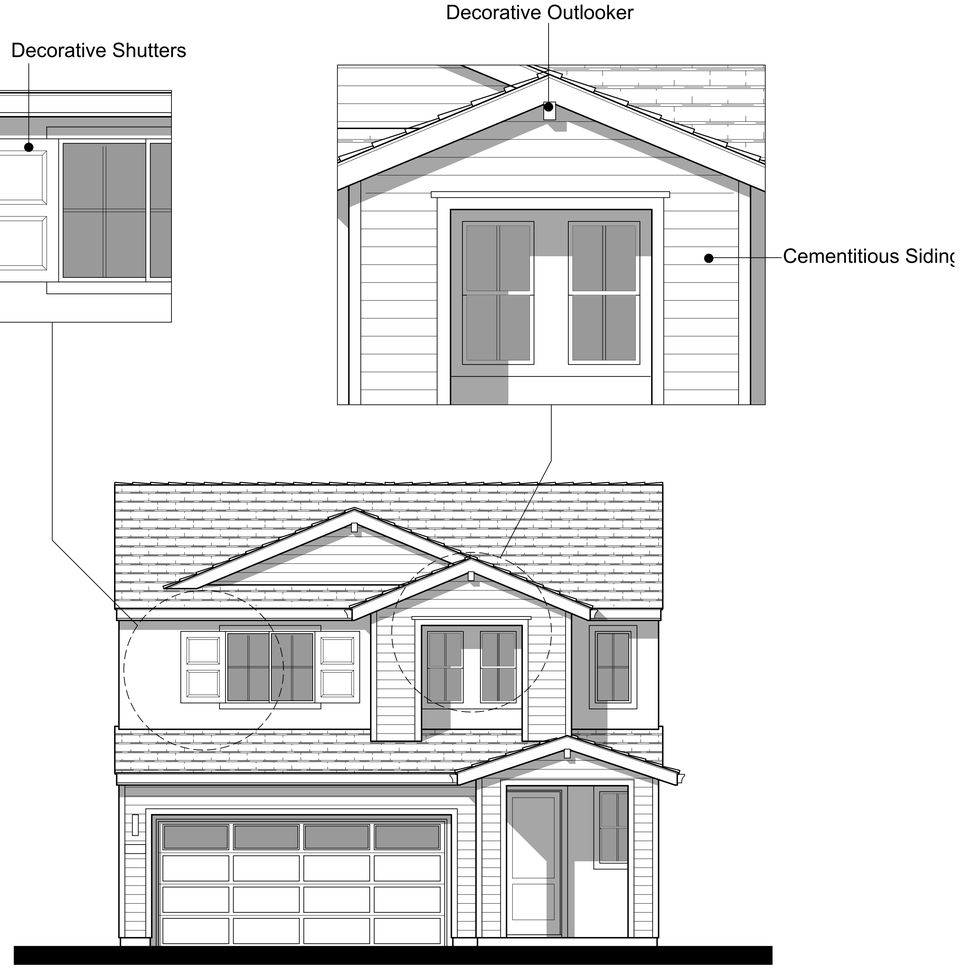
PLAN 2 FRONT ELEVATIONS

A2.0



Front Elevation 2C
Scheme 5

Materials - 'C'
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Siding
Stone Veneer
Enhanced Sills
Decorative Gable End Details



Front Elevation 2B
Scheme 4

Materials - 'B'
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Siding
Enhanced Sills
Decorative Gable End Details
Decorative Shutters

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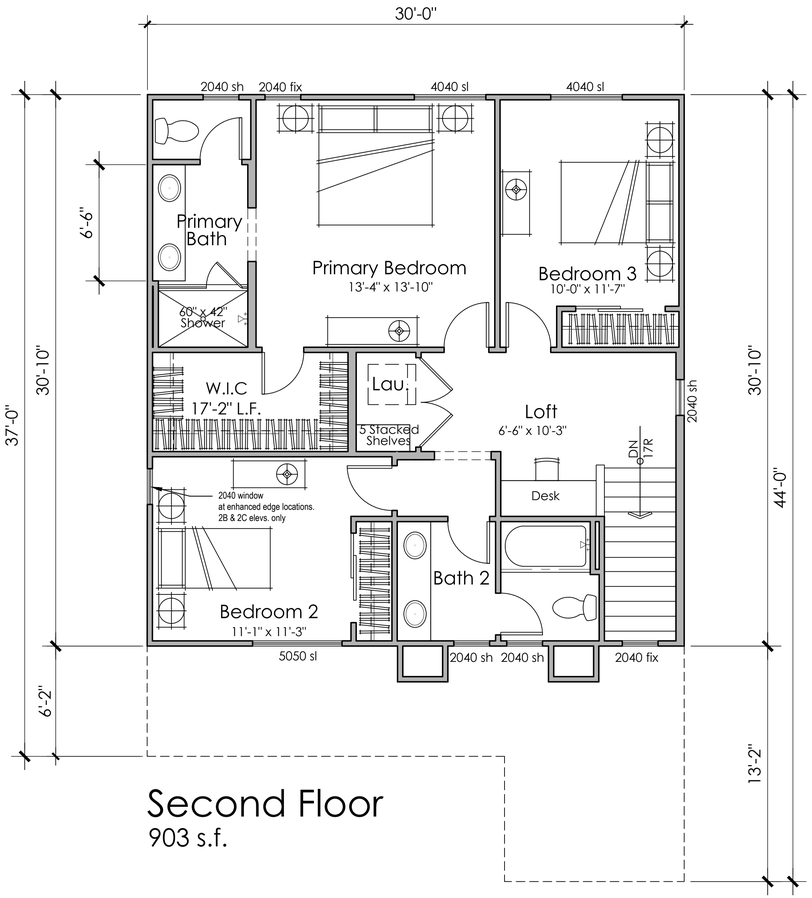
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

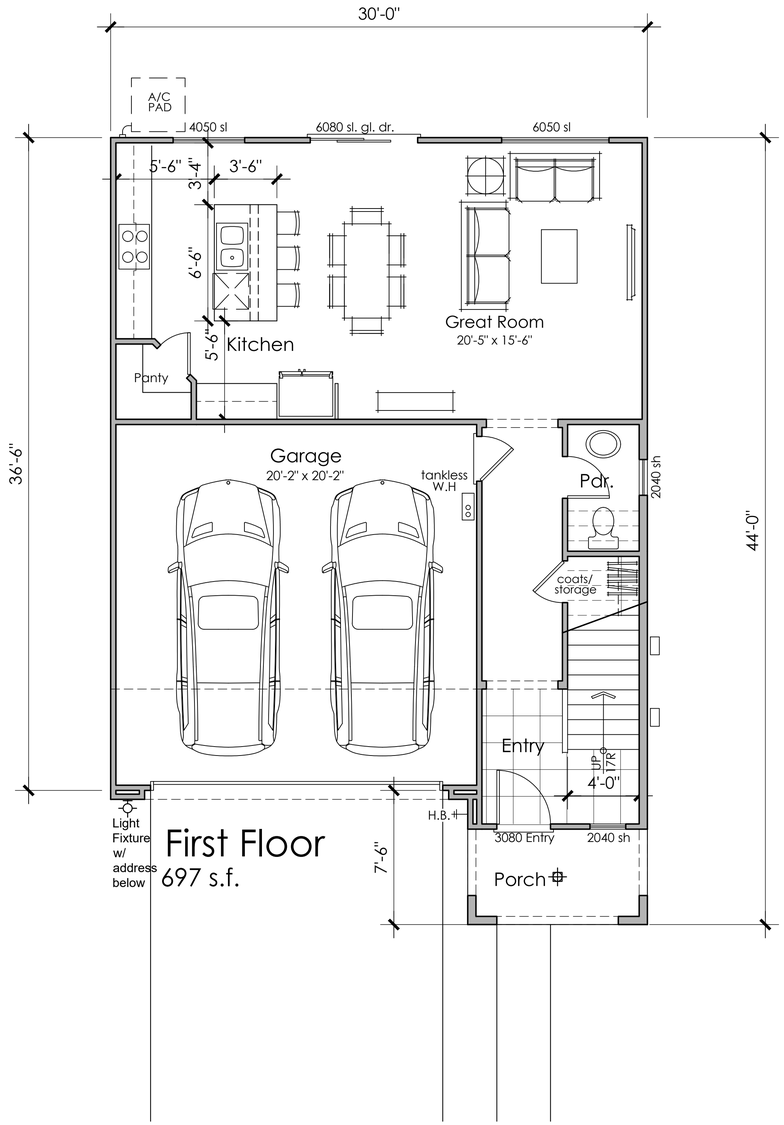
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0 2 4 8

PLAN 2 FRONT ELEVATIONS

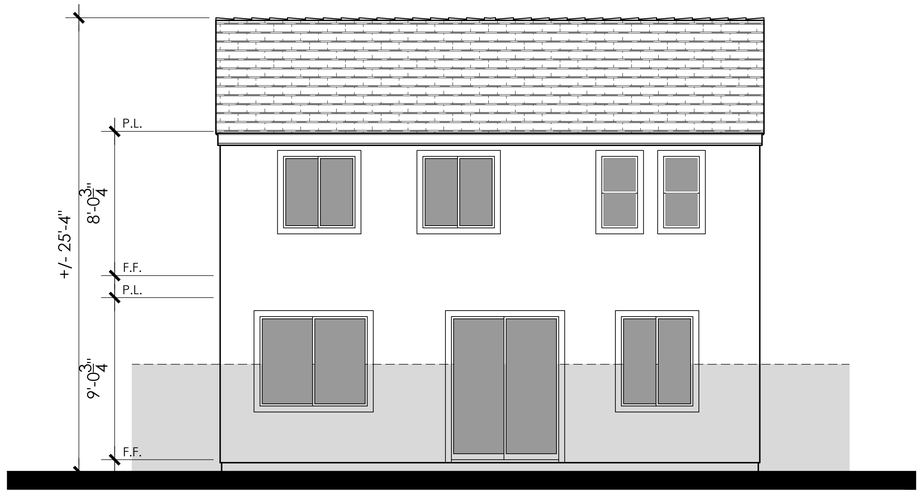
A2.0.1



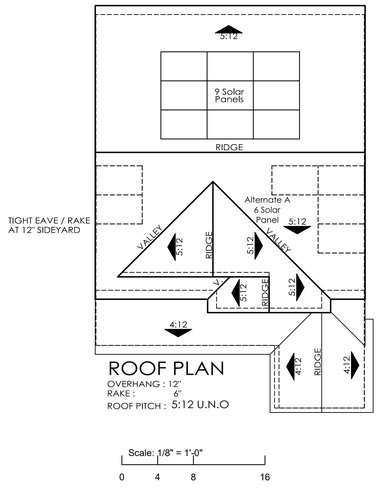
Second Floor
903 s.f.

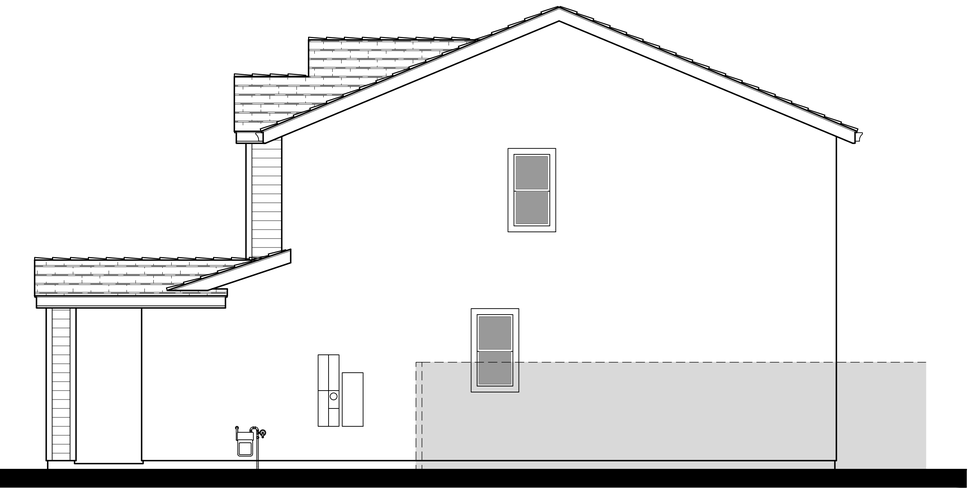


First Floor
697 s.f.

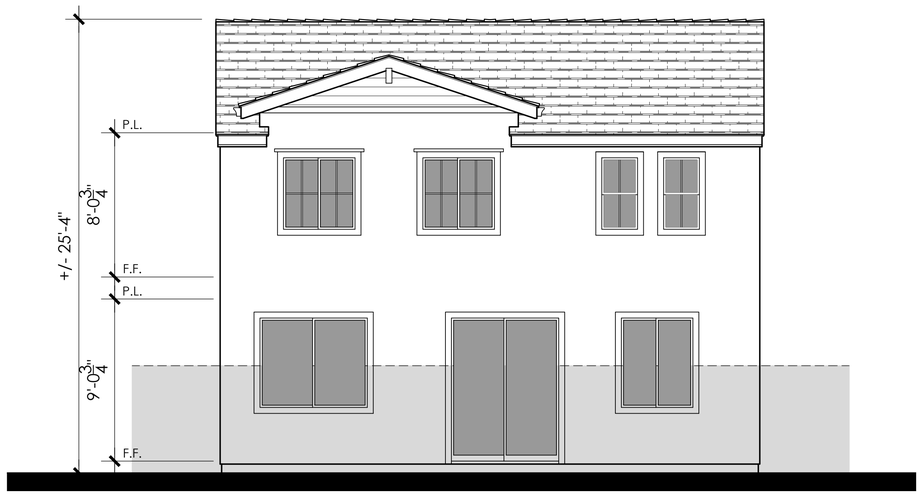


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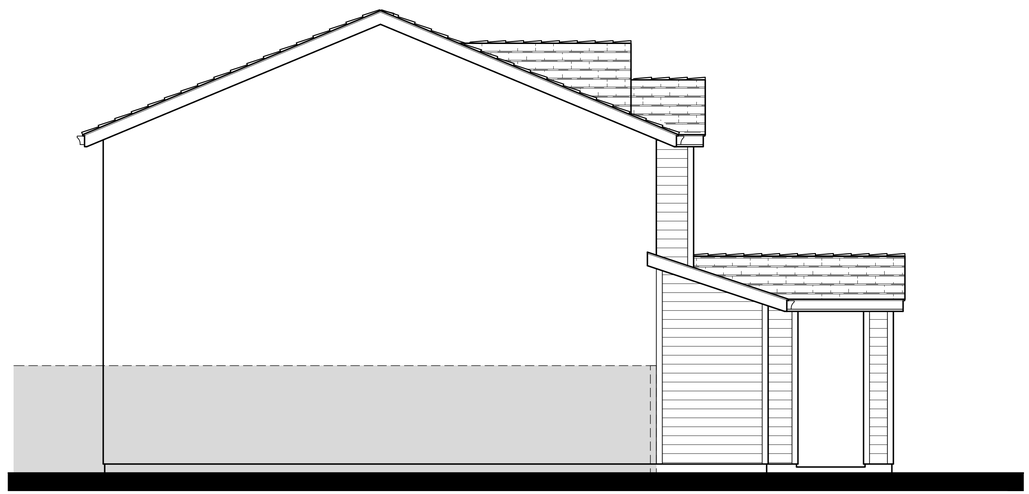




Right Elevation



Enhanced Rear Elevation



Left Elevation - Garage Side

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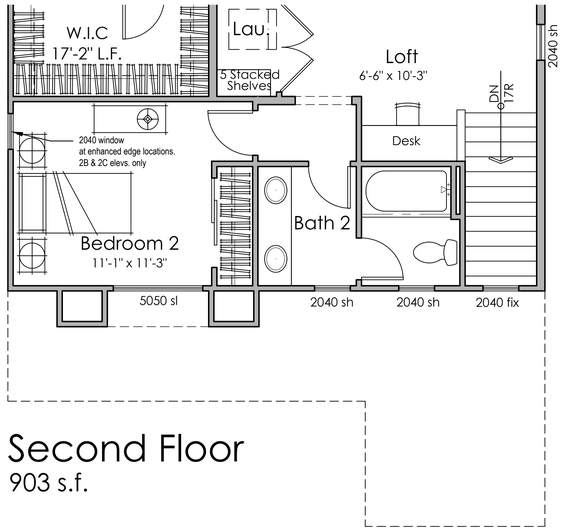
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

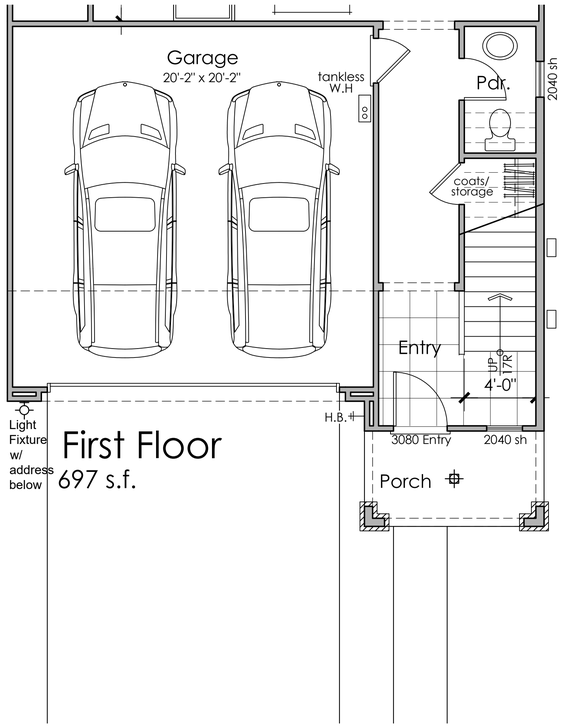
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0 2 4 8

EXTERIOR ELEVATIONS PLAN 2B

A2.2



Second Floor
903 s.f.



First Floor
697 s.f.

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Rancho Cordova, CA # 2021-0395

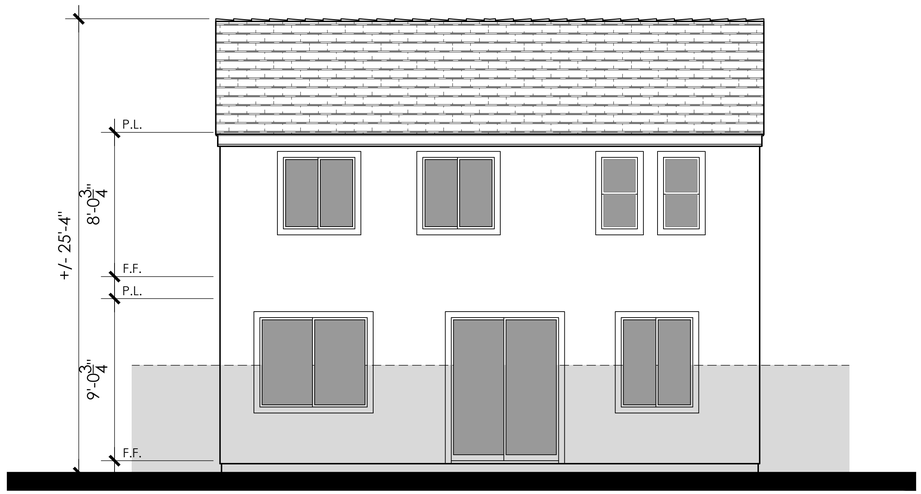
SCHEMATIC DESIGN
JUNE 14, 2022

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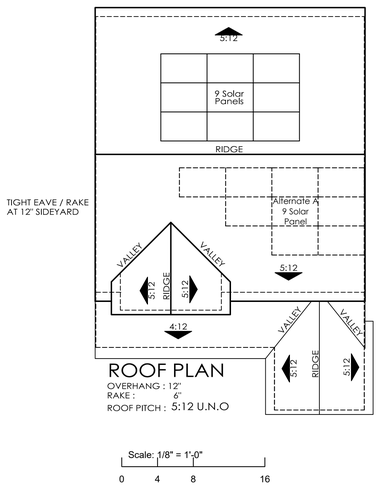
3 BEDROOMS
2.5 BATHS
1,600 S.F.

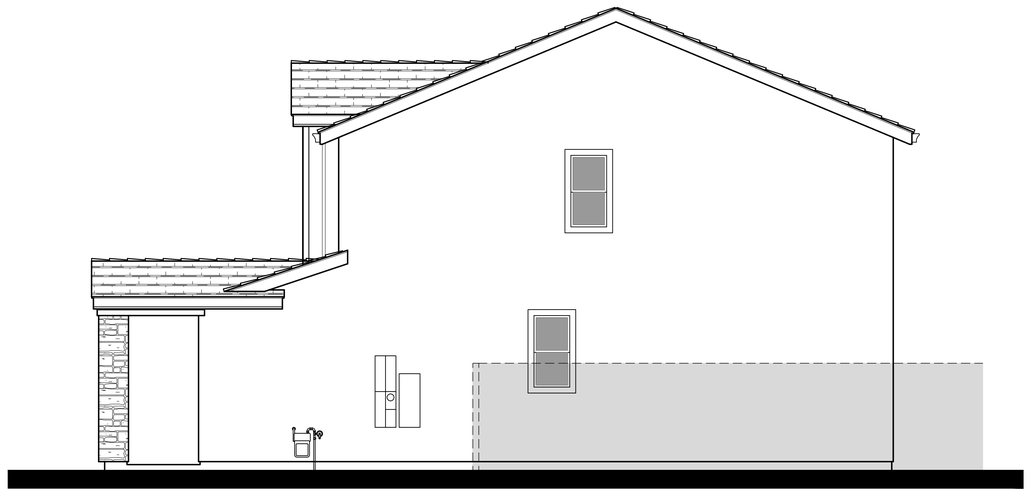
FLOOR PLAN 2C ADDENDA

A2.3

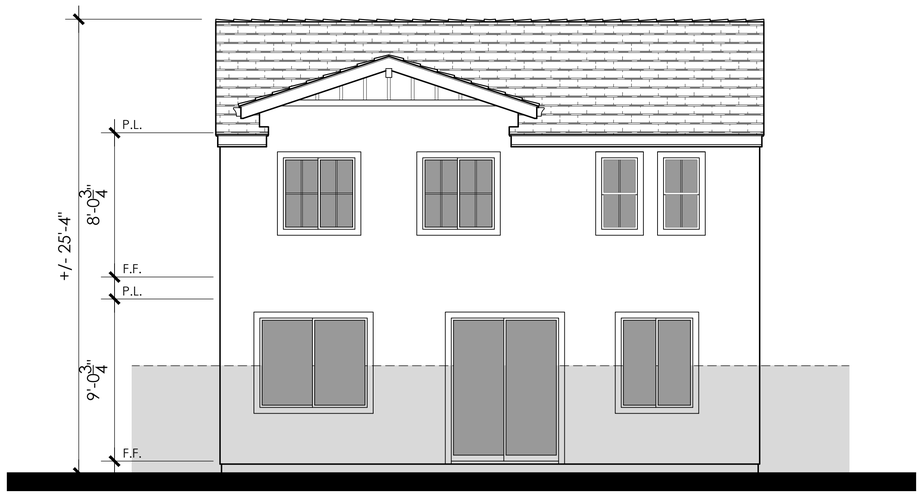


Rear Elevation

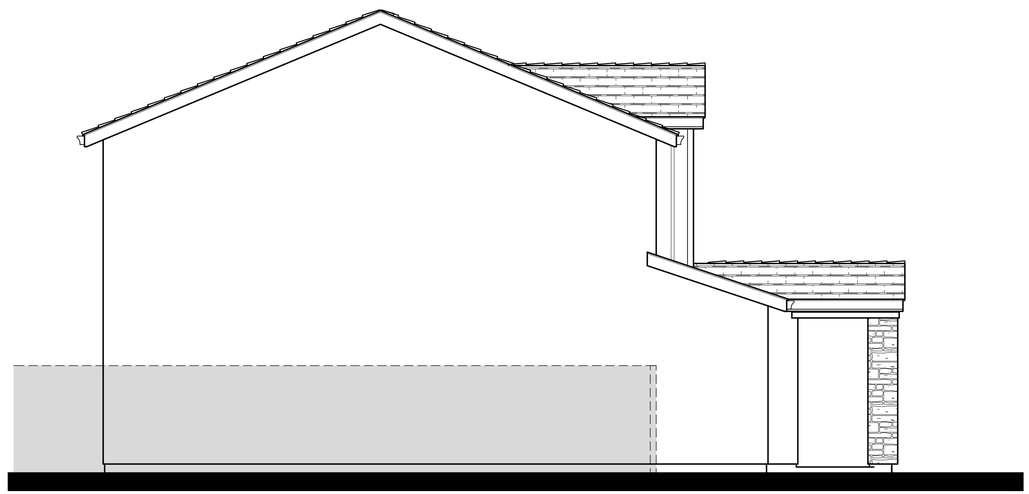




Right Elevation



Enhanced Rear Elevation



Left Elevation - Garage Side

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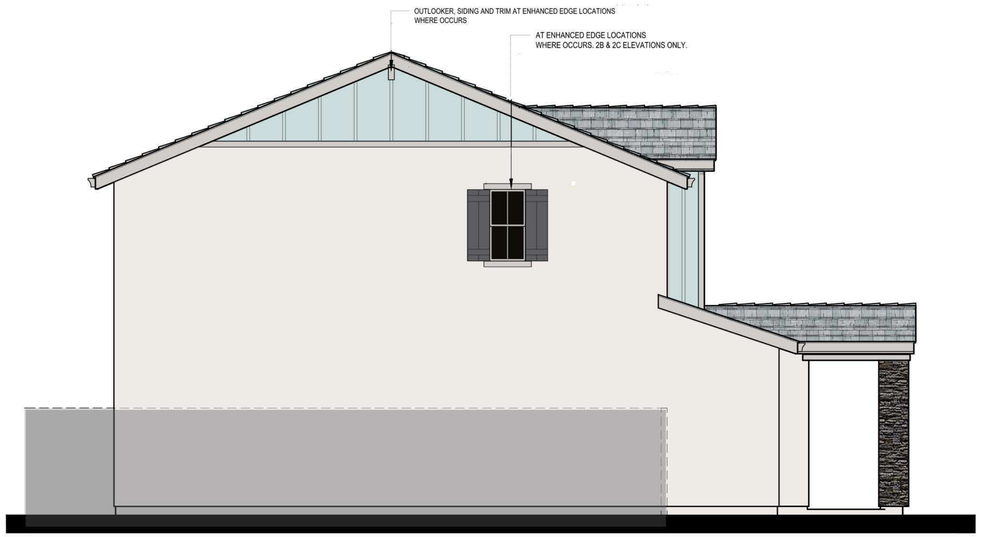
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

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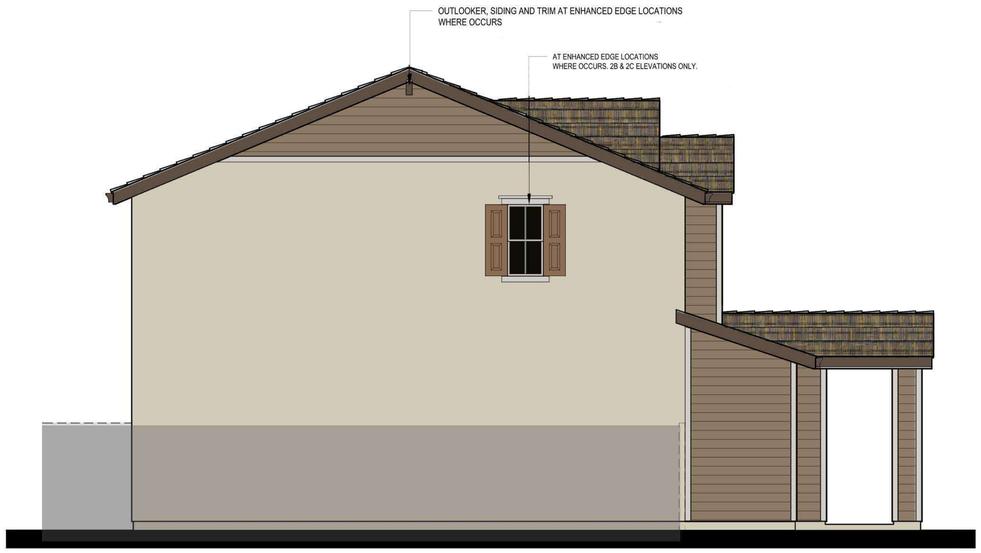
EXTERIOR ELEVATIONS PLAN 2C

A2.4



Left Elevation - Garage Side

ELEVATION 'C'



Left Elevation - Garage Side

ELEVATION 'B'

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SCHEMATIC DESIGN
JUNE 14, 2022

Scale: 1/4" = 1'-0"
0 2 4 8

ENHANCED ELEVATIONS PLAN 2

A2.5



Front Elevation 3C
Scheme 6



Front Elevation 3A
Scheme 2

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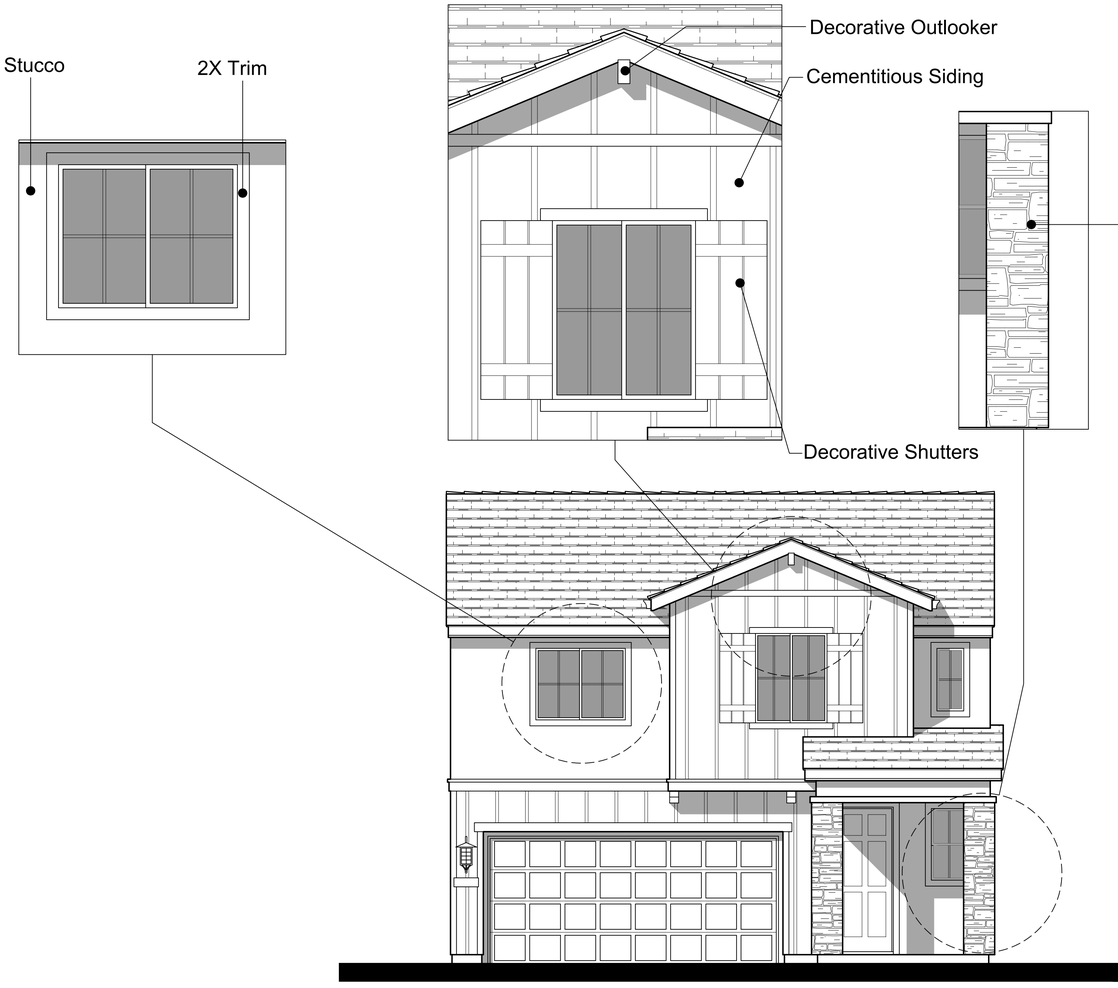
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

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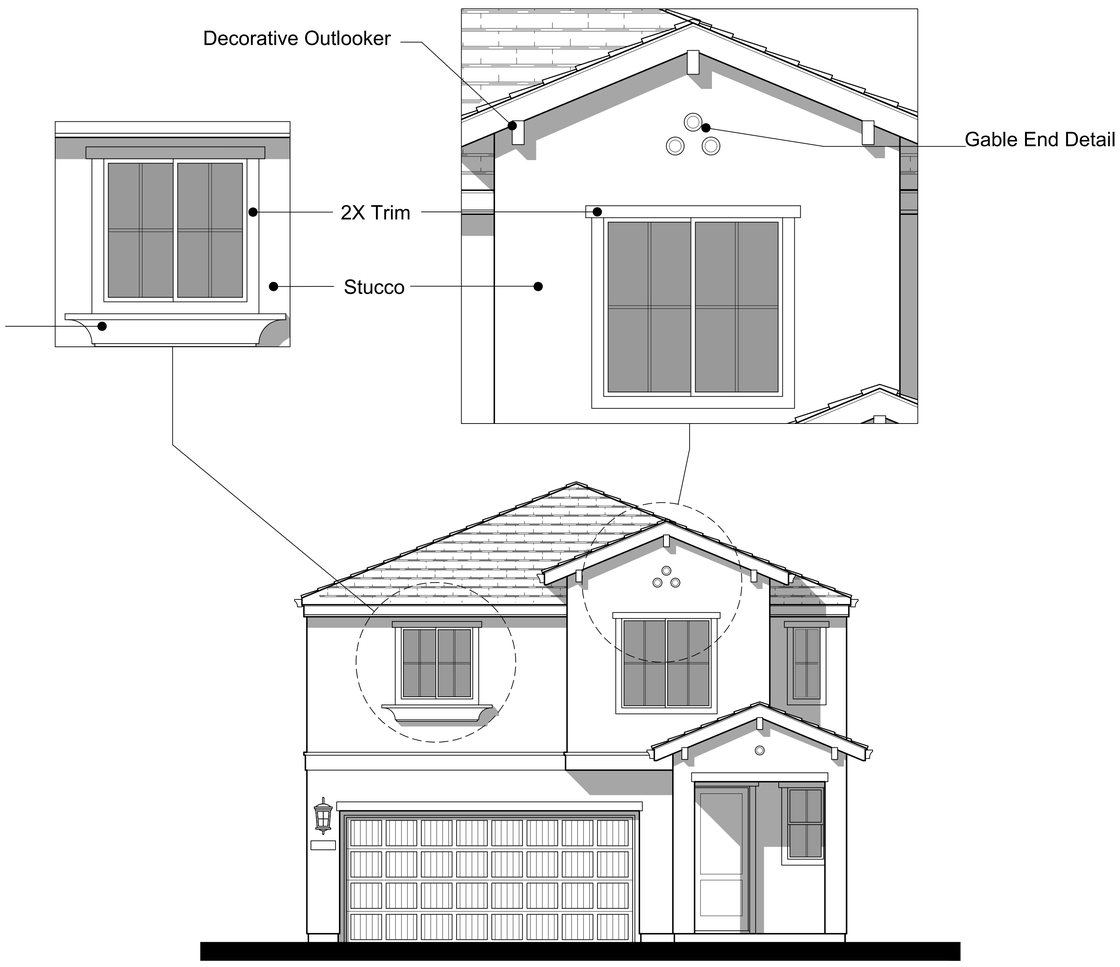
PLAN 3 FRONT ELEVATIONS

A3.0



Front Elevation 3C
Scheme 6

Materials - 'C'
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Siding
Stone Veneer
Decorative Shutters
Enhanced Sills
Decorative Gable End Details



Front Elevation 3A
Scheme 2

Materials - 'A'
Flat Concrete Tile Roofing
Stucco Finish
Stucco Trim
Decorative Gable End Details
Enhanced Sills

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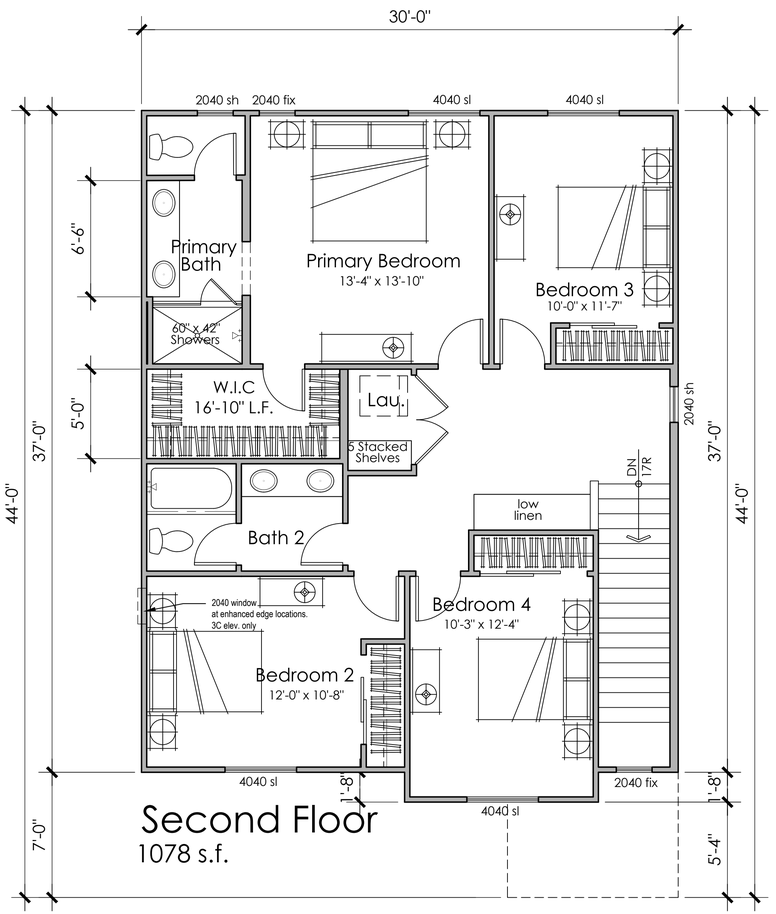
Sunridge Villas
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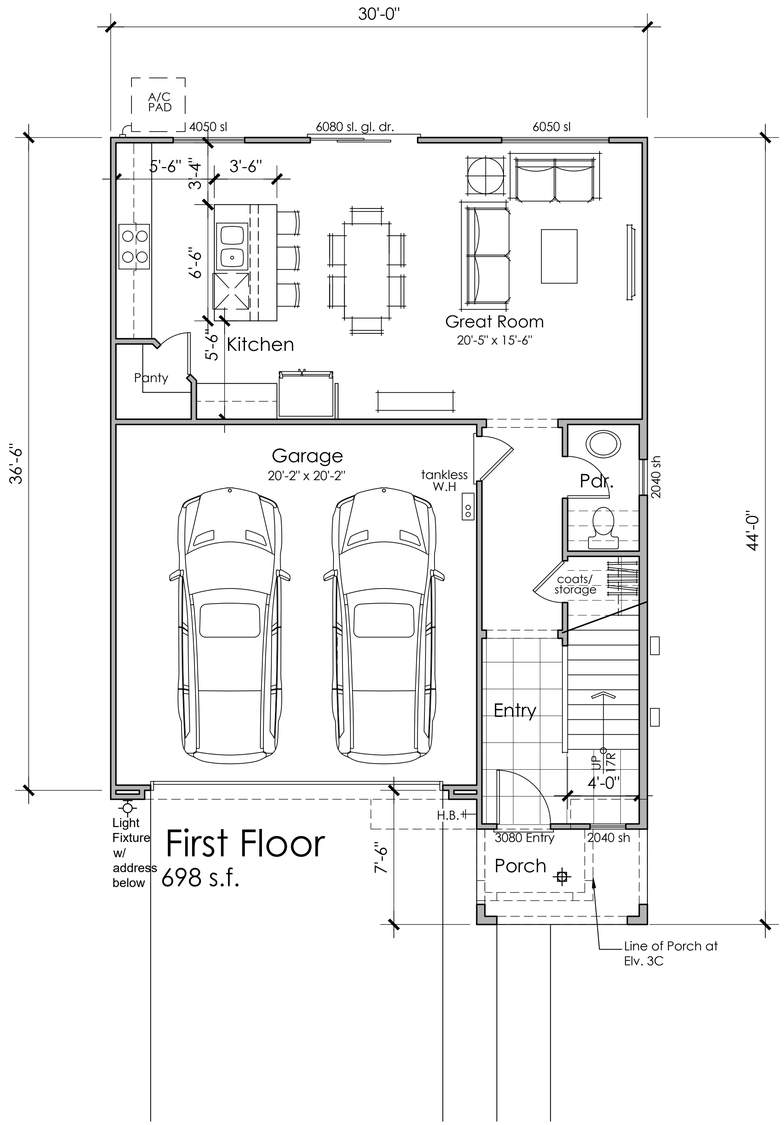
SCHEMATIC DESIGN
JUNE 14, 2022

Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 3 FRONT ELEVATIONS

A3.0.1





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Rancho Cordova, CA # 2021-0395

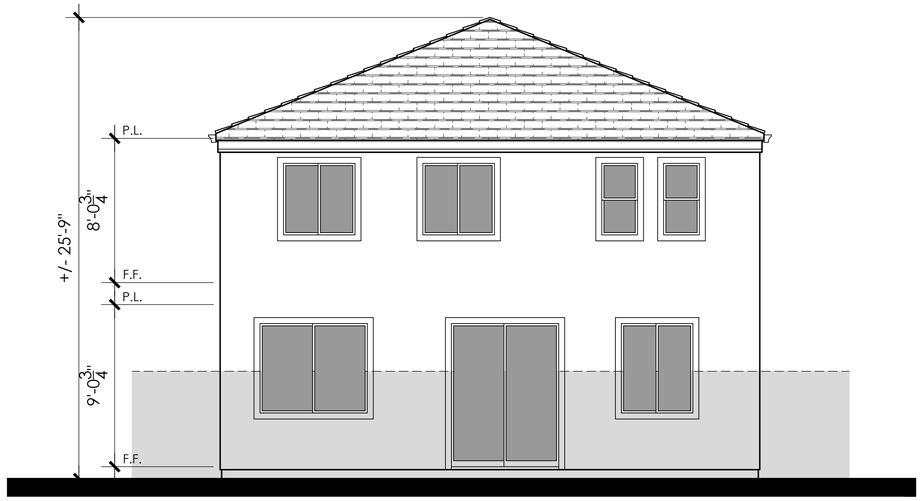
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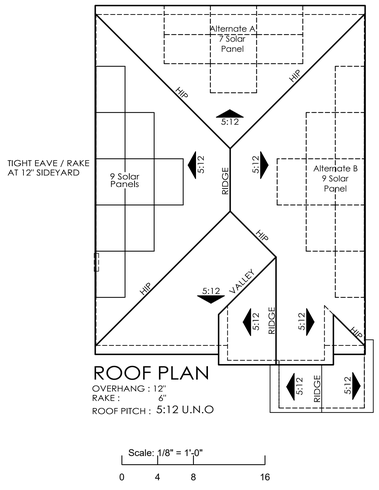
4 BEDROOMS
2.5 BATHS
1,776 S.F.

FLOOR PLAN 3

A3.1

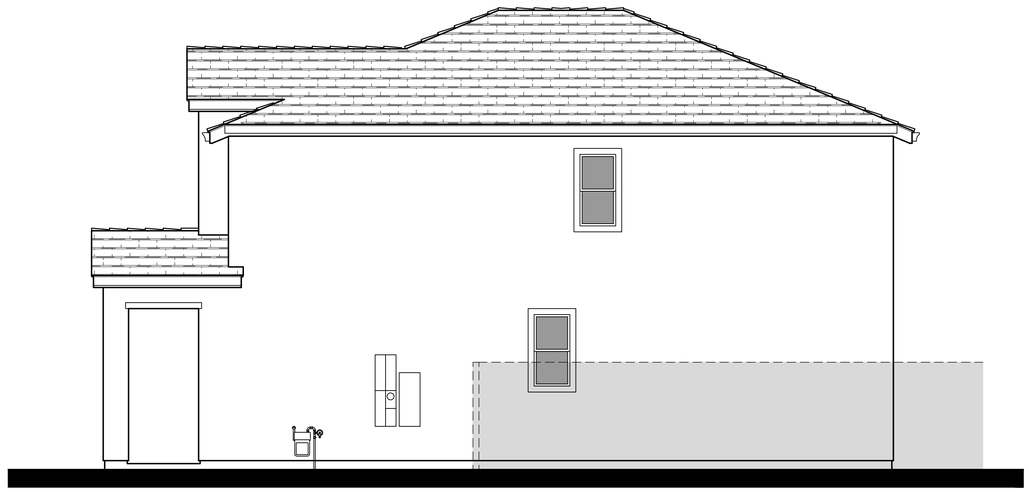


Rear Elevation

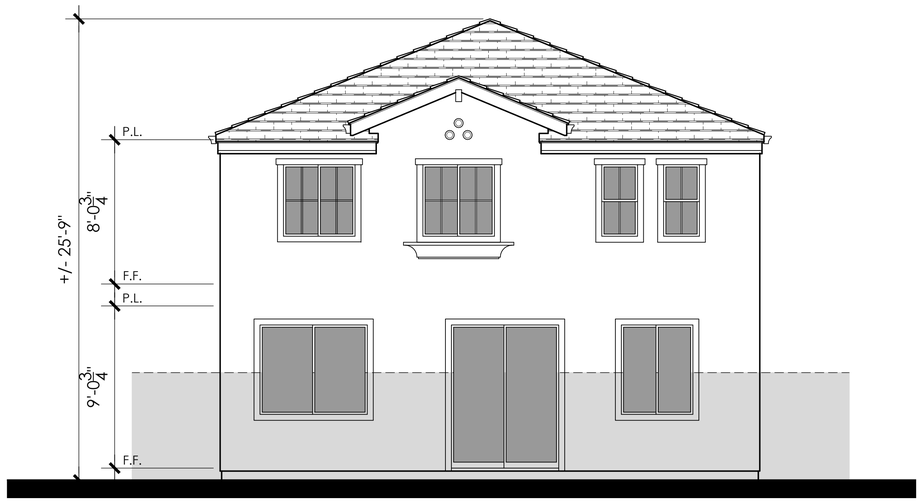


ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 5:12 U.N.O

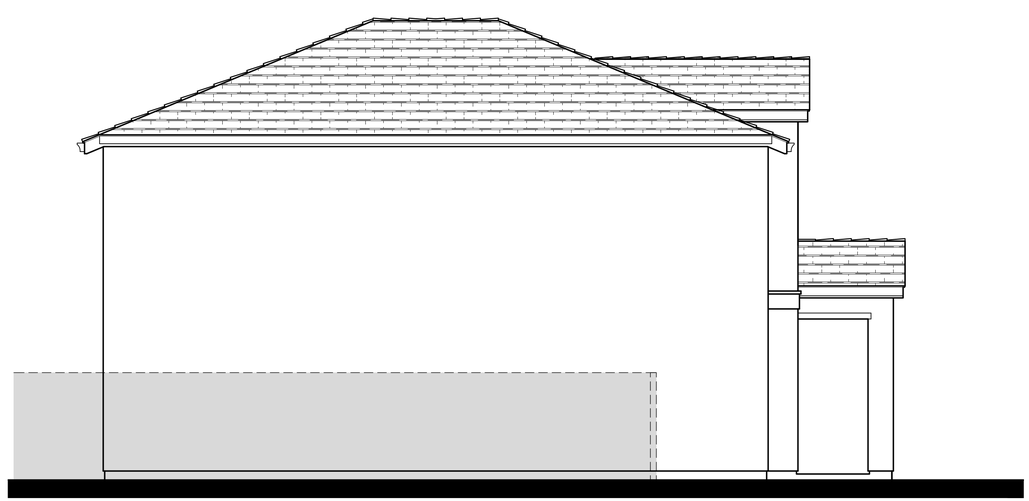
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0 4 8 16



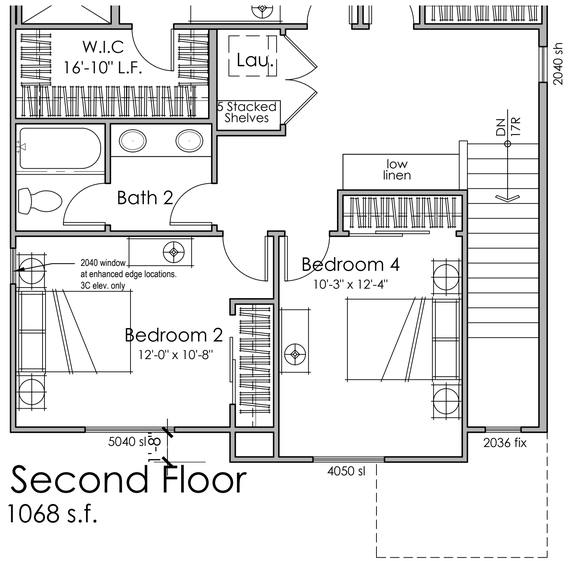
Right Elevation



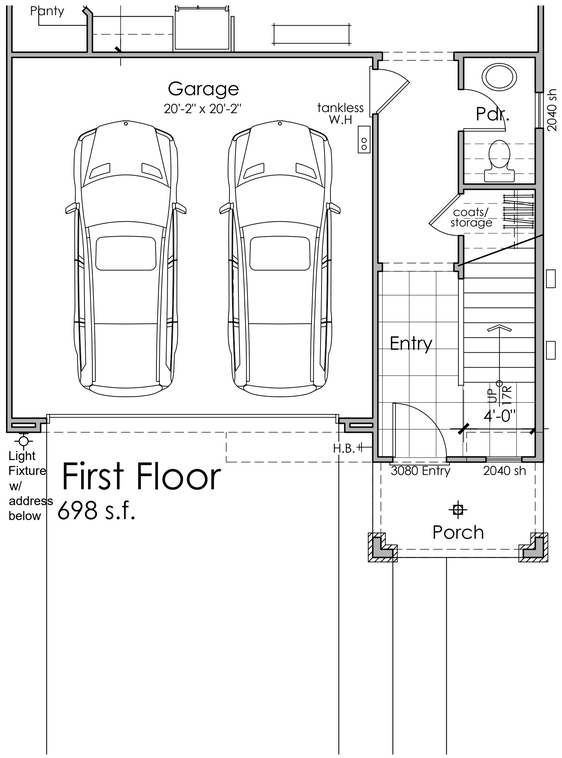
Enhanced Rear Elevation



Left Elevation - Garage Side



Second Floor
1068 s.f.



First Floor
698 s.f.

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Sunridge Villas
Rancho Cordova, CA # 2021-0395

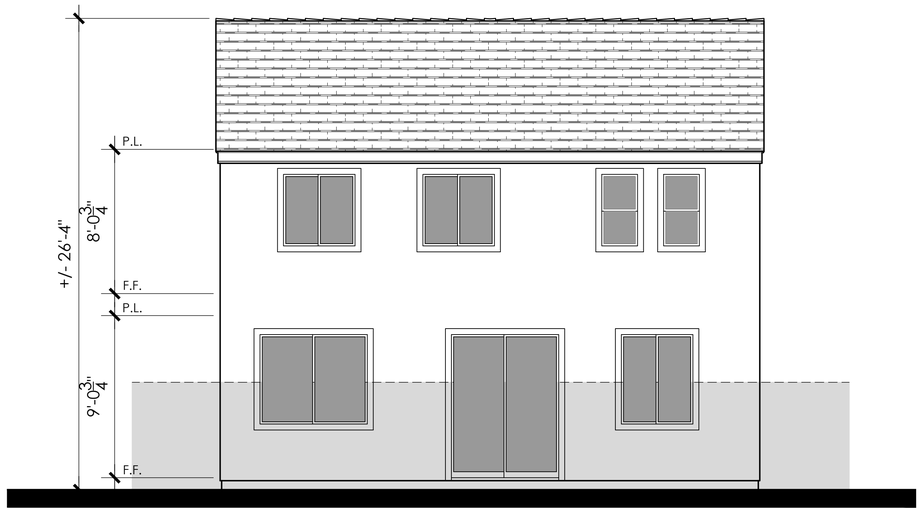
SCHEMATIC DESIGN
JUNE 14, 2022

Scale: 1/4" = 1'-0"
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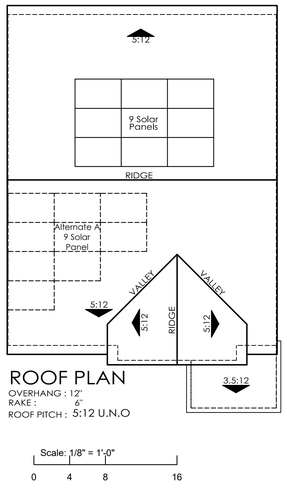
4 BEDROOMS
2.5 BATHS
1,765 S.F.

FLOOR PLAN 3C ADDENDA

A3.3

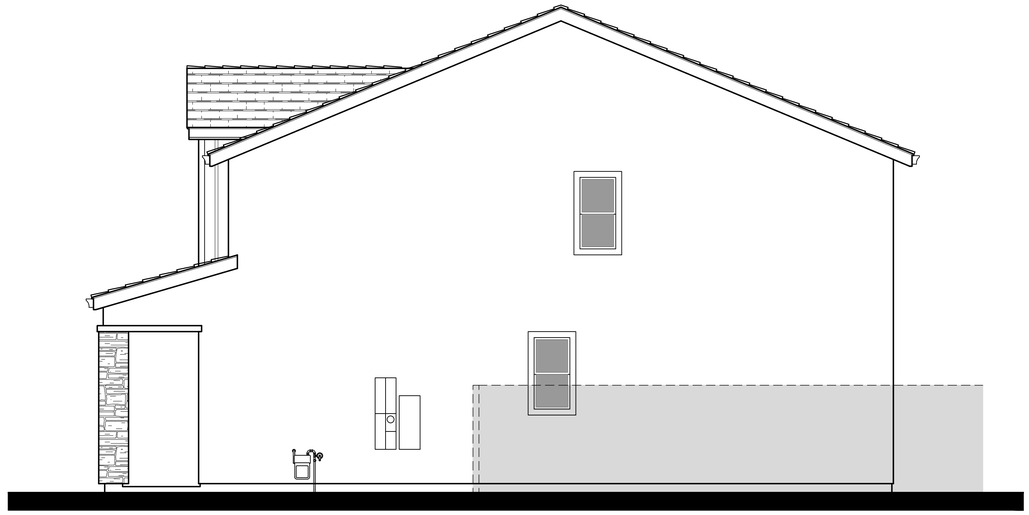


Rear Elevation



ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 5:12 U.N.O

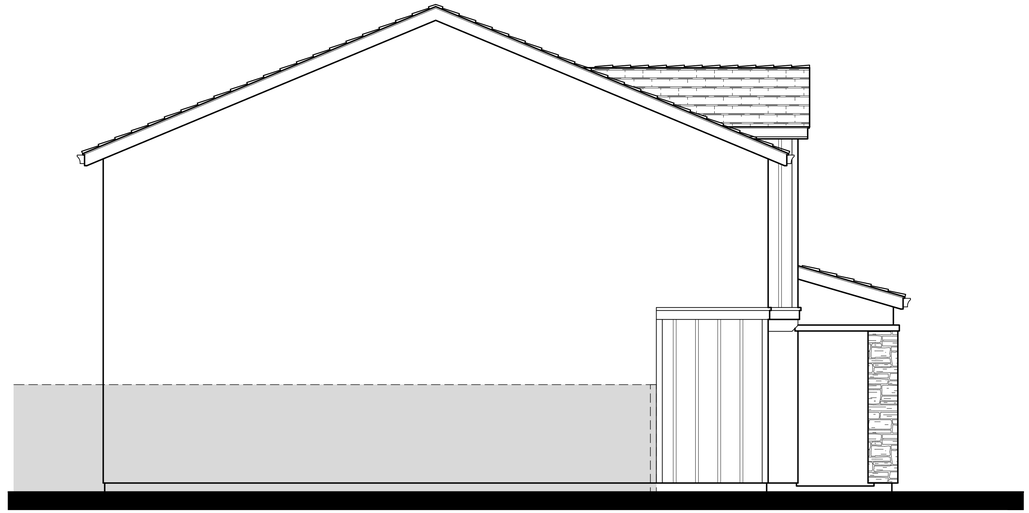
Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation



Enhanced Rear Elevation



Left Elevation - Garage Side

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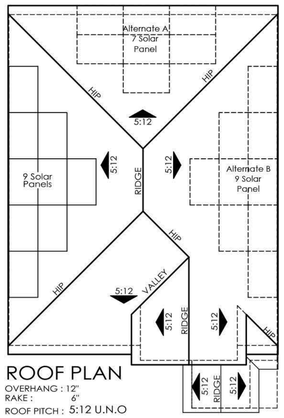
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

Scale: 1/4" = 1'-0"
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EXTERIOR ELEVATIONS PLAN 3C

A3.4

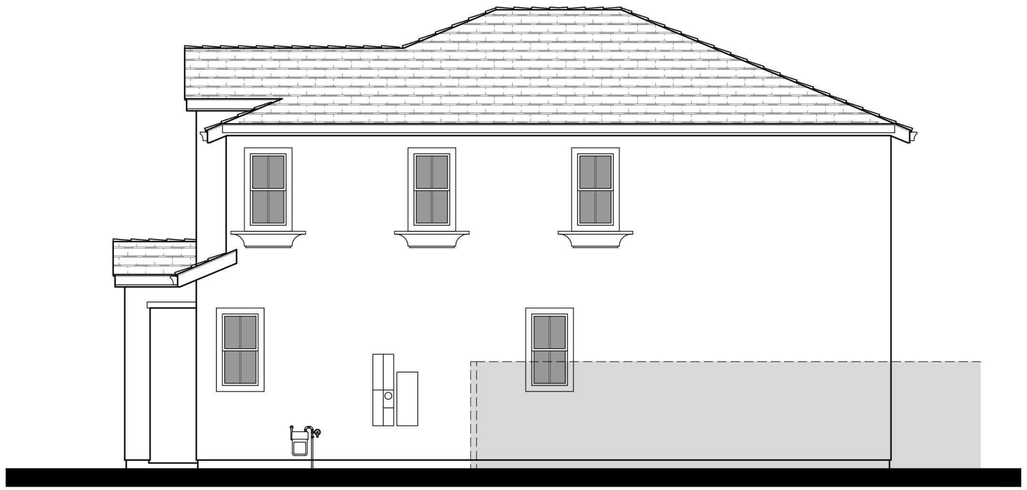


ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 5:12 U.N.O

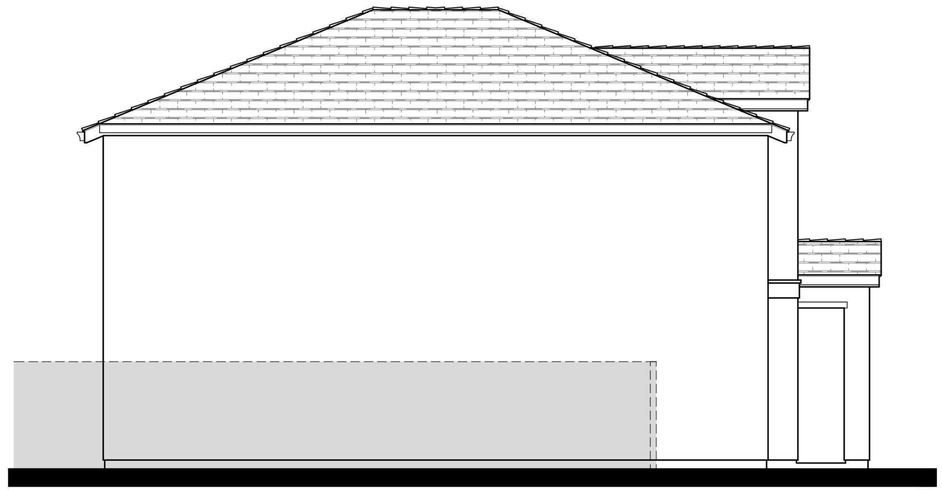
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Front Elevation 3B
Scheme 2



Right Elevation



Left Elevation - Garage Side

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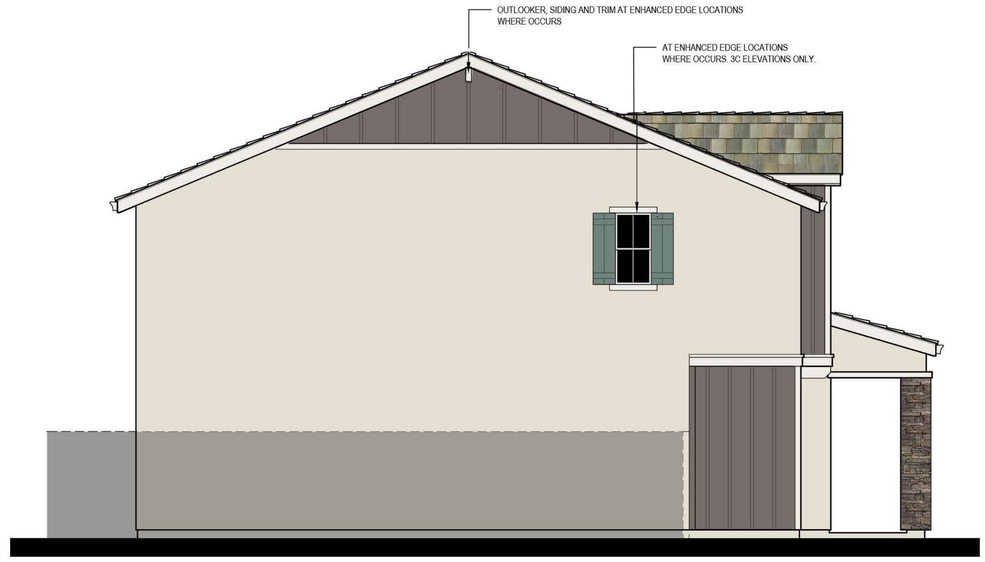
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS PLAN 3B

A3.5



Left Elevation - Garage Side

ELEVATION 'C'

MANUFACTURERS
PPG Paints
Boral Roofing
El Dorado Stone

	Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5	Scheme 6
STUCCO BODY	PPG 1021-3 DISCOVER	PPG 1006-3 EARLY EVENING	PPG 1032-2 HURRICANE HAZE	PPG 1027-2 SKIPPING STONES	PPG 1002-1 SILVER FEATHER	PPG 1008-1 FOCUS
FASCIA / EAVES / ALL TRIM	PPG 1021-2 SYNCHRONICITY	PPG 1022-5 EIFFEL TOWER				
SIDING BODY / SIDING GABLE			PPG 10-06 THUNDERBOLT	PPG 1097-6 RAIN BARREL		
SIDING BODY / CORNERBOARDS GABLESIDING					PPG 10-27 TRADEWINDS	PPG 1008-6 ARTILLERY
GARAGE DOORS / GABLE DECOR PIPES	PPG 1006-5 SO SUBLIME	PPG 1020-6 WICKER BASKET				
FASCIA / EAVES / GARAGE DOOR			PPG 1001-7 BLACK MAGIC	PPG 1024-7 FRIARS BROWN		
FASCIA / EAVES / TRIM / GARAGE DOOR					PPG 1002-3 COOL SLATE	PPG 1006-1 GYPSUM
ENTRY DOORS	1013-6 GRAY FLANNEL	1036-7 MOSTLY METAL				
TRIM/ CORNER BOARDS			14-03 SEAGULL	1007-4 HOT STONE		
ENTRY DOORS / SHUTTERS					1010-7 ZOMBIE	1136-6 DWARF SPRUCE
ROOF MATERIAL - FLAT SHAKE PROFILE	1FBCJ3181 SMOKEY TOPAZ	1FBCJ4072 SAHARA QUARTZ				
ENTRY DOORS/ SHUTTERS			13-03 BURGUNDY WINE	1079-6 CARAVEL BROWN		
STONE MATERIAL - STACKED STONE					BLACK RIVER	CHAPEL HILL
ROOF MATERIAL - FLAT SHAKE PROFILE			1FCBF1430 CHARCOAL BLEND	1FBCF3233 BROWN BLEND	1FACS5037 NATURAL MARBLE	1FACS0330 APPALACHIAN BLEND

LANDSCAPE CONSTRUCTION DOCUMENTS FOR:

Sunridge Villas

Common Areas and Typical Residential Conditions
RANCHO CORDOVA, CALIFORNIA

A.P.N. 067-0030-040

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ACTIVE USE/PARK LAYOUT PLAN	L-1
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COMMON AREA IRRIGATION PLANS	L-10 TO L-13
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APPROVED BY:

DATE:

DIRECTOR OF PLANNING
SACRAMENTO COUNTY WATER AGENCY

APPROVED BY:

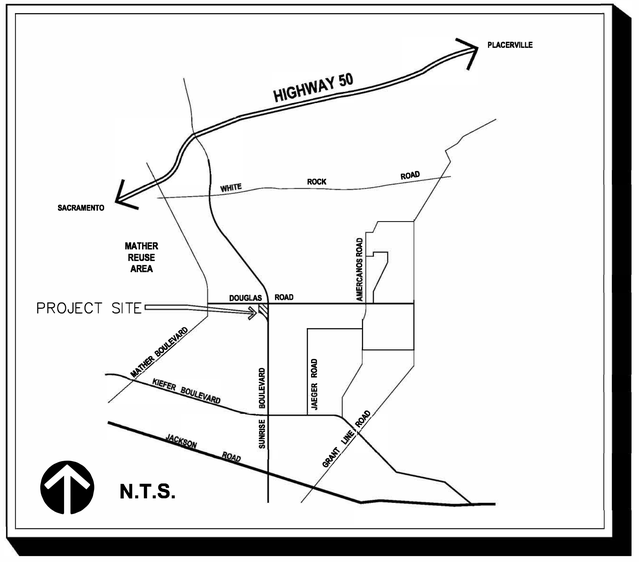
DATE:

DIRECTOR OF PLANNING
CITY OF RANCHO CORDOVA

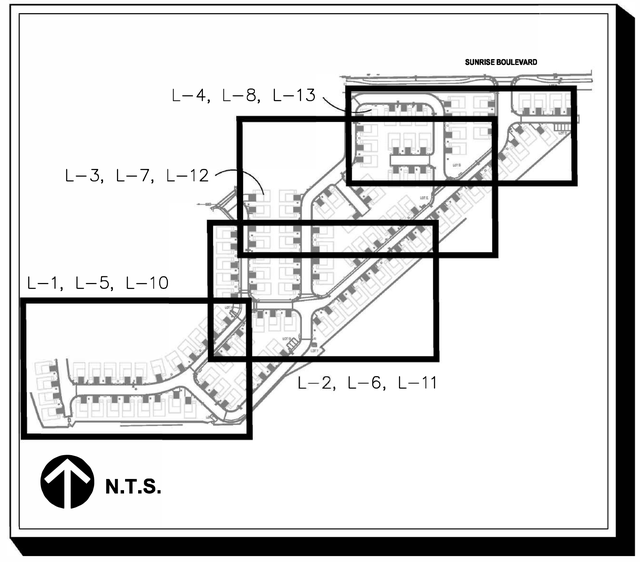
LANDSCAPE PLAN ABBREVIATIONS

R =	RADIUS
EQ.	EQUAL DISTANCE ON LENGTH, FIELD CONFIRM
+/-	APPROXIMATE DISTANCE, FIELD CONFIRM
P.L.	PROPERTY LINE
C.L.	CENTER LINE
MIN.	MINIMUM DIMENSION, CLEARANCE OR SLOPE
INL.	INLET ELEVATION - IN
INV.	INVERT ELEVATION - OUT
FG	FINISH GRADE, 2" BELOW ADJACENT PAVING
FS	FINISH SURFACE
HP	HIGH POINT
EX.	EXISTING - ELEVATION, TREE, UTILITY
CU. YDS.	CUBIC YARDS
LIN. FT.	LINEAR FEET
O.C.	ON-CENTER
C.M.U.	CONCRETE MASONRY UNIT
RCV	REMOTE CONTROL VALVE
P.S.I.	POUNDS PER SQUARE INCH
G.P.M.	GALLONS PER MINUTE
APPROVED	PRE-APPROVED MATERIAL THAT MEETS SPEC.

VICINITY MAP



SITE MAP



CALL BEFORE YOU DIG
USA
UNDERGROUND SERVICE ALERT
CA:800-642-2444

Residential Planted/Irrigated Area: 40,365 S.F.

Common Area/Lettered Lots Planted/Irrigated Area: 15,455 S.F.

"I AGREE TO COMPLY WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION AND LANDSCAPE DESIGN PLAN.

BY: _____

DATE: _____

CONSULTANTS:

CIVIL ENGINEER: MORTON - PITALO ENGINEERS
600 COOLIDGE DRIVE, SUITE 140
FOLSOM CA 95630
(916) 927.2400

UTILITY ENGINEER: PREMIER UTILITY
11171 SUN CENTER DRIVE
RANCHO CORDOVA, CA 95741
(916) 240-2309

PREPARED FOR:

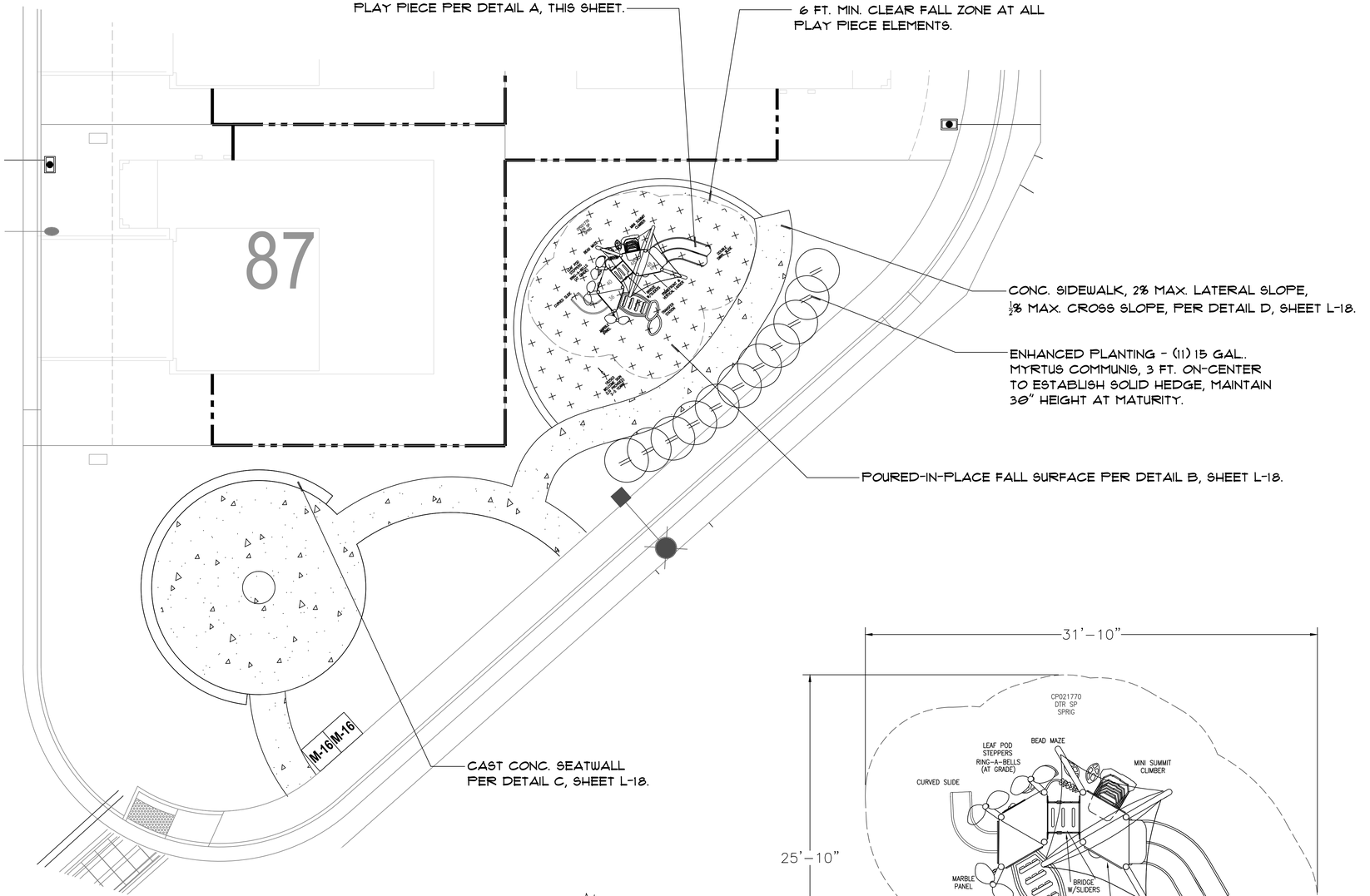
Saris Regis Group - Northern California

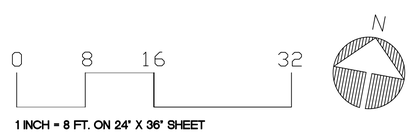
901 Mariners Island Blvd, Suite 700
San Mateo, CA 94404
(650) 377.5805

REGISTERED LANDSCAPE ARCHITECT
Scott E. Folsom
Lic. #4740
Exp. July 30, 2022
Date
STATE OF CALIFORNIA

PREPARED BY:

Great Valley Design, Inc.
Regionally Appropriate Landscapes
1219 Spruce Lane
Davis, CA
(530) 231.5890
www.grtvalley.com
California Registered Landscape Architect # 4740





1 INCH = 8 FT. ON 24" X 36" SHEET

TOTAL ELEVATED PLAY COMPONENTS 7			
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	7	REQUIRED	4
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	3	REQUIRED	2
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	3	REQUIRED	3

Estimated manufacturing time:
4 weeks from the time of LSI order acceptance, or receipt of SkyWays release of fabrication form if applicable.

Smart Play®
(2-5 years)
Max Fall Height: 48 inches

TOTAL SQUARE FOOTAGE
589 SQ.FT.

landscape structures

IT IS THE MANUFACTURERS OPINION AND INTENT THAT THE USE AND LAYOUT OF THESE COMPONENTS CONFORM WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) STANDARD ASTM F1487

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 2-5 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US, PRIOR TO CONSTRUCTION, DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, DRAINAGE, ETC. SHOULD BE OBTAINED AND CAREFULLY UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF. ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT EDITION). THE PLAY AREA SHOULD BE GRADED AND DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

DESIGNED BY:

COPYRIGHT: 5/10/21
LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH • P.O. BOX 148
DELANO, MINNESOTA 55328
PH: 1-800-328-0033 FAX: 1-763-972-6091

Date	Previous Drawing #	Initials

			Landscape Structures	SYSTEM TYPE: Smart Play DRAWING #: 6502	ISO 14001:2015 FS 31512 · ISO 9001:2015 Certified

A 2-5 YR. OLD PLAY PIECE, #6502 by LANDSCAPE STRUCTURES
1" = 4'-0"

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REGISTERED LANDSCAPE ARCHITECT
Scott S. Kahler
Lic. #4740
Exp. July 31, 2024
Date
STATE OF CALIFORNIA

Sunridge Villas
Common Area Landscape Improvements
Rancho Cordova, CA

Revisions

MARK	DATE	DESCRIPTION

Rec. Amenities Layout Plan

SCALE:	1" = 8' - 0"	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
			L-1
FILE NAME:	_01621Amenities.dwg		

TREE SCHEDULE

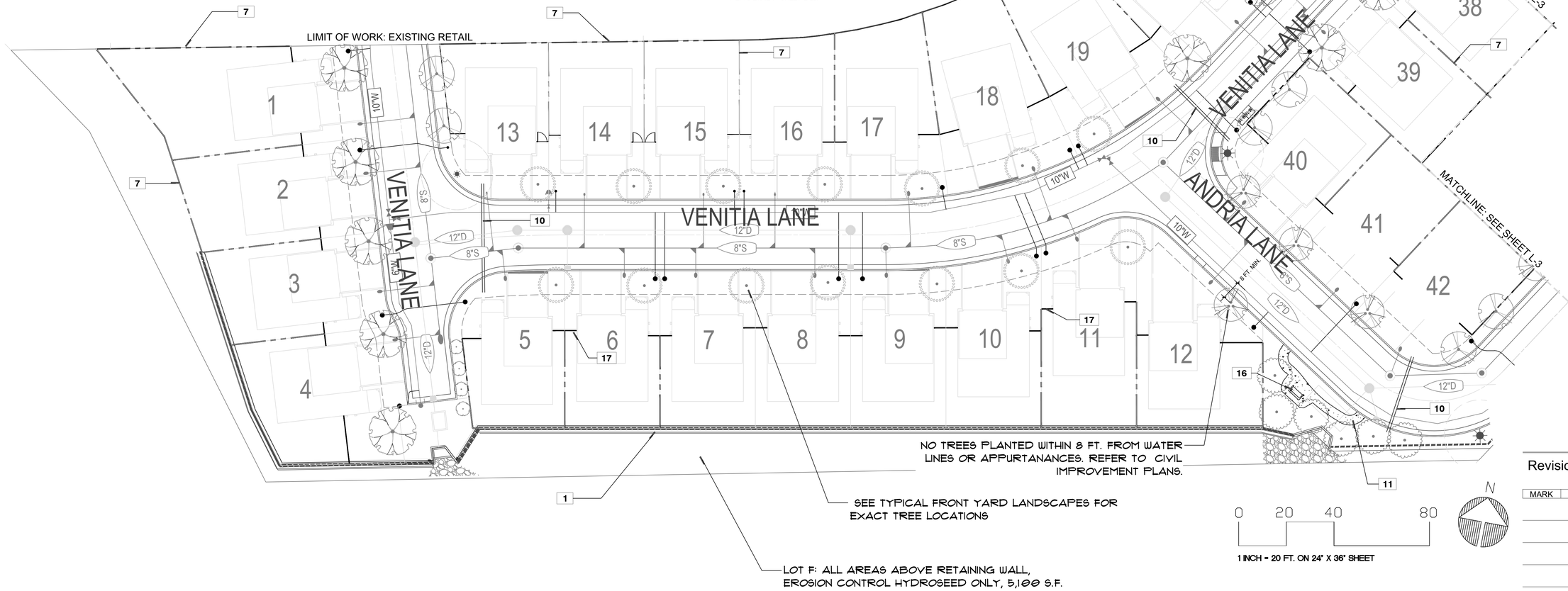
SIDEYARD TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	WATER USE	HT. X WD.
	POD MAK	PODOCARPUS MAKI / FERN PINE	24"	29	MED	12' X 6'
SPECIMEN TREES	**CODE**	**BOTANICAL / COMMON NAME**				
	ACE TRU	ACER TRUNCATUM / SHANGTUNG MAPLE	15 GAL	4	MED	20' X 25'
	ARB MAR	ARBUTUS MARINA / STRAWBERRY TREE	24"	3	MED	30' X 20'
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*NOTE: 25% OF ALL TREES TO BE 24" BOX CONTAINER SIZE, OR AS DIRECTED BY THE CITY ARBORIST

**NOTE: 30% OF ALL PROPOSED TREES ARE REQUIRED TO BE EVERGREEN, OR AS DIRECTED BY THE CITY ARBORIST.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	MASONRY WALL PER CIVIL ENGINEER, SEE DETAIL A, SHEET L-18.
2	ACCESSIBLE PLAY STRUCTURE AND CLEAR ZONE, #6502 BY LANDSCAPE STRUCTURES, PER DETAIL A, SHEET L-1.
3	CONC. MOW CURB PER DETAIL E, SHEET L-18.
4	POURED PLAY SURFACE AT CHILDREN'S PLAY EQUIPMENT PER DETAIL B, SHEET L-18.
5	CAST-IN-PLACE SEAT WALL PER DETAIL C, SHEET L-18.
6	LIGHT POLE PER CIVIL ENG., NO TREE PLANTING WITHIN 20 FT.
7	WOOD GOOD NEIGHBOR FENCE PER DETAIL DETAIL F, SHEET L-23.
8	1" IRRIGATION CONNECTION, 1" METER AND BACKFLOW LOCATION PER CIVIL IMPROVEMENTS, SEE SACRAMENTO COUNTY WATER AGENCY DETAILS AND NOTES SHEET L-19.
9	STAMPED ASPHALT: PATTERN-HERRINGBONE, COLOR-SANDSTONE
10	IRRIGATION SLEEVES PER CIVIL ENG. AT STREET CROSSINGS, (2) 4" SCH. 80 P.V.C., 24" COVER MIN.
11	4" THICK CONCRETE PAVING PER DETAIL D, SHEET L-18.
12	4 FT. TALL TUBE STEEL PERIMETER FENCE PER DETAIL A, SHEET L-19.
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SEE SHEET L-6 FOR SHRUB/GROUNDCOVER PLANTING
SEE SHEET L-10 FOR IRRIGATION PLAN
SEE SHEET L-28 FOR NOTES AND SPECIFICATIONS

CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
CA:800-642-2444

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Exp: July 30, 2024
Date
STATE OF CALIFORNIA

Sunridge Villas

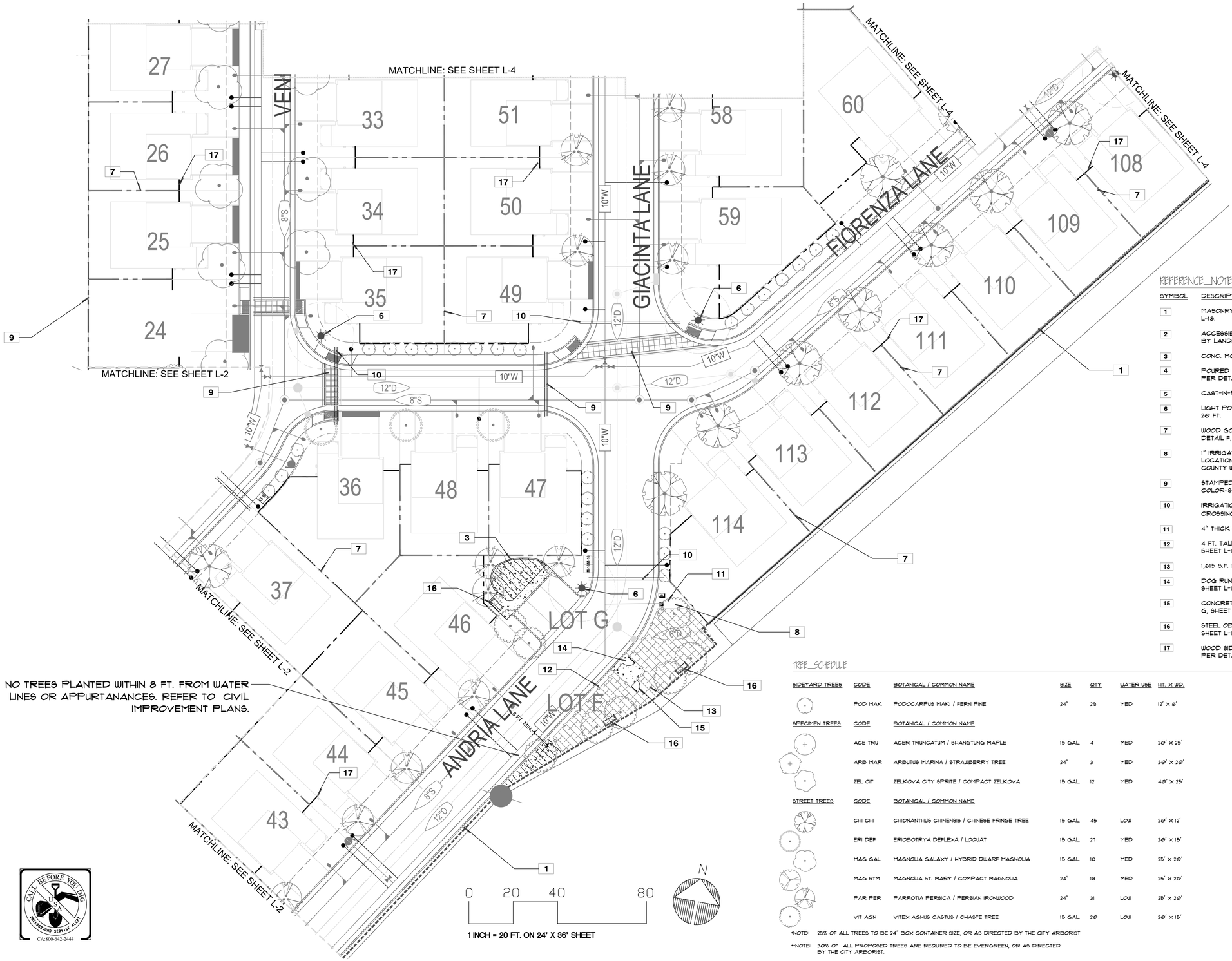
Residential Frontyard Landscape Improvements
Rancho Cordova, CA

Revisions

MARK	DATE	DESCRIPTION

Street Tree Plan, Landscape Layout Plan

SCALE:	1" = 20' - 0"	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
			L-2
FILE NAME:	_01621Tree.dwg		



NO TREES PLANTED WITHIN 8 FT. FROM WATER LINES OR APPURTANANCES. REFER TO CIVIL IMPROVEMENT PLANS.

CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT CA.800-642-2444

SEE SHEET L-7 FOR SHRUB/GROUNDCOVER PLANTING
SEE SHEET L-11 FOR IRRIGATION PLAN
SEE SHEET L-28 FOR NOTES AND SPECIFICATIONS

REFERENCE_NOTES_SCHEDULE

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TREE_SCHEDULE

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Exp. July 31, 2024
Date
STATE OF CALIFORNIA

Sunridge Villas
Residential Frontyard Landscape Improvements
Rancho Cordova, CA

Revisions

MARK	DATE	DESCRIPTION

Street Tree Plan,
Landscape Layout Plan

SCALE:	1" = 20' - 0"	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_01621Tree.dwg		

L-3

TREE_SCHEDULE

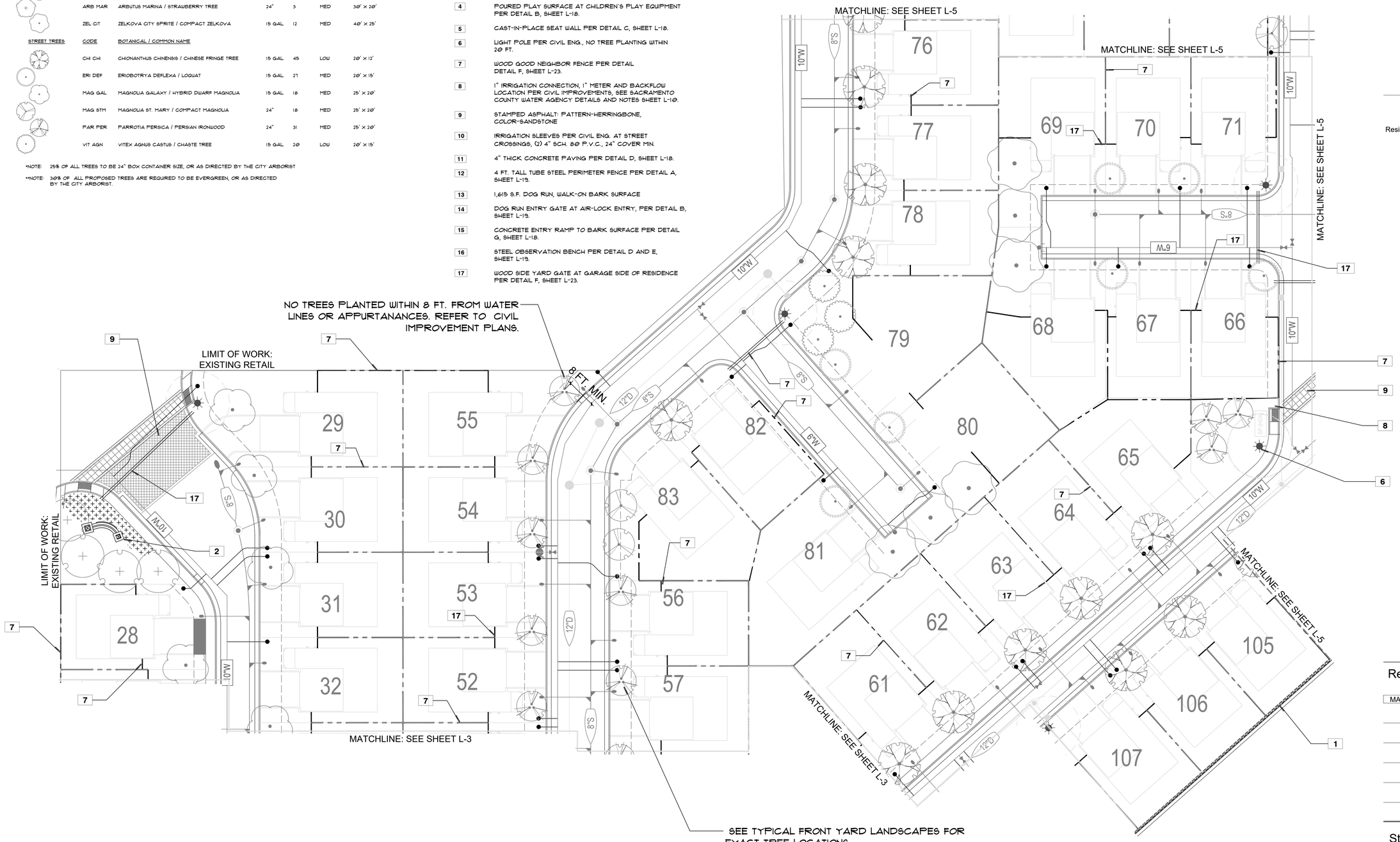
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0 20 40 80

1 INCH = 20 FT. ON 24" X 36" SHEET

N

SEE SHEET L-8 FOR SHRUB/GROUNDCOVER PLANTING
SEE SHEET L-12 FOR IRRIGATION PLAN
SEE SHEET L-28 FOR NOTES AND SPECIFICATIONS

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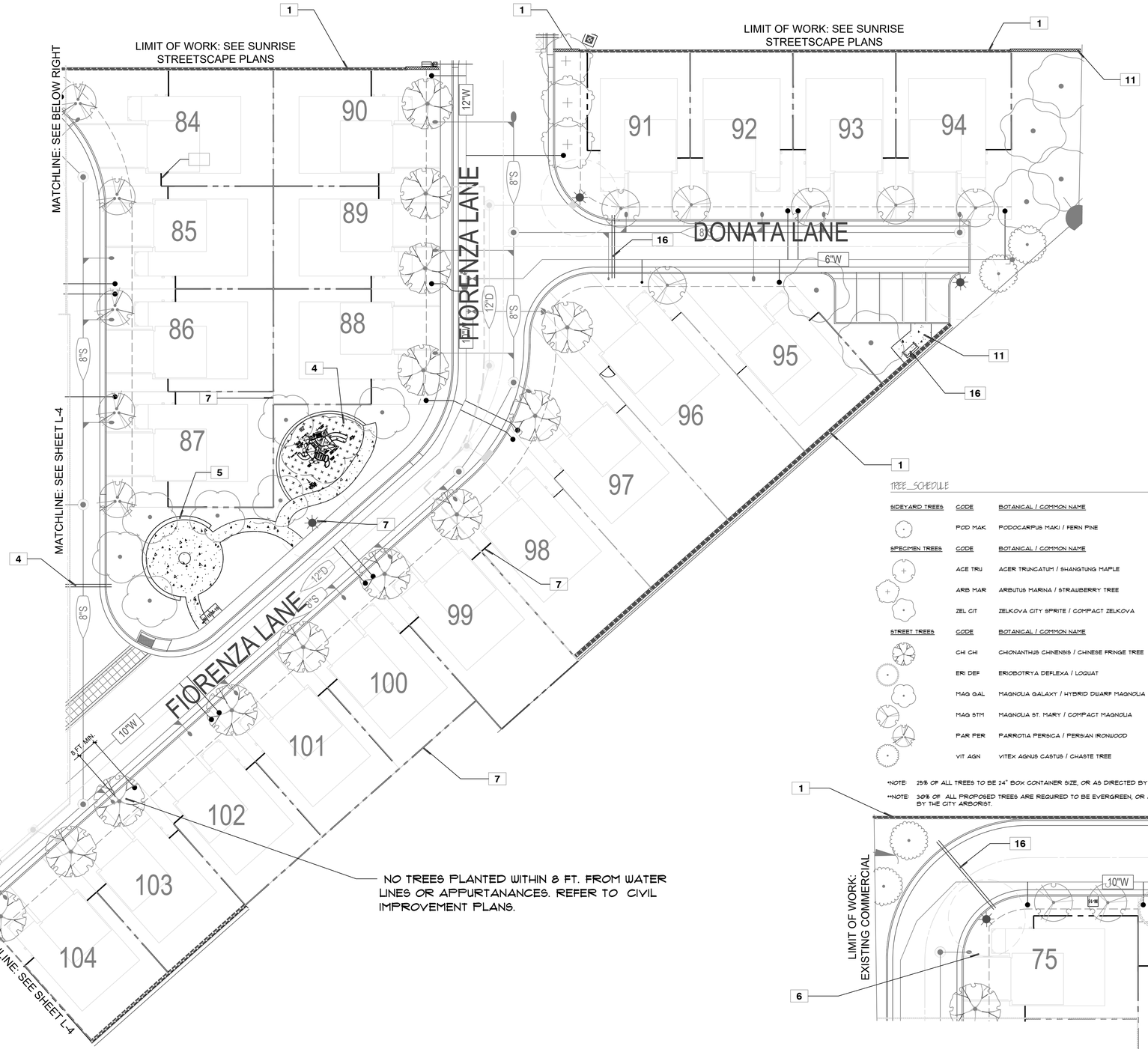
MARK	DATE	DESCRIPTION

Street Tree Plan,
Landscape Layout Plan

SCALE:	1" = 20' - 0"	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_01621Tree.dwg		

L-4

CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
CA:800-642-2444



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REFERENCE NOTES SCHEDULE

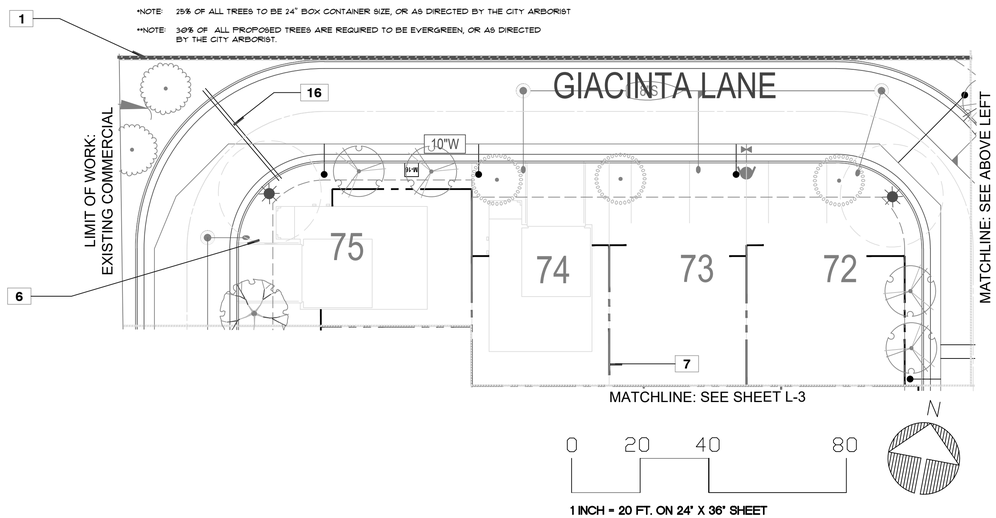
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TREE SCHEDULE

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SEE SHEET L-13 FOR IRRIGATION PLAN
SEE SHEET L-28 FOR NOTES AND SPECIFICATIONS

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REGISTERED LANDSCAPE ARCHITECT — Scott S. Kohler Lic. #4740 — Exp. July 31, 2024 — Date — STATE OF CALIFORNIA

Sunridge Villas
Residential Frontyard Landscape Improvements
Rancho Cordova, CA

Revisions

MARK	DATE	DESCRIPTION

Street Tree Plan, Landscape Layout Plan

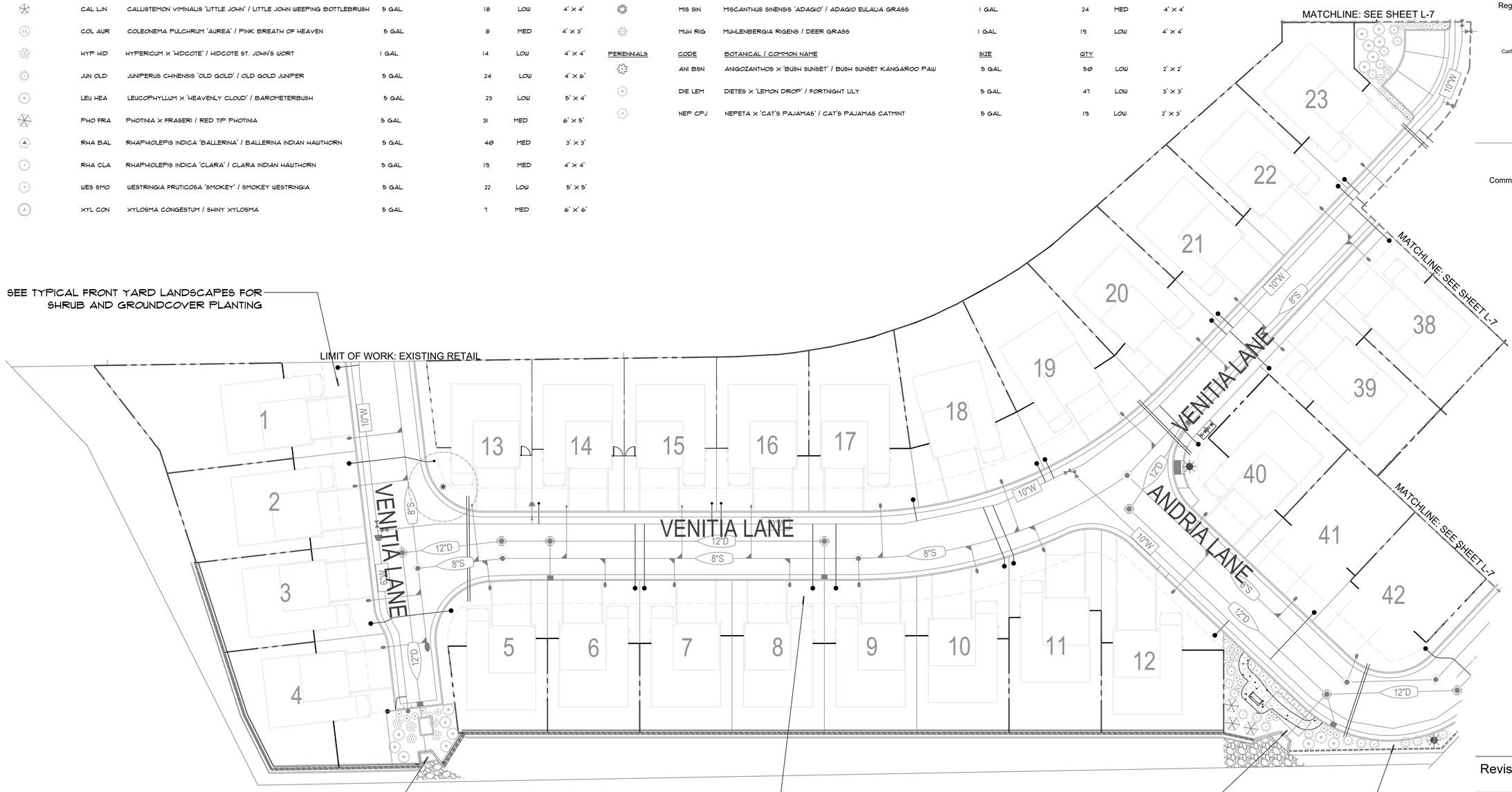
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DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
			L-5
FILE NAME:	_01621Tree.dwg		

PLANT_SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	WATER USE	HT. X WD.
	CAL LIN	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	18	LOW	4' X 4'
	COL AUR	COLEONEMA PULCHRUM 'AUREA' / PINK BREATH OF HEAVEN	5 GAL	8	MED	4' X 3'
	HYP HID	HYPERICUM X 'HIDCOTE' / HIDCOTE ST. JOHN'S WORT	1 GAL	14	LOW	4' X 4'
	JUN OLD	JUNIPERUS CHINENSIS 'OLD GOLD' / OLD GOLD JUNIPER	5 GAL	24	LOW	4' X 6'
	LEU HEA	LEUCOPHYLLUM X 'HEAVENLY CLOUD' / BAROMETERBUSH	5 GAL	23	LOW	5' X 4'
	PHO FRA	PHOTINIA X FRASERI / RED TIP PHOTINA	5 GAL	31	MED	6' X 5'
	RHA BAL	RHAPHOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	5 GAL	40	MED	3' X 3'
	RHA CLA	RHAPHOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL	19	MED	4' X 4'
	WES SMO	WESTRINGIA FRUTICOSA 'SMOKEY' / SMOKEY WESTRINGIA	5 GAL	22	LOW	5' X 5'
	XYL CON	XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL	7	MED	6' X 6'

GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY		
	MIS SIN	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	1 GAL	24	MED	4' X 4'
	MUH RIG	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL	19	LOW	4' X 4'

FERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY		
	ANI BSN	ANIGOZANTHOS X 'BUSH SUNSET' / BUSH SUNSET KANGAROO PAW	5 GAL	50	LOW	2' X 2'
	DIE LEM	DIETES X 'LEMON DROP' / FORTNIGHT LILY	5 GAL	47	LOW	3' X 3'
	NEP CPJ	NEPETA X 'CAT'S PAJAMAS' / CAT'S PAJAMAS CATMINT	5 GAL	19	LOW	2' X 3'



0 20 40 80

1 INCH = 20 FT. ON 24" X 36" SHEET

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GROUNDCOVER_SCHEDULE

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	JUN BLU	JUNIPERUS BLUE CHIP / CREEPING BLUE JUNIPER	1 GAL	60" O.C.	25	LOW	1' X 10'
	MYO PUT	MYOPORUM PUTAH CREEK/CREEPING LAUREL	1 GAL	48" O.C.	X	LOW	2' X 8'
	CAR PRA	NO-MOW / CAREX PRAEGRACILIS SEE LOT G, SHEET L-3.	D-POT / PLUG	18" O.C.	200	MED	1.5' X 1.5'
	TEU CHA	TEUCHRIUM CHAMAEDRYS / GERMANDER	1 GAL	36" O.C.	45	LOW	2' X 3'

SEE SHEET L-2 FOR TREE PLANTING
SEE SHEET L-10 FOR IRRIGATION PLAN
SEE SHEET L-28 FOR NOTES AND SPECIFICATIONS

Great Valley Design, Inc.
Regionally Appropriate Landscapes
1219 Spruce Lane
Davis, CA
(530) 231.5890
www.grtvalley.com
California Registered Landscape Architect # 4740

REGISTERED LANDSCAPE ARCHITECT
Scott B. Volmer
No. #4740
Exp. July 30, 2024
Date
STATE OF CALIFORNIA

Sunridge Villas
Common Area Landscape Improvements
Rancho Cordova, CA

Revisions

MARK	DATE	DESCRIPTION

Shrub Plan

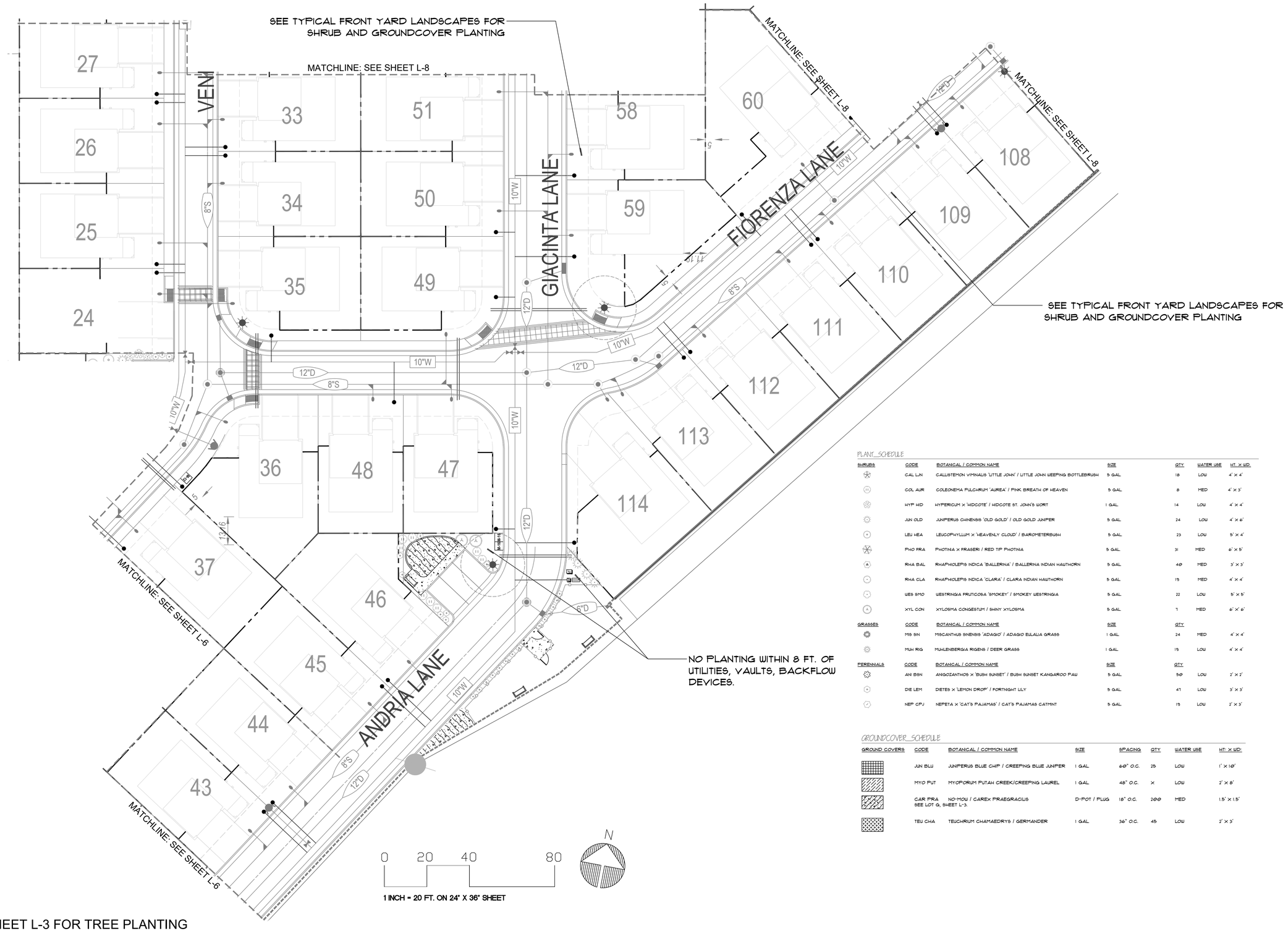
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FILE NAME:	_01621Shrub.dwg		

CALL BEFORE YOU DIG
U.S.A.
UNDERGROUND SERVICE ALERT
CA:800-642-2444

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REGISTERED LANDSCAPE ARCHITECT
Scott R. Feltner
Lic. #4740
Exp. July 31, 2024
Date
STATE OF CALIFORNIA

Sunridge Villas
Common Area Landscape Improvements
Rancho Cordova, CA



PLANT_SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	WATER USE	HT. x WID.
	CAL LIN	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	18	LOW	4' x 4'
	COL AUR	COLEONEMA PULCHRUM 'AUREA' / PINK BREATH OF HEAVEN	5 GAL	8	MED	4' x 3'
	HYP MID	HYPERICUM x 'MIDCOTE' / MIDCOTE ST. JOHN'S WORT	1 GAL	14	LOW	4' x 4'
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PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**		
	AN BSN	ANIGOZANTHOS x 'BUSH SUNSET' / BUSH SUNSET KANGAROO PAW	5 GAL	80	LOW	2' x 2'
	DIE LEM	DIETES x 'LEMON DROP' / FORTNIGHT LILY	5 GAL	41	LOW	3' x 3'
	NEP CFJ	NEPETA x 'CAT'S PAJAMAS' / CAT'S PAJAMAS CATMNT	5 GAL	19	LOW	2' x 3'

GROUNDCOVER_SCHEDULE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	WATER USE	HT. x WID.
	JUN BLU	JUNIPERUS BLUE CHIP / CREEPING BLUE JUNIPER	1 GAL	60" O.C.	25	LOW	1' x 10'
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	CAR FRA SEE LOT G, SHEET L-3.	NO-MOW / CAREX PRAEGRACILIS	D-POT / PLUG	18" O.C.	200	MED	1.5' x 1.5'
	TEU CHA	TEUCHRIUM CHAMAEDRYS / GERMANDER	1 GAL	36" O.C.	45	LOW	2' x 3'

SEE SHEET L-3 FOR TREE PLANTING
SEE SHEET L-11 FOR IRRIGATION PLAN
SEE SHEET L-28 FOR NOTES AND SPECIFICATIONS

Revisions

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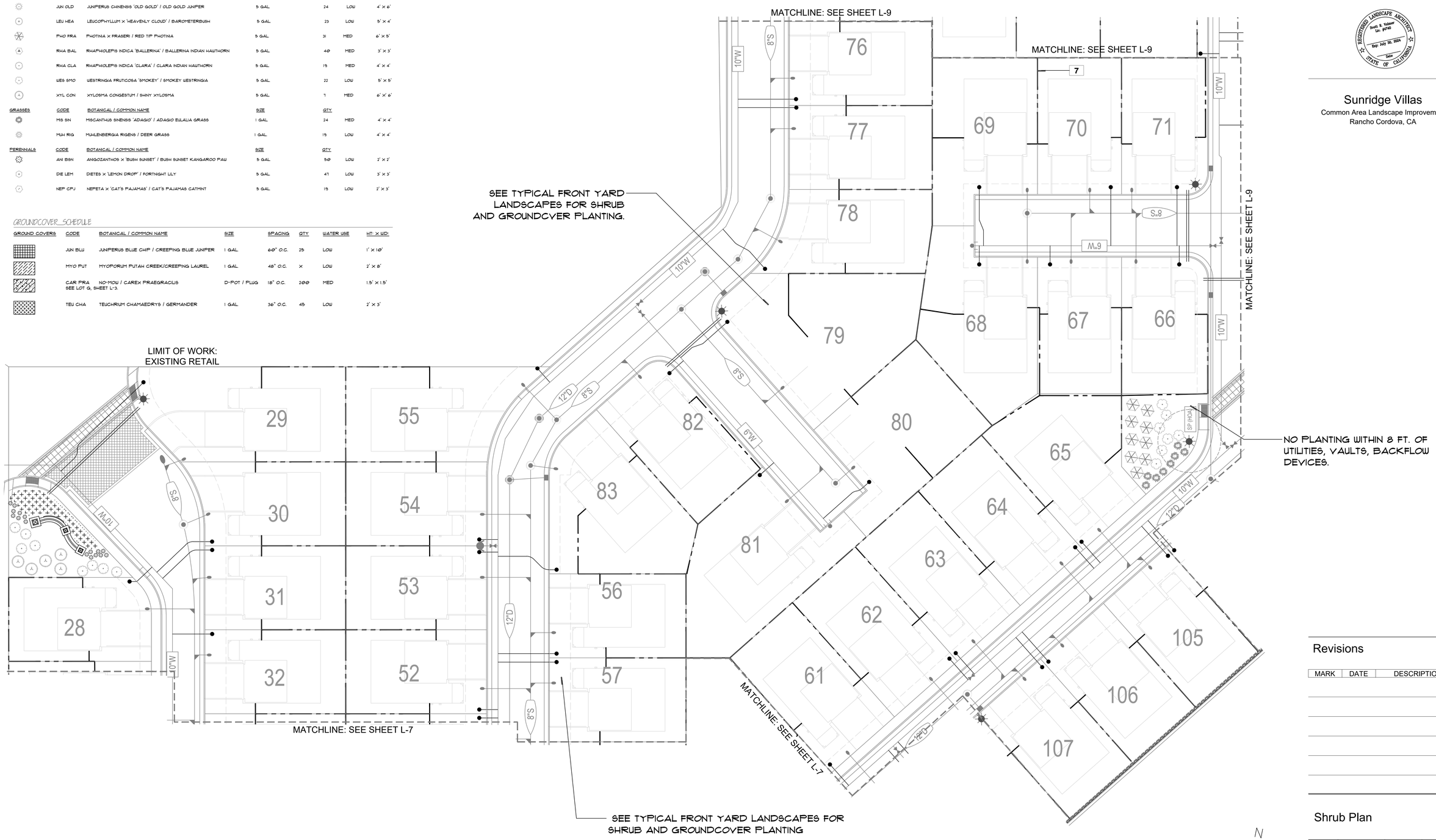
L-7

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	WATER USE	HT. X WD.
	CAL LIN	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	18	LOW	4' X 4'
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	RHA CLA	RHAPHOLEPIS INDICA 'CLARA' / CLARA INDIAN HAUTHORN	5 GAL	15	MED	4' X 4'
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N

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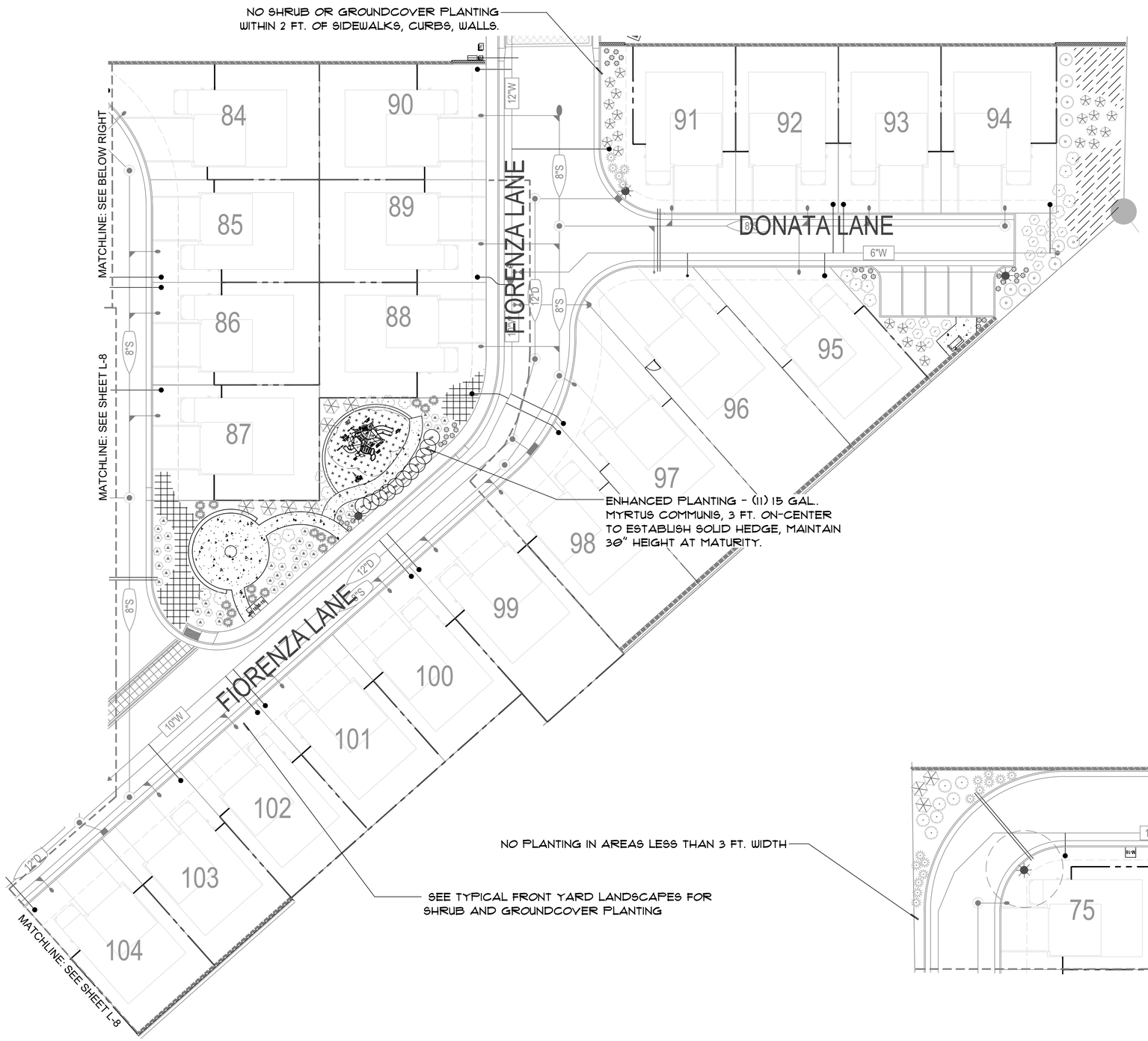
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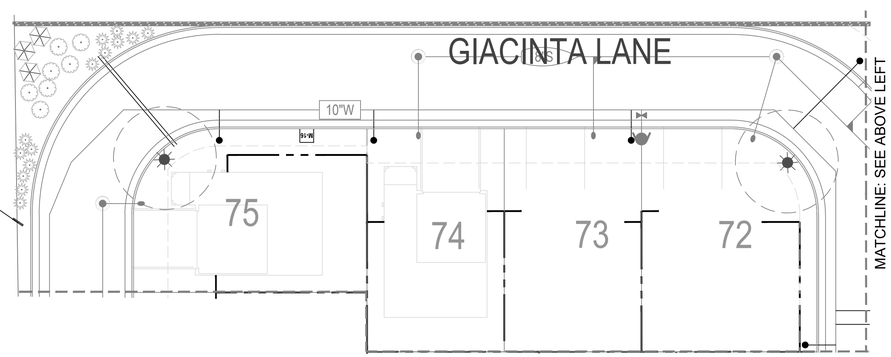
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L-8





PLANT SCHEDULE

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	CAL LIN	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	18	LOW	4' X 4'
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	DIE LEM	DIETES X 'LEMON DROP' / FORTNIGHT LILY	5 GAL	47	LOW	3' X 3'
	NEP CPJ	NEPETA X 'CAT'S PAJAMAS' / CAT'S PAJAMAS CATMINT	5 GAL	15	LOW	2' X 3'

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IRRIGATION EQUIPMENT LEGEND

TORO P220-26-0 ANGLE
ELECTRIC, 1", 1-1/2", 2" AND 3" PLASTIC IN-LINE REMOTE CONTROL VALVE. EQUIPPED TO WITHSTAND PRESSURE UP TO 220 PSI. FILTER SCREEN ON 2" AND 3" MODELS. STANDARD SOLENOID. ANGLE BODY STYLE,INSTALL IN RAIN BIRD VALVE BOX MODEL VB-STD-L WITH LOCKING BLACK LID. ONE VALVE PER BOX. INSTALL 3" DRAIN ROCK OVER 1/2" GALVANISED GOHER FABRIC IN ALL BOXES.

RAIN BIRD 44-LRC
1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.

MATCO-NORCA 759 BRASS 5HOT OF VALVE
BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE. INSTALL IN 9" ROUND VALVE BOX.

BUCHNER-SUPERIOR 5300 1-1/2"
NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, INSTALL IN RAIN BIRD V8-STD-BLK-LOCKING VALVE BOX

FEBCO 825YA 1-1/2"
REDUCED PRESSURE BACKFLOW PREVENTER. INSTALL GREEN FREEZE BLANKET

CONTROLLER, RAIN MASTER - EDPI-SPDI-TW-PROMAX
PROMAX SERIES, 48 STATION, SOLID STATE, 2-WIRE, DUAL TWO WIRE CONNECTION FOR UP TO 200 STATIONS (100 DECODERS MAXIMUM). WEB ENABLED; CONTROLLER HAS CELL MODEM INSTALLED. WITH RAIN MASTER PROMAX REMOTE KIT.

FLOWIC-SS200-37-T
UNDERDOWN FLOWMETER, SCHEDULE 80 PVC HOUSING. 0.22-33 GPM RANGE, MAX. OPERATING PRESSURE 130 PSI. 2-WIRE CONNECTOR W/ LED INDICATORS FOR POWER AND PULSE. INSTALL IN RAIN BIRD VB-STD-BLK LOCKING LID. RUN FLOW SENSOR WIRES PAIGE WIRE P71420-A UNDERGROUND COMMUNICATION CABLE, SHIELDED & ARMORED, SIZE 18 AWG/5PAIR AND CONNECT TO THE FLOW SENSOR OUT PUTS AT THE IRRIGATION CONTROLLER.

INDICATES GALLONS PER MINUTE — 00 | 1" — INDICATED CONTROL VALVE SIZE
A—6 — INDICATED CONTROLLER -STATION NUMBER (CONTROLLER "A" - VALVE "6").

1" POTABLE WATER METER PER CIVIL PLANS. SEE POINT OF CONNECTION NOTES. BELOW:

APPROVED	SCH. 40	1-1/2" PRESSURE MAINLINE FROM P.O.C. TO IRRIGATION VALVES.
APPROVED	CLASS 160	PVC IRRIGATION LATERAL LINE, 3/4" MIN. LAYOUT IS SCHEMATIC.
APPROVED	SCH. 80	(2) PVC SLEEVES AT PAVING, PER DETAILS 5, 6 AND 7, L-14

SYMBOL — MANUFACTURER/MODEL/DESCRIPTION

TORO 02K-700
LOW FLOW DRIP CONTROL VALVE KIT. WITH 1" IRRITROL 700 SERIES DIAPHRAGM VALVE, 40 MESH FILTER, 25 PSI LOW PRESSURE REGULATOR AND FITTINGS. ELJ50PA-BGPM. INSTALL IN RAIN BIRD VALVE BOX MODEL VB-JMR-L WITH LOCKING BLACK LID. ONE VALVE PER BOX. INSTALL 3" DRAIN ROCK OVER 1/2" GALVANISED GOHER FABRIC IN ALL BOXES.

FLUSH BALL VALVE
FLUSH BALL 1/2" PVC BALL VALVE MODEL 8722-005 SLIP X SLIP. INSTALL ON 24" 1/2" 9FS FLEX HOSE AND COIL IN A 10" ROUND VALVE BOX.

RAIN BIRD DPERIND
DRIP PRESSURE OPERATION INDICATOR, STEM RISES 6" FOR CLEAR VISUAL CUE WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 18" OF 1/4" DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED. INSTALL A MINIMUM OF TWO PER DRIP ZONE. PLACE NEXT TO FLUSH VALVE.

TORO LF-PC DRIP BUBBLER - PER DETAIL 3, SHEET L-17
PRESSURE COMPENSATING DRIP BUBBLER, FLOW RATE 4.0 GPH. INSTALL ON TORO 1PSSD-100 FLEX HOSE WITH GLUE ON MALE ADAPTOR. WHEN SLUING FLEXIBLE PVC TUBING, THE USE OF BOTH A PRIMER AND PVC GLUE FORMULATED FOR USE WITH PVC PIPE IS RECOMMENDED FOR OPTIMAL PERFORMANCE. PLACE BUBBLER AT NO.3 SLOPE SIDE OF PLANT ROOTBALL AND BURY ALL EXPOSED IPS HOSE FROM SUNLIGHT TO A MIN DEPTH OF 4"

RAINBIRD XFS-06-12-000 — LATERAL ROWS 12" O.C. EMITTERS: 12" O.C., 0.6 GPH
SEE DETAILS 1-5, SHEET L-16 FOR LAYOUT AND CONNECTION

SACRAMENTO COUNTY WATER AGENCY
IRRIGATION/LANDSCAPING PLAN WATER NOTES (April 2016)

1. All work and materials shall be in accordance with the January 2016 edition of the County of Sacramento Standard Construction Specifications (www.SacCountySpecs.net), unless otherwise shown or described on the plans. For irrigation systems utilizing non-potable (recycled) water, refer to Section 41-22 RECYCLED WATER of the County of Sacramento Standard Construction Specifications.
2. The Contractor shall notify the Supervising Construction Inspector, Sacramento County Construction Management and Inspection Division (CMID), at 875-2700, five (5) working days in advance of beginning work.
3. Plans shall be resubmitted for approval if construction of water facilities has not begun within one (1) year after the date of approval of these landscape improvement plans.
4. All work shall be inspected by Sacramento County Construction Management and Inspection prior to backfilling.
5. The Contractor shall notify the Sacramento County Water Agency at 875-RAIN in case of a water emergency.
6. The contractor shall obtain a SCWA Construction Water Permit prior to withdrawing water from existing or new water systems. Water use shall comply with rules and regulations of the permit. An approved and tested temporary backflow prevention assembly shall be required for certain installations as determined by the SCWA. Failure by the Contractor to obtain and display a permit will result in a $358 fine for each occurrence.

   Contact Sean Martin at 875-4827 to obtain a SCWA Construction Water Permit five (5) working days in advance of beginning work. The Contractor shall have all approved paperwork in possession prior to connecting to the water system for construction water.
7. The Contractor shall notify the Supervising Construction Inspector of Sacramento County Construction Management and Inspection Division, or the County inspector of the project's water facilities at 875-2700, five (5) days in advance of connecting to the existing water system so the inspector can arrange for closure of valves and customer notification of shut down prior to connection being made. The method of connection to the existing water main(s) shall be by **Direct Connection, Hot Tap, or Cut-In** as specified on these plans. The County will arrange for closure of valves and customer notifications of shutdown to allow connections to the water system to be made. **The contractor is prohibited from operating valves that are not part of this project**.
8. The Contractor shall successfully complete pressure testing, disinfection, flushing, and bacteriological testing of the new water system prior to connecting to existing water system per County of Sacramento Standard Construction Specifications.
8. Service connections to an existing water main, or to an extension of an existing main, shall be made by a qualified contractor, after payment of all applicable fees and issuance of a connection permit. The Contractor shall schedule and proceed with the service connection without delay and with minimum interference to existing water and fire services. An inspection by County Construction Management and Inspection of all connections made by the Contractor is required prior to backfilling.

   The County reserves the option to make all water and fire service taps after payment of fees and issuance of a connection permit.
9. For legibility purposes, valve symbols on the plans at fittings are drawn offset from the required installation location. Valves three inches (3") and larger drawn next to tees, crosses, bends, and reducers, shall be connected directly to the fittings. The connection shall be FL x FL. Valve ends and fitting ends shall be furnished accordingly.
10. Unless otherwise shown or specified on the plans, pipe-to-pipe push-on joints will not be allowed within six feet (6') of a valve, fitting, or hydrant. Deflection of pipe will not be allowed within ten feet (10') of any fitting or valve.
11. Standard pipe lengths (minimum eighteen (18) to twenty (20) feet) shall be used for all horizontal and vertical deflections.
12. Water meter boxes shall be installed in accordance with the applicable standard drawing for the size of meter, and in accordance with Non potable (Recycled) Water Specifications when applicable.
13. The Reduced Pressure Principle (RP) backflow preventer shall be located within five (5) feet of the water meter.
14. No trees shall be planted within eight (8) feet of a water main, service, or appurtenance, measured centerline to centerline.
15. Two (2) sets of "Record Drawing" plans shall be submitted to the Supervising Construction Inspector of Sacramento County Construction Management and Inspection Division prior to acceptance of the water system by the County. All sheets shall be conspicuously stamped "Record Drawing" or "As-Built".

MWELO PROJECT INFORMATION

PROJECT LOCATION: APN# 067-0030-040 SUNRISE AVE, RANCHO CORDOVA CA

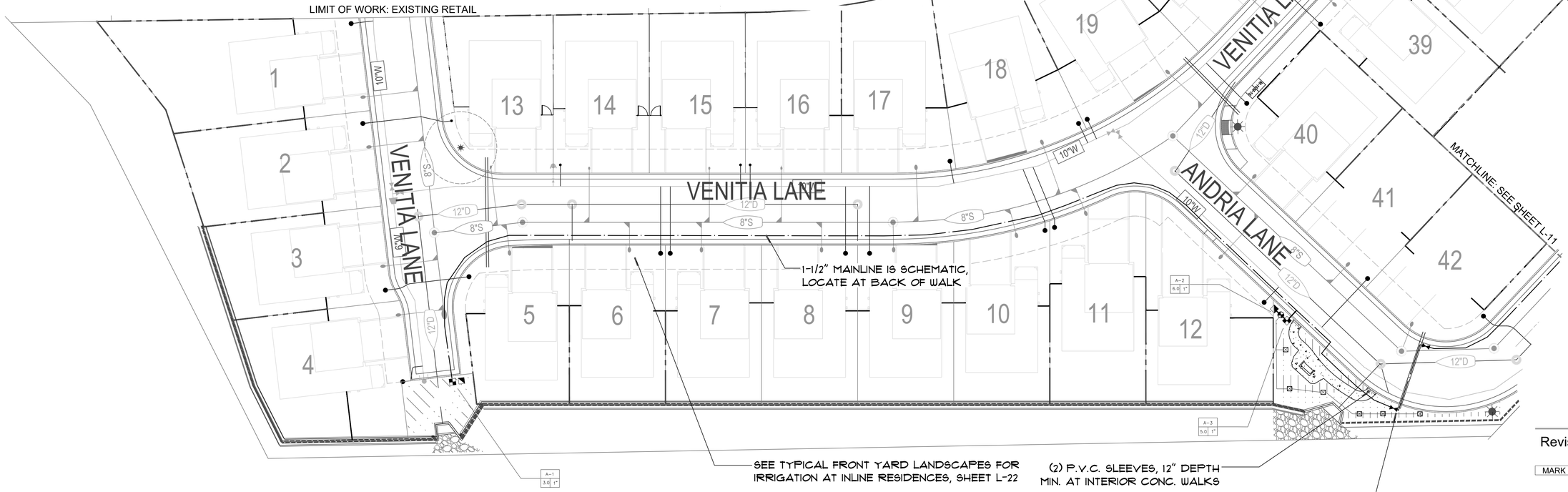
APPLICANT INFORMATION: GREAT VALLEY DESIGN, INC.
1219 SPRUCE LANE
DAVIS CA, 95616

PROPERTY OWNER: SARIS | REGIS NORTHERN CALIFORNIA
901 MARINER'S ISLAND BLVD., SUITE 700
SAN MATEO, CA 94404

PROJECT TYPE AND SIZE: HOA MAINTAINED COMMON AREAS AND RESIDENTIAL FRONT YARDS
55,820 S.F. AS SHOWN THIS PLAN SET

WATER PURVEYOR: SACRAMENTO COUNTY WATER AGENCY

WATER SUPPLY TYPE: EXISTING POTABLE SYSTEM



SEE SHEET L-2 FOR TREE PLANTING
SEE SHEET L-6 FOR SHRUB PLANTING
SEE SHEET L-13 FOR MAWA/ETWU CALC.S

P.O.C. NOTES

POINT OF CONNECTION (P.O.C.) #1: LOT G / DOG RUN, SHEET L-11

1" STUB, 1" METER.
STATIC PRESSURE - 75 PSI READ AT ADJACENT PARCEL NOV. 2021
DESIGN FLOW - 18 GALLONS PER MINUTE, 3.26 F.P.S.
HYDRALIC ANALYSIS: MAX. DELIVER DISTANCE - 850 LIN. FT.
PRESSURE LOSS, VALVES AND FITTINGS - 10 PSI
PRESSURE LOSS, FRICTION AT MAINLINE - 10.70 PSI (@ 1.26 P.S.I. PER 100 FT.)
DELIVERY PRESSURE - 54.3 P.S.I.

POINT OF CONNECTION (P.O.C.) #2: ENTRY AT FIORENZA X SUNRISE, SHEET L-13

1" STUB, 1" METER.
STATIC PRESSURE - 75 PSI READ AT ADJACENT PARCEL NOV. 2021
DESIGN FLOW - 22 GALLONS PER MINUTE, 3.98 F.P.S.
HYDRALIC ANALYSIS: MAX. DELIVER DISTANCE - 415 LIN. FT.
PRESSURE LOSS, VALVES AND FITTINGS - 10 PSI
PRESSURE LOSS, FRICTION AT MAINLINE - 7.50 PSI (@ 1.81 P.S.I. PER 100 FT.)
DELIVERY PRESSURE - 57.5 P.S.I.

0 20 40 80 — N
1 INCH = 20 FT. ON 24" X 36" SHEET

CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT — USA — CA:800-642-2444

Great Valley Design, Inc.
Regionally Appropriate Landscapes
1219 Spruce Lane
Davis, CA
(530) 231.5890
www.grtvalley.com
California Registered Landscape Architect # 4740

REGISTERED LANDSCAPE ARCHITECT — Scott R. Tobiner — Lic. #4740 — Exp. July 30, 2024 — Date — STATE OF CALIFORNIA

Sunridge Villas
Common Area Landscape Improvements
Rancho Cordova, CA

Revisions

MARK	DATE	DESCRIPTION

Irrigation Plan

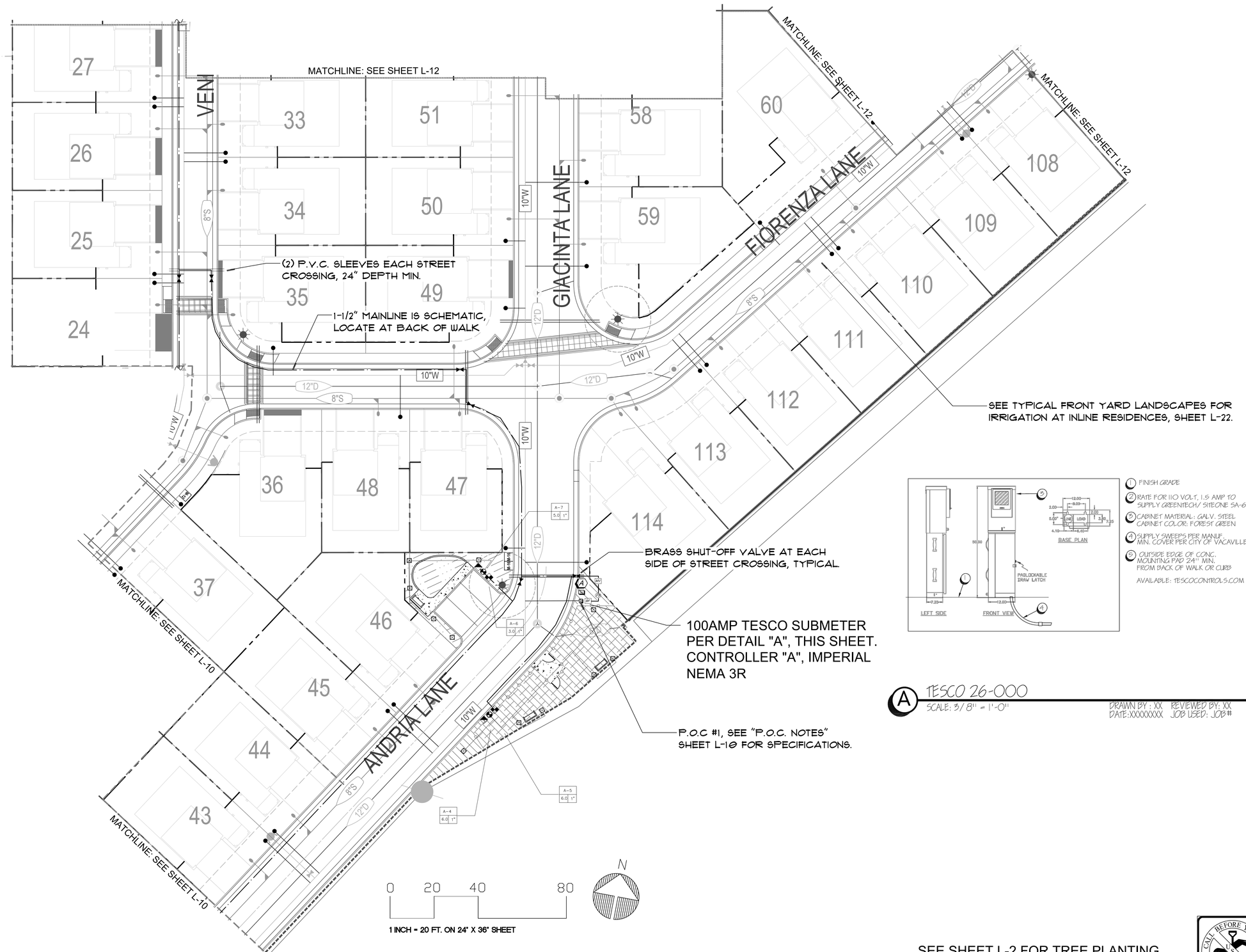
SCALE:	1" = 20' - 0"	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_01621Irrig.dwg		

L-10

Great Valley Design, Inc.
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REGISTERED LANDSCAPE ARCHITECT
Scott R. Tollner
Lic. #4740
Exp. July 31, 2024
Date
STATE OF CALIFORNIA

Sunridge Villas
Common Area Landscape Improvements
Rancho Cordova, CA



1. FINISH GRADE
2. RATE FOR 110 VOLT, 1.5 AMP TO SUPPLY GREENTECH/ SITEONE SA-6.
3. CABINET MATERIAL: GALV. STEEL CABINET COLOR: FOREST GREEN
4. SUPPLY SWEEPS PER MANUF. MIN. COVER PER CITY OF VACAVILLE
5. OUTSIDE EDGE OF CONC. MOUNTING PAD 24" MIN. FROM BACK OF WALK OR CURB

AVAILABLE: TESCOCONTROLS.COM

A TESCO 26-000
SCALE: 3/8" = 1'-0"

DRAWN BY: XX REVIEWED BY: XX
DATE: XXXXXXXX JOB USED: JOB#

SEE SHEET L-2 FOR TREE PLANTING
SEE SHEET L-6 FOR SHRUB PLANTING
SEE SHEET L-13 FOR MAWA/ETWU CALC.S

CALL BEFORE YOU DIG
811
UNDERGROUND SERVICE ALERT
CA:800-642-2444

Revisions

MARK	DATE	DESCRIPTION

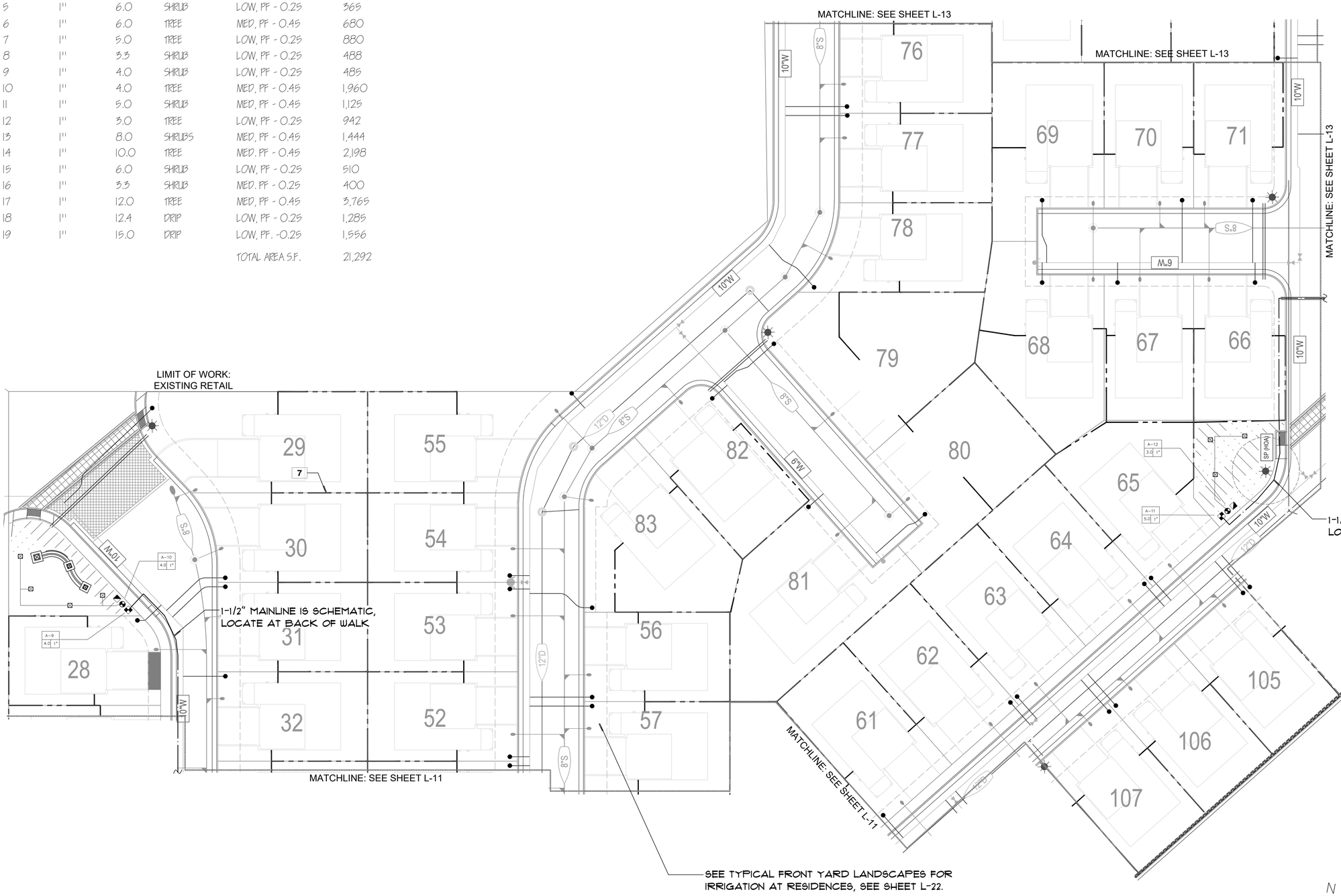
Irrigation Plan

SCALE:	1" = 20' - 0"	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_01621irrig.dwg		

L-11

IRRIGATION VALVE TABLE

VALVE #	SIZE	G.P.M.	PLANT TYPE	HIGHEST WATER USE	AREA S.F.
1	1"	3.0	SHRUB	LOW, PF - 0.25	483
2	1"	3.0	TREE	LOW, PF - 0.25	1,056
3	1"	5.0	SHRUB	MED, PF - 0.45	790
4	1"	6.0	TREE	LOW, PF - 0.25	880
5	1"	6.0	SHRUB	LOW, PF - 0.25	365
6	1"	6.0	TREE	MED, PF - 0.45	680
7	1"	5.0	TREE	LOW, PF - 0.25	880
8	1"	3.3	SHRUB	LOW, PF - 0.25	488
9	1"	4.0	SHRUB	LOW, PF - 0.25	485
10	1"	4.0	TREE	MED, PF - 0.45	1,960
11	1"	5.0	SHRUB	MED, PF - 0.45	1,125
12	1"	3.0	TREE	LOW, PF - 0.25	942
13	1"	8.0	SHRUBS	MED, PF - 0.45	1,444
14	1"	10.0	TREE	MED, PF - 0.45	2,198
15	1"	6.0	SHRUB	LOW, PF - 0.25	510
16	1"	3.3	SHRUB	MED, PF - 0.25	400
17	1"	12.0	TREE	MED, PF - 0.45	3,765
18	1"	12.4	DRIP	LOW, PF - 0.25	1,285
19	1"	15.0	DRIP	LOW, PF. -0.25	1,556
				TOTAL AREA S.F.	21,292



1 INCH = 20 FT. ON 24" X 36" SHEET

SEE SHEET L-2 FOR TREE PLANTING
SEE SHEET L-6 FOR SHRUB PLANTING
SEE SHEET L-13 FOR MAWA/ETWU CALC.S

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Exp. July 30, 2024
Date
STATE OF CALIFORNIA

Sunridge Villas
Common Area Landscape Improvements
Rancho Cordova, CA

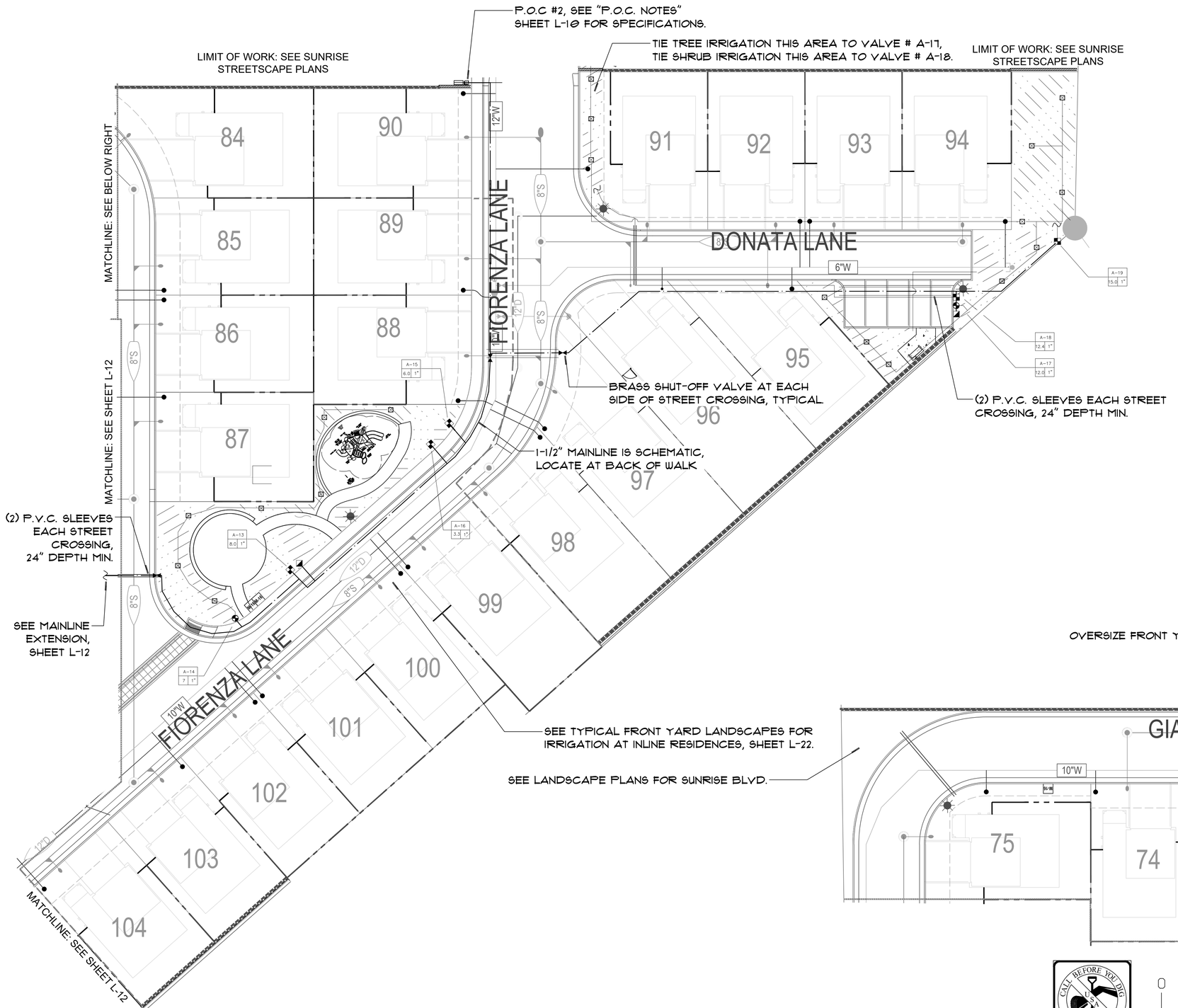
Revisions

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Irrigation Plan

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DATE:	11 JULY, 2022	PROJECT NO.:	01621
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APPROVED:			
FILE NAME:	_01621Irrig.dwg		

L-12



WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 57.0

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Low Water use	.25	Drip	.81	.308	8,930	2750	97,185
Med. Water use	.45	Drip	.81	.589	12,362	6867	242,679
				Totals	21,292 (A)	961 (B)	
Special Landscape Areas							
				1			
				1			
				1			
				Totals	0 (C)	0 (D)	
						ETWU Total	339,864
						Maximum Allowed Water Allowance (MAWA)*	413,852

Hydrozone #/Planting Description E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

Irrigation Method overhead spray or drip

Irrigation Efficiency 0.75 for spray head 0.81 for drip

ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) (0.62) ((ETAF x LA) + ((1-ETAF) x SLA)) where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	9,617
Total Area	(A)	21,292
Average ETAF	**B ÷ A**	.451

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	9617
Total Area	(A+C)	21292
Sitewide ETAF	**(B+D) ÷ (A+C)**	.451

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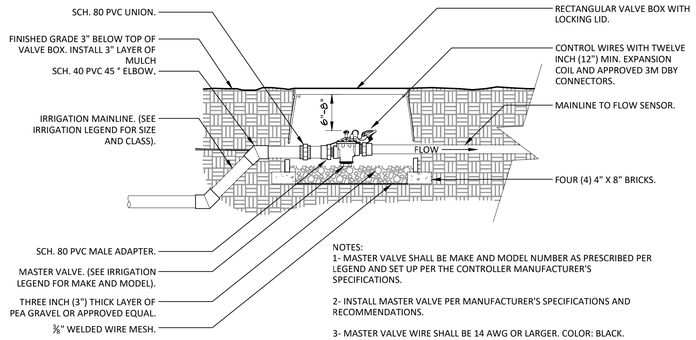
Sunridge Villas
Common Area Landscape Improvements
Rancho Cordova, CA

Revisions

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DRAWN:			
APPROVED:			
			L-13
FILE NAME:	_01621Irrig.dwg		



NOTES:
1- MASTER VALVE SHALL BE MAKE AND MODEL NUMBER AS PRESCRIBED PER LEGEND AND SET UP PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.

2- INSTALL MASTER VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3- MASTER VALVE WIRE SHALL BE 14 AWG OR LARGER. COLOR: BLACK.

4- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR-Y/6 CONNECTORS OR APPROVED EQUAL.

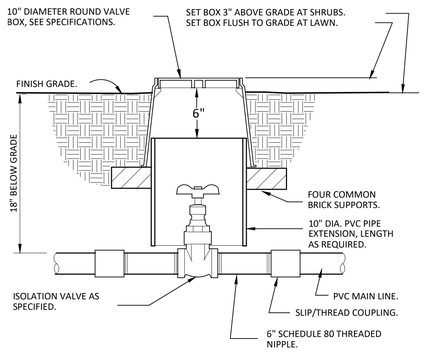
5- WRAP VALVE BOX WITH MIN. 3 MIL. THICK PLASTIC AND SECURE IT TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.

6- SEE MASTER VALVE/ FLOW SENSOR DETAIL FOR LINEAR DIMENSIONS.

7- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

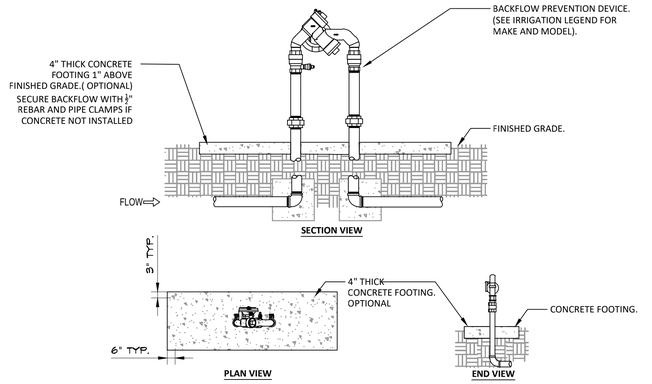
3 MASTER VALVE

1" = 1'-0" AB-IR-POC-06



2 BRASS ISOLATION VALVE

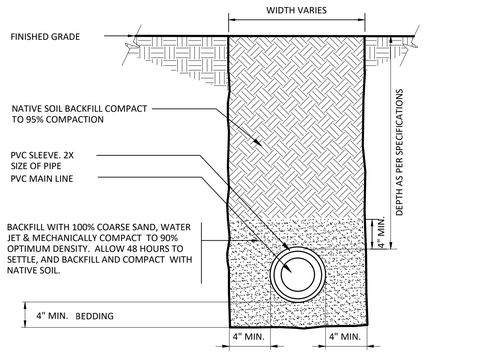
1 1/2" = 1'-0" AB-IR-VAL-ISOL-02



NOTES:
1- INSTALL BACKFLOW FREEZE BLANKET PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2- SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.

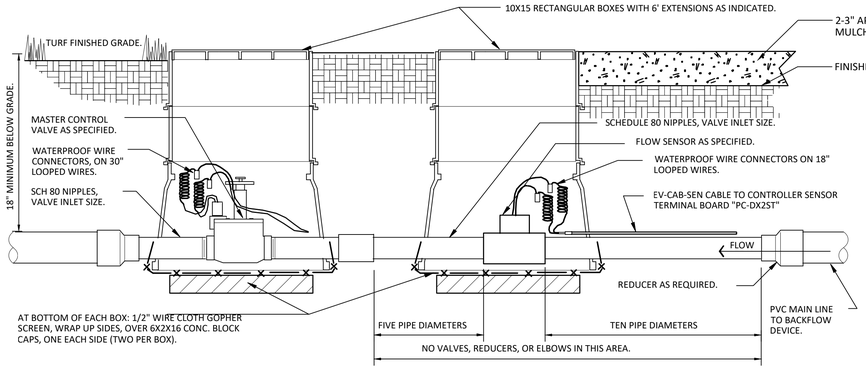
1 BACKFLOW FEBCO 825YA PREVENTER

NTS AB-IR-BAC-02



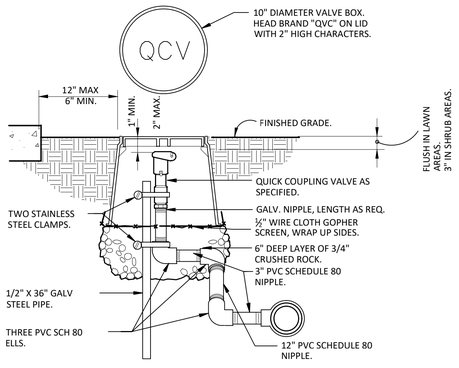
5 MAINLINE & SLEEVING

1 1/2" = 1'-0" AB-IR-MAI-07



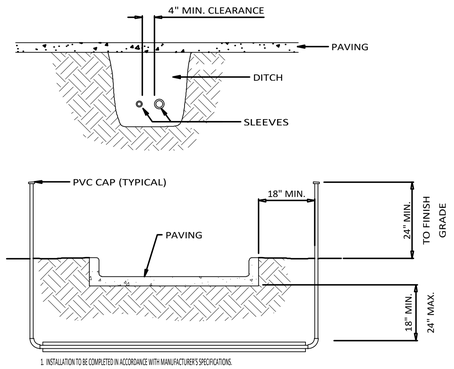
4 MASTER VALVE/FLOW SENSOR ASSEMBLY

NTS AB-IR-FLO-328406-15



8 QUICK COUPLER DETAIL IN VALVE BOX

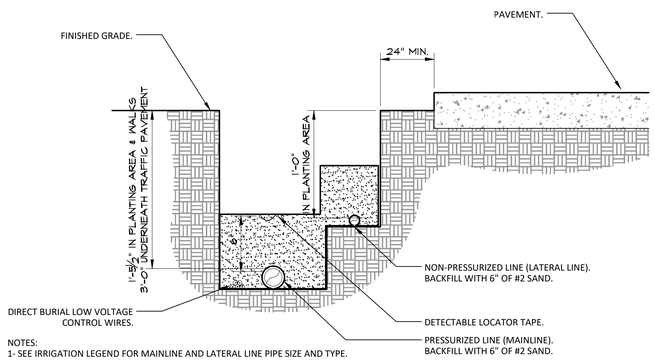
1" = 1'-0" AB-IR-QUI-328406-01



1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
4. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
5. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
6. MECHANICALLY TAMP TO 95% PROCTOR.

7 SLEEVING DETAIL

NTS AB-IR-MAI-328409-06



NOTES:
1- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.

2- DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.

3- 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.

4- DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

6 IRRIGATION TRENCHING

NTS AB-IR-MAI-08

General Notes

IRRIGATION DETAILS

No.	Revision/Issue	Date

Firm Name and Address

4Binc
Select Certified IRRIGATION ASSOCIATION
Environment professionals. Efficient solutions.
ASIC PROFESSIONAL MEMBER
LIC# 1032730---IA CERTIFICATION # 57436

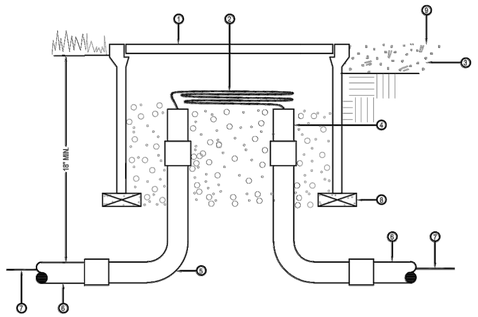
Project Name and Address

SUNRIDGE VILLAS
SUNRISE BLVD.
RANCHO CORDOVA CA
95655

Project Number	Sheet #
388-2021	L-14
Date 09/29/2021	
Drafted By AJBB	Of Total 9 Sheets

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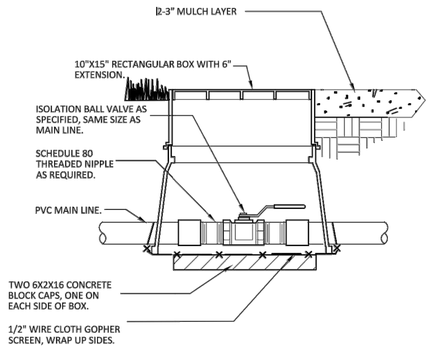


① STANDARD RETANGULAR VALVE BOX EVERY 250' MAXIMUM. SET 3" ABOVE FINISH GRADE
② 36" LOOP OF MAXICOM CABLE IN PULL BOX
③ FINISH GRADE
④ ENDS OF CONDUIT SEALED WITH WATERPROOF SILICONE (IF REQUIRED)
⑤ 90 DEGREE SWEEP ELL (IF REQUIRED)
⑥ 1-1/2" CONDUIT (MIMIMUM)
⑦ SPECIFIED MANUFACTURER CABLE
⑧ BRICK (1 OF 4)
⑨ MULCH LAYER

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

4 TWO WIRE PULL BOX

3/8" = 1'-0" AB-IR-VAL-17



3 BRASS BALL ISOLATION VALVE

NTS AB-IR-POC-328406-10

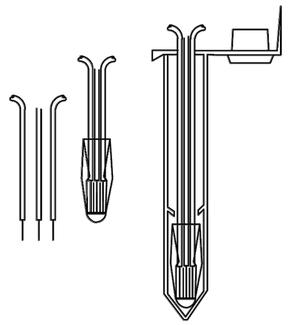
STEP 1: STRIP WIRES ¾" FROM ENDS.

STEP 2: APPLY SIZED WIRE NUT AND TURN CLOCKWISE DIRECTION.

STEP 3: INSERT SPLICE INTO 3M GEL FILLED CLEAR TUBE. PUSH SO THAT THE WIRE NIT MAKES CONTACT WITH END OF TUBE.

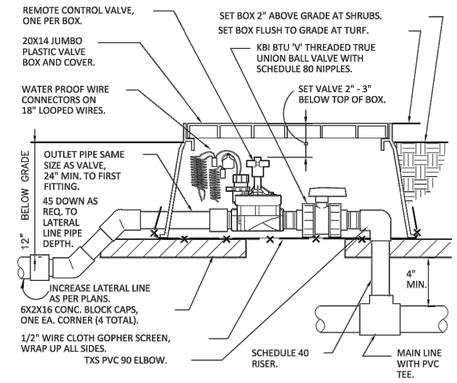
STEP 4: POSITION WIRES IN CHANNELS AND CLOSE TUBE COVER.

NOTE: MAXIMUM WIRES PER CONNECTOR ARE THREE EACH # 14's OR TWO EACH # 12's.



2 3M-DBYR WIRE SPLICES

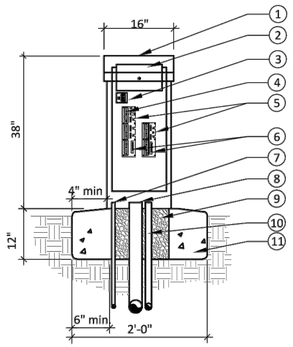
NTS AB-IR-VAL-16



1 RCV WITH UNION S.O.V.

1 1/2" = 1'-0" AB-IR-VAL-07

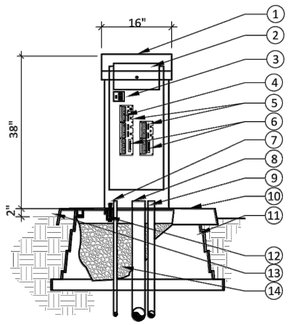
Assembly with concrete base



* Note all grounding requirements for controller assemblies shall conform to local electrical codes.

1. Imperial Assemblies 16" top entry Controller Assembly NEMA 3R rainproof enclosure (UL listed)
2. Controller
3. Power switch/GFI receptacle
4. Master valve relay assembly or pump start relay assembly (optional)
5. Terminal Board
6. Remote Receiver Connector (optional)
7. 1" PVC conduit for 120 VAC from metered power supply
8. PVC conduit for control wires, size as required
9. Fill voids with 3/8" Pea Gravel
10. 1" PVC conduit for flow sensor cable PAIGE CABLE P - 7162 - D (if applicable)
11. Poured concrete base

Assembly with Quick Pad

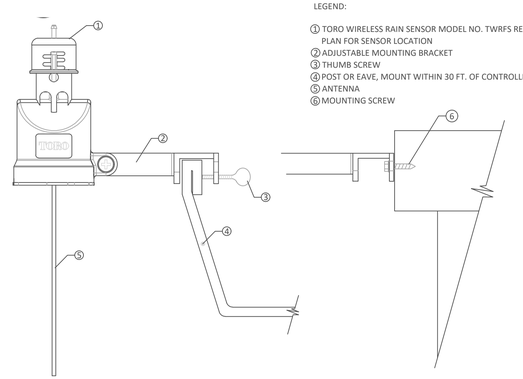


* Note all grounding requirements for controller assemblies shall conform to local electrical codes.

1. Imperial Assemblies 16" top entry Controller Assembly NEMA 3R rainproof enclosure (UL listed)
2. Controller
3. Power switch/GFI receptacle
4. Master valve relay assembly or pump start relay assembly (optional)
5. Terminal Board
6. Remote Access Connector (optional)
7. 1" PVC conduit for 120 VAC from metered power supply
8. PVC conduit for control wires, size as required
9. 1" PVC conduit for flow sensor cable PAIGE CABLE P - 7162 - D (if applicable)
10. Mounting pad aluminum powercoated performed pad 20" x 30".
11. Mounting pad base
12. Mounting pad mounting brace
13. Finish grade 2" below top of mounting pad
14. Fill voids with 3/8" Pea Gravel

LEGEND:

① TORO WIRELESS RAIN SENSOR MODEL NO. TWRFS REFER TO PLAN FOR SENSOR LOCATION
② ADJUSTABLE MOUNTING BRACKET
③ THUMB SCREW
④ POST OR EAVE, MOUNT WITHIN 30 FT. OF CONTROLLER
⑤ ANTENNA
⑥ MOUNTING SCREW



NOTES:
1. MOUNT SENSOR VERTICALLY. AVOID PLACEMENT UNDER EVE OR TREE CANOPY. LOCATE WITHIN 300 FEET OF SENSOR RECEIVER AND CONTROLLER.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.

6 TORO RAIN SENSOR

NTS

5 TOP ENTRY STAINLESS STEEL CONTROLLER ENCLOSURE

NTS

General Notes

IRRIGATION DETAILS

No.	Revision/Issue	Date

Firm Name and Address

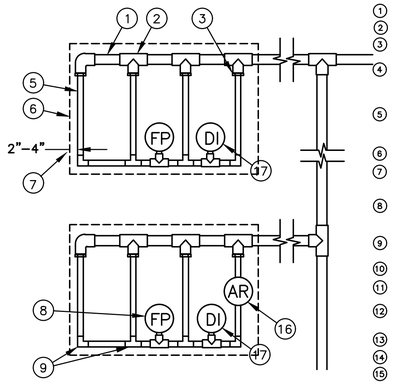
4Binc
Select Certified IRRIGATION ASSOCIATION
ASIC
LIC#1012730—3A CERTIFICATION # 57436

Project Name and Address

SUNRIDGE VILLAS
SUNRISE BLVD. RANCHO CORDOVA CA 95655

Project Number	Sheet #
388-2021	L-15
Date: 09/29/2021	
Scale:	
Drafted By: AJBB	Of Total 9 Sheets

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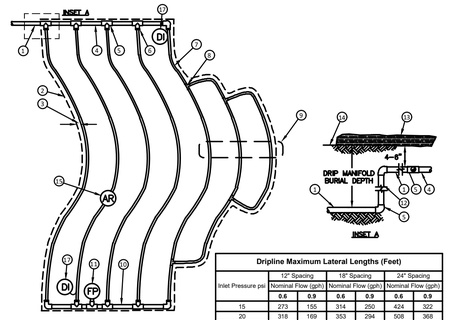


1. PVC SUPPLY HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING:
4. PVC DRIP MANIFOLD FROM MOCONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
5. SUB–SURFACE DRIPLINE: SEE IRRIGATION LEGEND FOR SPECIFICATIONS
6.
7. PERIMETER OF AREA
8. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
9. FLUSH POINT (TYPICAL) – SEE DETAILS FOR FLUSH POINT INSTALLATION
10. BARB X BARB INSERT TEE OR ELBOW
11. PVC RISER PIPE
12. PVC SUPPLY MANIFOLD
13. PVC SCH 40 SLEEVE PIPE SIZED TWICE THE SIZE OF MANIFOLD PIPE SIZE
14. PAVEMENT AND CURB
15. TURF OR MULCH
16. FINISH GRADE
17. ½" AIR RELIEF VALVE

DRIP INDICATOR

3 DRIP HEADER DETAIL

NTS AB-IR-DRI-DRIP-15



Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	498
60	460	290	596	455	780	514

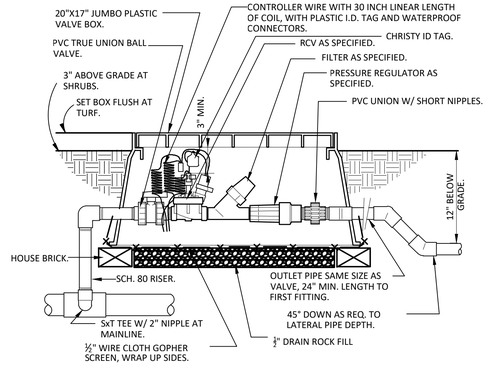
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
4. WHEN USING BARBED INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

1. PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. PERIMETER OF AREA
3. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
4. PVC SUPPLY MANIFOLD
5. PVC SCH 40 TEE OR EL (TYPICAL)
6. BARB X MALE FITTING
7. SUB–SURFACE DRIPLINE: SEE IRRIGATION LEGEND FOR SPECIFICATION
8.
9. BARB X BARB INSERT TEE
10. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
11. PVC FLUSH HEADER
12. FLUSH POINT: SEE DETAILS FOR FLUSH POINT INSTALLATION
13. PVC RISER PIPE
14. TURF OR MULCH
15. FINISH GRADE
16. ½" AIR RELIEF VALVE: RAIN BIRD MODEL: SEE DETAILS FOR AIR RELIEF INSTALLATION

DRIP INDICATOR

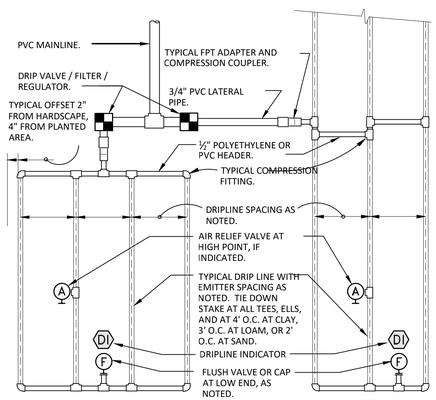
2 DRIP LAYOUT IN ODD SHAPED PLANTER

NTS AB-IR-DRI-DRIP-09



1 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0" AB-IR-DRI-VALV-328413-02



END FEED EXAMPLE CENTER FEED EXAMPLE

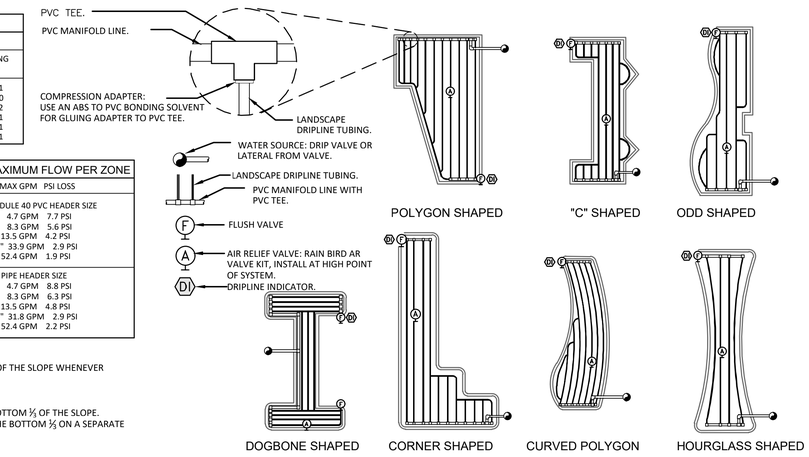
MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
PSI	12" SPACING 0.6	0.9	18" SPACING 0.6	0.9	24" SPACING 0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

GRID PRECIPITATION RATES (IN/HR)			
EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE 0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

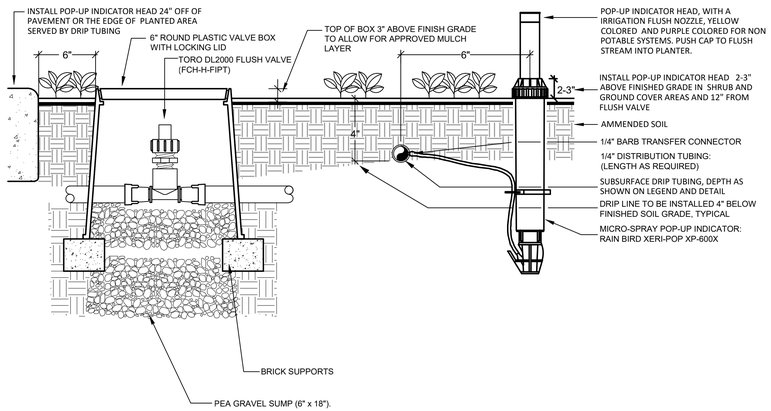
MAXIMUM FLOW PER ZONE	
MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE	
1/2"	4.7 GPM 7.7 PSI
3/4"	8.3 GPM 5.6 PSI
1"	13.5 GPM 4.2 PSI
1-1/2"	33.9 GPM 2.9 PSI
2"	52.4 GPM 1.9 PSI
POLY PIPE HEADER SIZE	
1/2"	4.7 GPM 8.8 PSI
3/4"	8.3 GPM 6.3 PSI
1"	13.5 GPM 4.8 PSI
1-1/2"	31.8 GPM 2.9 PSI
2"	52.4 GPM 2.2 PSI

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅓ OF SLOPE,
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.



4 TYPICAL DRIPLINE REQUIREMENTS

NTS AB-IR-DRI-DRIP-19



NOTE: INSTALL INDICATOR HEAD 24" MAX FROM THE EDGE OF PAVING OR THE PLANTER EDGE. INSTALL YELLOW COLORED INDICATOR CAP ON XERI POP HEAD. FOR RECYCLED WATER USE A PURPLE IRRIGATION CAP.

5 RAIN BIRD XERI POP XP 600X DRIP INDICATOR OFF OF DRIP LINE

1" = 1" AB-IR-DRI-328413-06

General Notes

DRIP DETAILS

No.	Revision/Issue	Date

Firm Name and Address

4Binc
Select Certified IRRIGATION ASSOCIATION
Experienced professionals. Efficient solutions.
LIC# 1012730—IA CERTIFICATION # 57436
ASIC PROFESSIONAL MEMBER

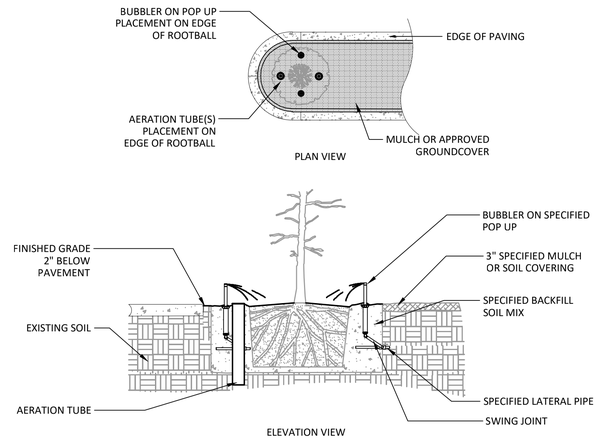
Project Name and Address

SUNRIDGE VILLAS
SUNRISE BLVD.
RANCHO CORDOVA, CA
95655

Project Number 388-2021	Sheet # L-16
Date 09/29/2021	
Scale	
Drafted By AJBB	Of Total 9 Sheets

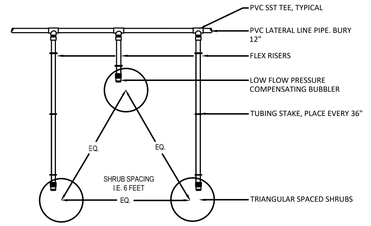
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File Path: C:\Users\Andrew Bolt\OneDrive - Architectural Solutions\Desktop\Pea Body\Peabody Ave Apts Irrigation DD Plans.dwg - Save Date: October 1, 2021 - Saved By: Andrew Bolt



3 TREE BUBBLER IN PLANTER OR LANDSCAPE DETAIL

NTS AB-IR-BUB-328403-14



NOTES:
1. PVC LATERAL SUPPLY LINES SHALL RUN PARALLEL TO SLOPE WITH DRIP EMITTER LINES RUN PERPENDICULAR TO SLOPE AS SHOWN ABOVE.
2. BUBBLER SPACING SHALL BE BASED ON PLANT SPACING. INSTALL ALL IRRIGATION USING THE COMPONENTS DESCRIBED ABOVE. THE IRRIGATION SHALL BE COMPLETELY INSTALLED PRIOR TO PLANT LAYOUTS. ADJUST PLANTING SPACING TO FINAL IRRIGATION LAYOUT.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

1 LOW FLOW BUBBLER TYP. LAYOUT

NTS AB-IR-BUB-09

General Notes

DRIP DETAILS

No.	Revision/Issue	Date

Firm Name and Address

4Binc
Select Certified IRRIGATION ASSOCIATION
Environment professionals. Efficient solutions.
LIC# 1012730—IA CERTIFICATION # 57436
ASIC PROFESSIONAL MEMBER

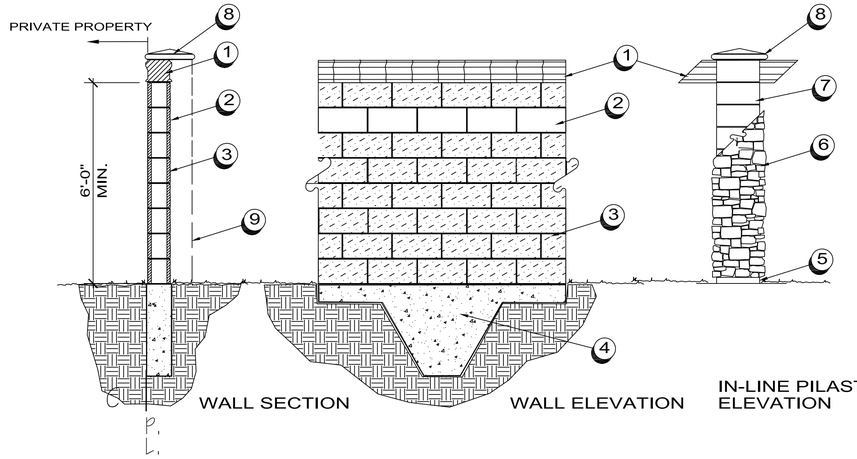
Project Name and Address

SUNRIDGE VILLAS
SUNRISE BLVD.
RANCHO CORDOVA CA
95655

Project Number	Sheet #
388-2021	L-17
Date 09/29/2021	
Drafted By AJBB	Of Total 9 Sheets

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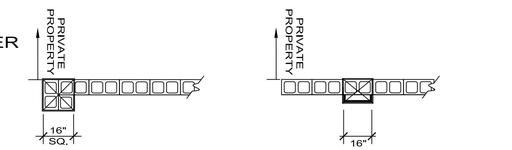
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1. BASALITE REGAL CAP D-225 (LT, GRAY)
2. BASALITE BLOCK: #580 REVERSE TEXTURE (MED. GRAY) MORTAR: D-225
3. BASALITE BLOCK: #225 (LT. GRAY) SPLIT FACE MORTAR: D-225
4. CONCRETE FOOTING PER STRUCTURAL ENG.
5. 2" VENEER SCREED AT FINISH GRADE
6. VENEER: ELDORADO LUCERA HILLSTONE,
7. CONC. BLOCK PILASTER PER STRUCT. ENG.
8. HANDAL STONE PIER CAP, PC-4 18X21, NAT. GRAY
9. TYPICAL IN-LINE PILASTER, WALL ENDS AND EVERY 200 FT. MIN.

* NOTE: SEE CIVIL PLANS FOR POSSIBLE RETAINING

IN-LINE PILASTER ELEVATION



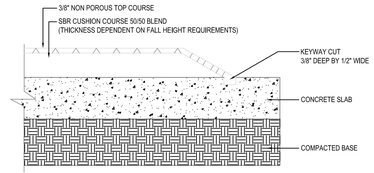
WALL END PILASTER

IN-LINE PLANT-ON PILASTER

A PROTO-II PERIMETER WALL AND TYPICAL IN-LINE PILASTER

SCALE: 1/ 2" = 1' - 0"

LANDSCAPE STRUCTURES INC.
AQUAFLEX®
601 7TH ST. SOUTH
DELANO, MN 55328
TOLL FREE: 1-800-509-4144

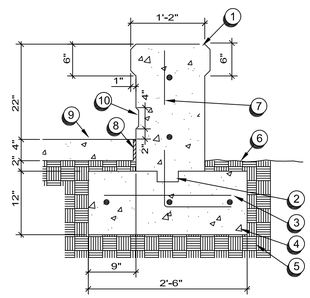


NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. AQUA FLEX NP IS A CHLORINE RESISTANT NON POROUS SURFACE DESIGNED FOR WATER PLAY AREAS.
4. SBR 50/50 BLEND IS MIXED WITH CHLORINE RESISTANT EPOXY BINDER.
5. CONCRETE SLAB CAN BE SUBSTITUTED WITH WOOD, FIBERGLASS, ASPHALT, METAL OR TILE.
6. THE AQUA FLEX PRODUCT LINE CAN NOT BE INSTALLED OVER COMPACTED AGGREGATE.
7. CONCRETE SLAB MUST HAVE APPROPRIATE PITCH TO DRAIN BEFORE INSTALLATION OF NON POROUS (NP) PRODUCT.

B POURED IN-PLACE PLAY SURFACE

N.T.S.



1. 1" X 1" 45 CHAMFER AT TOP BOTH SIDES AND AT FRONT FACE, TYP.
2. 2" X 4" KEYWAY, CONTINUOUS
3. (3) #4 BAR 12" O.C., BOTHWAYS
4. CONC. FOOTING
5. COMPACTED SUBGRADE TO 95%
6. FINISH GRADE
7. #4 REBAR@ 18" O.C. BOTH WAYS
8. FULL DEPTH EXPANSION JOINT
9. CONC. PAVING SEE DETAIL D, THIS SHEET
10. 1/2" DEEP DECORATIVE CAST BAND AT SEATING SIDE.

C CAST-IN-PLACE SEAT WALL

SCALE: 1/ 2" = 1' - 0"

1. 8" CONCRETE BAND W/ SMOOTH TROWEL FINISH, MEDIUM BROOM FINISH.
2. (2) #4 HORIZONTAL REBAR FULL LENGTH OF BAND, PLACE BAR MIDPOINT IN SLAB. MINIMUM 12" OVERLAP AT SPLICE.
3. CONCRETE PAVING OVER COMPACTED BASE. W.W.M. CENTERED IN SLAB.
4. 1/2" TOOLED RADIUS.
5. FINISH GRADE.
6. AGGREGATE SUB-BASE.
7. COMPACTED SUBGRADE.

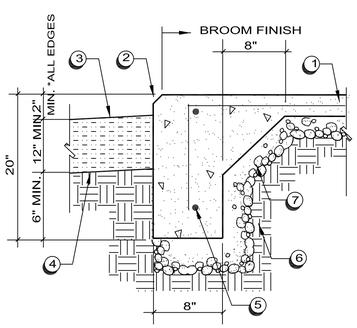
D CONCRETE PAVING

N.T.S.

1. FINISH GRADE AT TURF/ PLANTING
2. 1" X 1" BY 45° CHAMFER
3. POURED PLAY SURFACE/ CONC. BASE
4. #4 REBAR AT 16" O.C. HORIZ. AND VERT.
5. 1 CU. FT. CLASS II AGG BASE FULL LENGHT OF CURB
6. W.W. MESH

E FREE STANDING MOW CURB

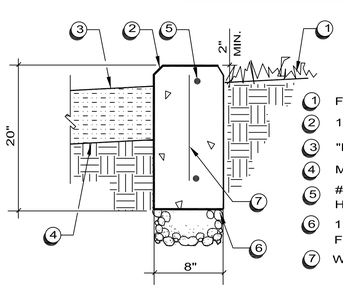
N.T.S.



SIDEWALK ADJACENT

1. CONC. WALK PER DETAIL 3.10 THIS SHEET.
2. 1" X 1" BY 45° CHAMFER
3. ENGINEERED "FIBAR" FALL SURFACE
4. MIRIFI 500-X FILTER FABRIC
5. #4 REBARS 16" O.C. HORZ. AND VERT. CENTER IN CURB, 3" MIN. EMBEDMENT.
6. COMPACT SUBGRADE TO 90% R.C.
7. CLASS II AGG BASE - DEPTH AS REQUIRED BY SOIL TEST- COMPACT TO 92% R.C.

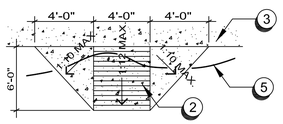
FREE-STANDING CONDITION AT LANDSCAPE



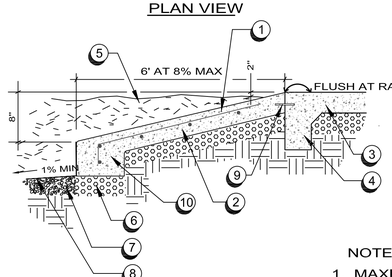
1. FINISH GRADE AT TURF/ PLANTING
2. 1" X 1" BY 45° CHAMFER
3. "FIBAR' ENG. FALL SURFACE
4. MIRIFI 500-X FILTER FABRIC
5. #4 REBAR AT 16" OC HORIZ. AND VERT.
6. 1 CU. FT. CLASS II AGG BASE FULL LENGHT OF CURB
7. W.W. MESH

F ENHANCED CURB-PLAY AREA

SCALE: 1-1/ 2 = 1'-0"



PLAN VIEW



1. #4 REBAR SPACED AT 24" OC, BOTH WAYS
2. 6" THICK CONCRETE RAMP, MIN 48" WIDTH AT MAIN RAMP, TOOLED JOINTED 6" O.C. SEE PLAN VIEW FOR SHOULDER RAMPS.
3. PAVING PER DETAIL 3.10, THIS SHEET.
4. TOT LOT CURBING PER DETAIL B, THIS SHEET
5. 'FIBAR' ENGINEERED WOOD FALL SURFACE. 12" TOTAL DEPTH AT FALL ZONES AS SHOWN ON SHEET L-1. 2" FREEBOARD ALL EDGES.
6. 4" CLASS II AGGREGATE BASE AT 95% COMPACTION
7. 4" DRAIN ROCK (1" TO 1.5" SIZE) AT 90% COMPACTION OVER ROLLED AND COMPACTED SUBGRADE
8. MIRAFI 500-X FILTER FABRIC OR APPROVED EQUAL, WRAP AND EPOXY TO FACE OF RAMP
9. USE 5" x 5/8" STAINLESS DOWEL 12" O.C. TO ADJACENT PAVING.
10. 6" DEEP X 12" WIDE KEYWAY AT BOTTOM OF RAMP

NOTES:

1. MAXIMUM SLOPE ON RAMP TO BE 8%.
2. CONCRETE RAMP TO BE MEDIUM BROOM FINISH.

G CONCRETE TRANSITION RAMP

SCALE: 1-1/ 2 = 1'-0"

ATTACHMENT 2
Exhibit A to the Resolution

Great Valley Design, Inc.
Regionally Appropriate Landscapes
1219 Spruce Lane
Davis, CA
(530) 231.5890
www.grtvalley.com
California Registered Landscape Architect # 4740

REGISTERED LANDSCAPE ARCHITECT
Heidi S. Volmer
Lic. #4740
Exp. July 30, 2024
Date
STATE OF CALIFORNIA

Sunridge Villas
Common Area Landscape Improvements
Rancho Cordova, CA

Revisions

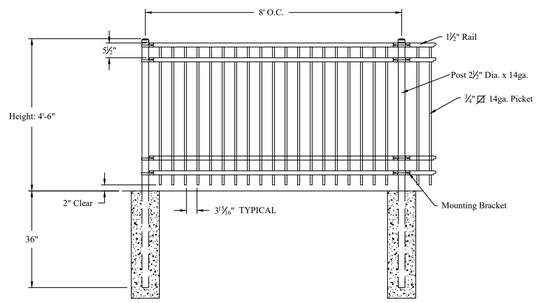
MARK	DATE	DESCRIPTION

Construction Details

SCALE:	PER DETAIL	CLIENT NO.:	
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DRAWN:			
APPROVED:			
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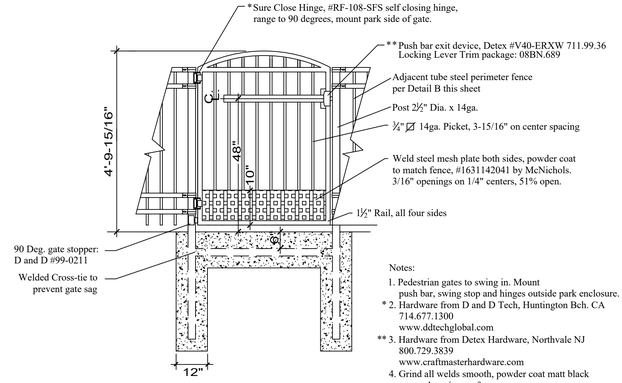
L-18

USE ALUMA-LOC HEADER PER DETAIL X TO CONTAIN WALK-ON BARK AT DOG RUN, CENTER ON FENCE PICKETS.



A LOW PERIMETER FENCE, 48" TALL AT DOG RUN

SCALE: 1/ 2" = 1'-0"



Notes:

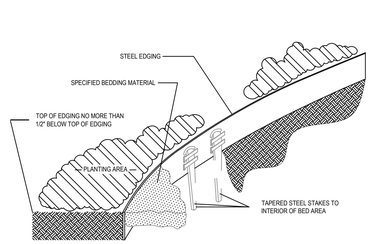
1. Pedestrian gates to swing in. Mount push bar, swing stop and hinges outside park enclosure.
* 2. Hardware from D and D Tech, Huntington Bch. CA 714.677.1300 www.ddtechglobal.com
** 3. Hardware from Detex Hardware, Northvale NJ 800.729.3839 www.craftmasterhardware.com
4. Grind all welds smooth, powder coat matt black to match perimeter fence.

B SELF CLOSING GATE

SCALE: 1/ 2" = 1'-0"

SURE-LOC ALUMINUM EDGING CORPORATION
494 EAST 64TH ST
HOLLAND, MI 49423

TOLL FREE: 1-800-787-3562
www.surelocedging.com

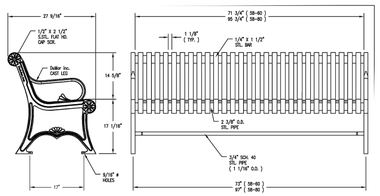


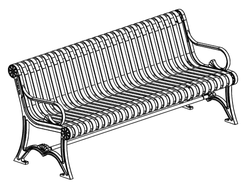
☐ 14GA. X 4" X 10' (.070-.075" AVERAGE THICKNESS)
☐ 1/8" X 4" X 16' (.120-.125" AVERAGE THICKNESS)
☑ 3/16" X 4" X 16' (.182-.188" AVERAGE THICKNESS)
☐ 1/4" X 5" X 16' (.20 - .250" AVERAGE THICKNESS)

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. FINISH - 'SURE RUST'

C ALUMI-LOC MAINT. HEADER

N.T.S.



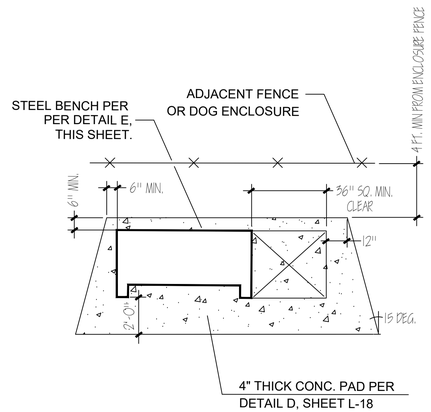


NOTES
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) COLOR: HUNTER GREEN

LENGTH OPTIONS
☒ 8' BENCH
☐ 6' BENCH

D OPEN SPACE BENCH: DUMOR #58

N.T.S.



E BENCH PAD LAYOUT

NO SCALE

Great Valley Design, Inc.
Regionally Appropriate Landscapes
1219 Spruce Lane
Davis, CA
(530) 231.5890
www.grtvalley.com
California Registered Landscape Architect # 4740

REGISTERED LANDSCAPE ARCHITECT
Scott B. Tobiner
Lic. #4740
Exp. July 30, 2024
Date
STATE OF CALIFORNIA

Sunridge Villas
Common Area Landscape Improvements
Rancho Cordova, CA

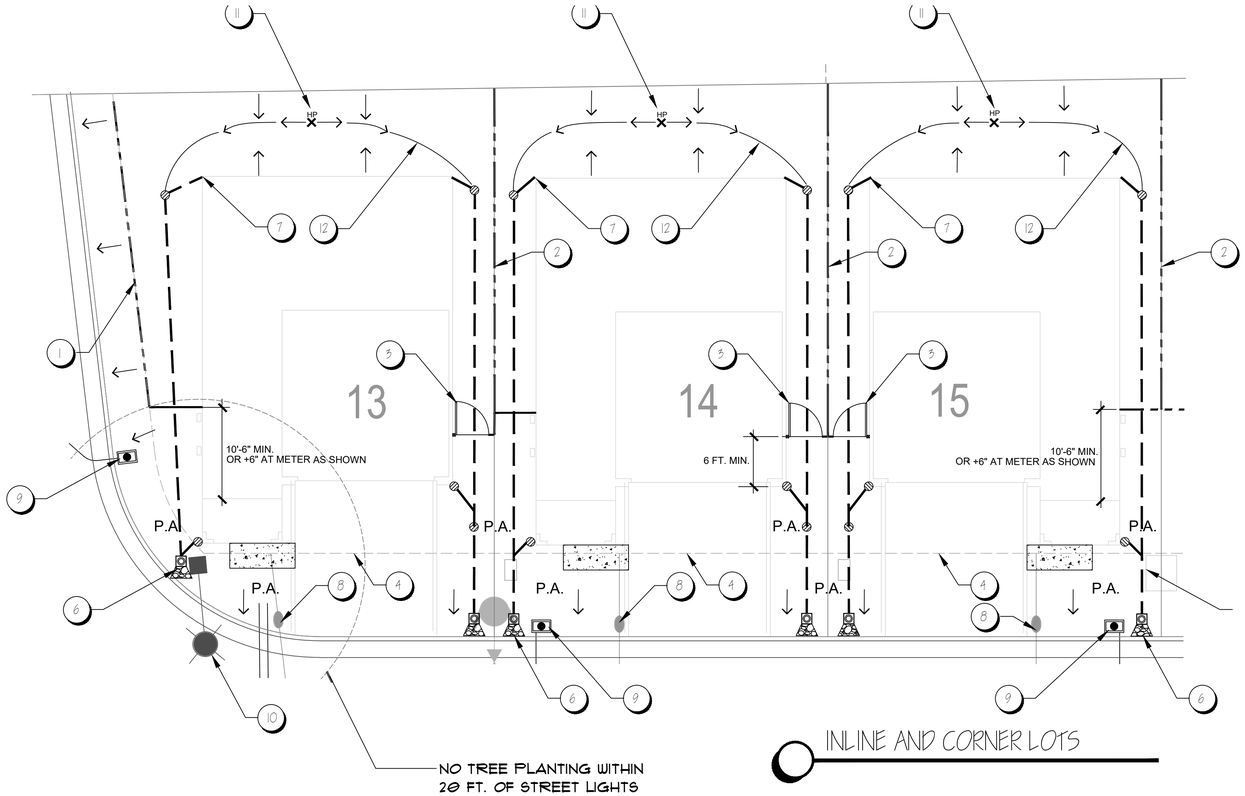
Revisions

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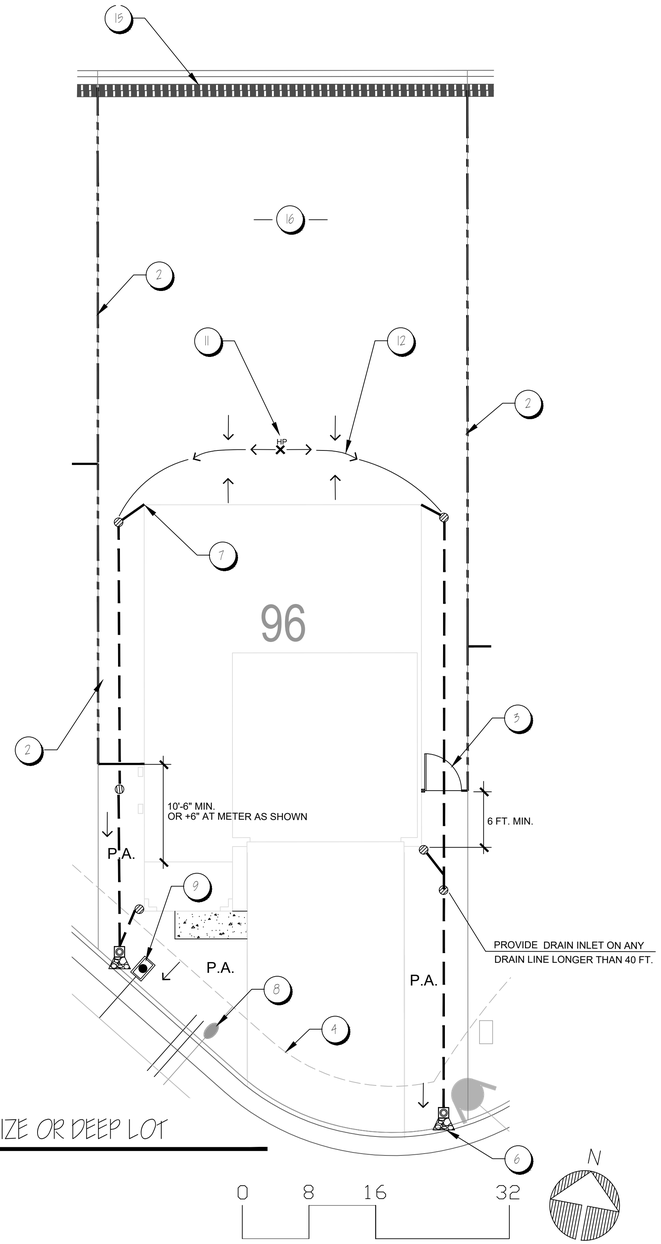
Construction Details

SCALE:	PER DETAIL	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_01621ConstDtl.dwg		

L-19



INLINE AND CORNER LOTS



OVERSIZE OR DEEP LOT

1 INCH = 8 FT. ON 24" X 36" SHEET

LANDSCAPE / SITE ELEMENTS

1. ENHANCED SIDEYARD / CORNER LOT FENCE PER DETAIL G, L-7. TYP. SET-BACK: 15 FT. FROM FRONT PROPERTY LINE, 5 FT. FROM BACK OF WALK.
2. GOOD NEIGHBOR FENCE WITH ALTERNATING PANELS BETWEEN REAR YARDS PER DETAIL F, SHEET L-23. TYPICAL SETBACK AT UTILITIES: 5 FT.
3. SIDEYARD GATE AT GARAGE SIDE OF LOT, PER DETAIL E SHEET L-23. TYP. SET-BACK: 6 FT.
4. PUBLIC UTLITY EASEMENT PER CIVIL IMPROVEMENT PLANS.
5. PLACE DRAIN INLET AT ALL "LANDLOCKED" PLANTING AREAS AND SLEEVE PRIOR TO PAVING.
6. NDS POP-UP EMITTER AND 1 CU. FT. COBBLE DISSAPATOR SET 2 FT. BEHIND BACK OF CURB. SEE DETAIL B, THIS SHEET.
7. ASSUME ROOF DRAIN / DOWN SPOUT AT THESE LOCATIONS AND TIE TO DRAINAGE SYSTEM. MAINTAIN AIR GAP BETWEEN DOWN SPOUT AND DRAIN INLET.
8. SEWER CONNECTION PER CIVIL IMPROVEMENT PLANS.
9. WATER CONNECTION PER CIVIL IMPROVEMENT PLANS.
10. STREET LIGHT PER CIVIL ENG.
11. HIGH POINT SWALE, CENTER ON WIDTH OF LOT, 6 FT. MIN. FROM BACK OF HOUSE, SEE PLOT PLANS BY CIVIL ENG.
    ALT: OVERSIZE LOTS, SEE CIVIL ENG.
12. APPROX. FLOWLINE OF SWALE, MAINTAIN EVEN GRADE, 1% MIN.
13. PROPERTY LINE PER CIVIL IMPROVEMENT PLANS.
14. CONCRETE ENTRY WALK, 3 FT. MIN. WIDTH.
15. MASONRY PERIMETER WALL PER CIVIL ENG.
16. OVERSIZE LOT: SEE CIVIL ENG. FOR ADDITIONAL DRAINAGE MEASURES.

GRADING LEGEND

FG	FINISH GRADE
FS	FINISH SURFACE
✕ HP	HIGH POINT
PA	PLANTER AREA
⊘	NDS SPEE-D BASIN WITH ONE OR TWO OUTLETS CONTRACTOR TO USE NDS #66 AS A RISER IF NEEDED, AND INSTALL 4" BLACK ATRIUM GRATE (#80) AT EACH BASIN. SEE DETAIL A, THIS SHEET.
▽	NDS POP-UP EMITTER #421, WITH ELBOW AND 4 S.F. COBBLE DISSIPATER. PLACE POP-UP 3 FT. MIN. FROM BACK OF WALK. SEE DETAIL B, THIS SHEET.
— — —	3" SMOOTH WALL SDR-21 DRAINLINE, TIE INTO DOWNSPOUTS, DRAIN BASINS AND CATCH BASINS PER NOTES, PLANS AND DETAILS. DO NOT ALIGN DRAINLINE BENEATH CONC. PAVING.
→	DIRECTION OF SURFACE FLOW, SEE TYPICAL LOT DRAINAGE PER CIVIL PLANS. MAINTAIN POSITIVE DRAINAGE AWAY FROM HOUSE, SWALES SHALL MAINTAIN 1% MIN. SLOPE.

CALL BEFORE YOU DIG
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NOTE:

* ALL DWELLING UNITS / LOTS SHALL INCLUDE A MINIMUM OF (1) STREET TREE, AND (1) ORNAMENTAL TREE (MINIMUM 15-GALLON, OR 1-1/2" TRUNK CALIPER MEASURED 4 FT. ABOVE FINISHED GRADE), ON AN ON-GOING BASIS, AT LEAST ONE STREET TREE SHALL BE LOCATED WITHIN THE REQUIRED FRONT YARD OF ALL DWELLING UNITS / LOTS.

** TREES SHALL NOT BE PLANTED DIRECTLY ON TOP OF ANY WATER OR SEWER LINES. DIMENSIONS SHALL BE INCLUDED ON THE PLANS TO CONFIRM THAT FRONT YARD TREES ARE PLANTED A MINIMUM DISTANCE OF SIX (6) FEET FROM CONCRETE AND HOUSE FOUNDATIONS.

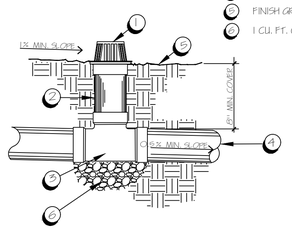
DEEP ROOT BARRIERS SHALL BE PROVIDED ABUTTING CONCRETE OR UTILITY LINES FOR ALL TREES WITHIN TEN (10) FEET OF PAVEMENT, OR WITHIN TEN (10) FEET OF SEWER OR WATER LINES.

UNDER NO CIRCUMSTANCES SHALL TREES BE CLOSER THAN THREE (3) FEET FROM SEWER OR WATER LINES.

*** LANDSCAPE FEATURES AT INTERSECTION CORNERS AND DRIVEWAYS SHALL CONFORM TO SACRAMENTO COUNTY STANDARD DRAWING 4-18 REGARDING VISIBILITY RESTRICTIONS.

SEE SHEET L-2/L-5 FOR TREE PLANS
SEE SHEET L-22 FOR IRRIGATION PLAN
SEE SHEET L-28 FOR NOTES AND SPECIFICATIONS

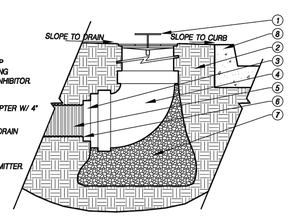
1. NDS # 80 6" POLYOLEFIN GRATE. W/ U.V. INHIBITOR. FLAT GRATE AT TURF.
2. NDS #66 6" DRAIN RISER, LENGTH AS NEEDED.
3. NDS #101, 201, 250, 300 AND 350 SPEE-D BASIN.
4. 4" SDR 21 DRAIN PIPE.
5. FINISH GRADE.
6. 1 CU. FT. CLASS II AGGREGATE



DRAIN-ATRIUM
SCALE: 1/2 = 1'-0"

KEY

1. NDS #430 - 3" POLYOLEFIN POP-UP DRAINAGE EMITTER, CENTER SPRING LOADED DRIVE POP-UP WITH UV INHIBITOR.
2. COMPACTED SOIL.
3. NDS #1241 - 3"&4" UNIVERSAL ADAPTER W/ 4" SPIGOT.
4. PVC 90 DEGREE ELBOW WITH ½" DRAIN HOLE
5. 3" CORRUGATED PIPE.
6. INVERT ELEVATION, SLOPED TO EMITTER.
7. 3" LAYER OF GRAVEL.
8. EXISTING CURB AND GUTTER.



POP-UP EMITTER
SCALE: 1/2 = 1'-0"

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California Registered Landscape Architect # 4740

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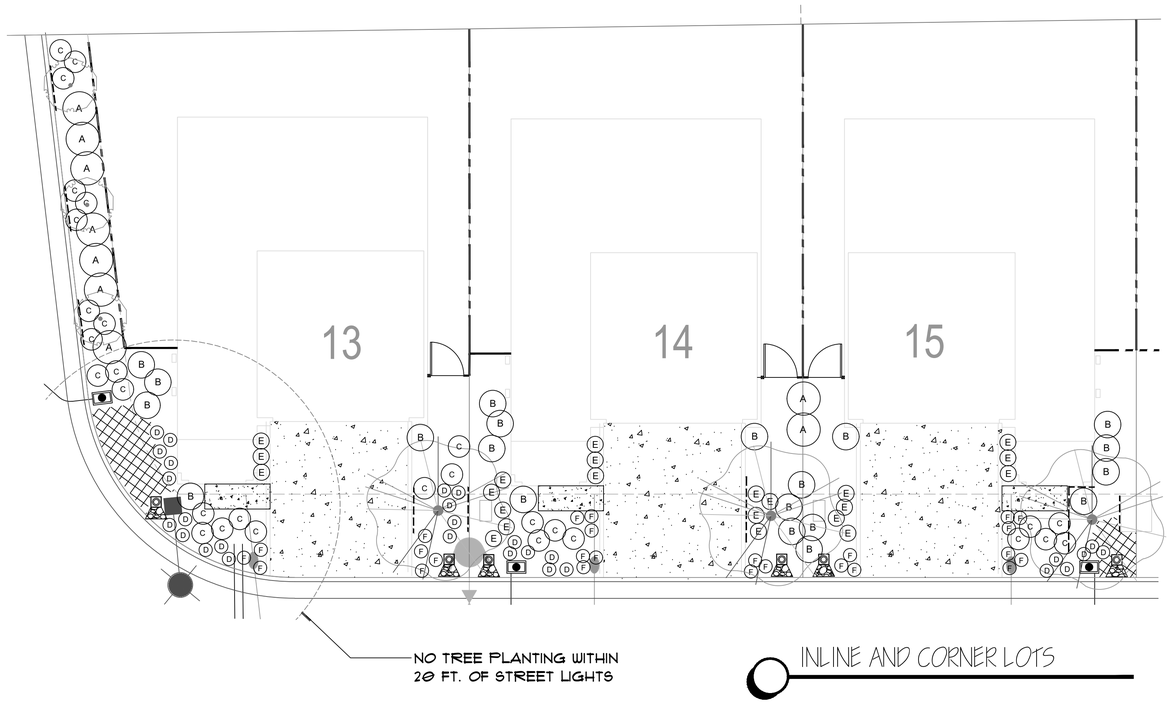
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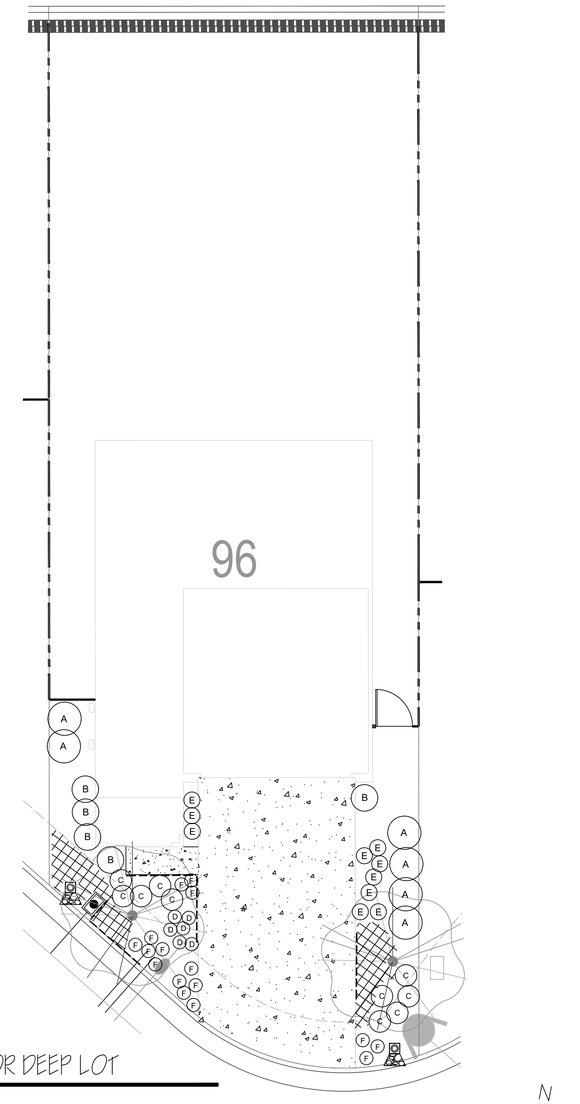
MARK	DATE	DESCRIPTION

Front Yard Layout Plan

SCALE:	1" = 20' - 0"	CLIENT NO.:	
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DRAWN:			
APPROVED:			
FILE NAME:	_01621Layout.dwg		

L-20





PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	**WUCOL	H x W
	STREET TREE	ALTERNATE SPECIES BLOCKS OF 3-4	15 GAL. / 24" BOX		
	CHIONANTHUS CHINENSIS	CHINESE FRINGE TREE		M	20' x 12'
	MAGNOLIA ST. MARY	COMPACT MAGNOLIA		M	20' x 20'
	MAGNOLIA X. GALAXY	HYDRID DWARF MAGNOLIA		M	30' x 20
	ERIOBOTRYA DEFLEXA	LOQUAT		M	20' x 15'
	PAROTIA PERSICA	PERSIAN IRONWOOD		M	20' x 15'
	VITUS AGNUS CASTUS	CHASTE TREE		M	20' x 15'
	SIDEYARD TREE				
	PODOCARPUS MAKI	FERN PINE	24" BOX	M	20' x 8'
	ROOTBARRIER PER DETAIL B, SHEET L-23.				
	GROUNDCOVER		1 GAL. AT 3 FT. O.C.		
	MYPORORUM 'PUTAH CREEK'	CREEPING LAUREL		L	1' x 8'
	HYPERICUM CALYCINUM	ST. JOHN'S WORT		L	1' x 3'
	COPROSMA 'VERDE VISTA'	CREEPING MIRROR PLANT		M	1' x 6'

TREE PLANTING LAYOUT STANDARD:

A. ALL DWELLING UNITS / LOTS SHALL INCLUDE A MINIMUM OF (1) STREET TREE MINIMUM 15-GALLON / 1-1/2" TRUNK CALIPER MEASURED 4 FT. ABOVE FINISH GRADE. ON AN ON-GOING BASIS, AT LEAST ONE STREET TREE SHALL BE LOCATED WITHIN THE REQUIRED FRONT YARD OF ALL DWELLING UNITS.

B. FRONT AND SIDE YARD TREES AND PLANTS SHALL BE OF A VARIETY THAT ENSURES ADEQUATE SHADING OF ADJOINING SIDEWALKS OR CURBS.

C. TREES SHALL NOT BE PLANTED DIRECTLY ON TOP OF ANY WATER OR SEWER LINES. TYPICAL TREE LAYOUT AS SHOWN REPRESENT A MINIMUM DISTANCE OF 6 FT. FROM HOUSE FOUNDATIONS, WALLS, WALKS AND PAVING, AND 5 FT. FROM WATER AND SEWER LINES.
SEE DETAIL B, SHEET L-23 FOR ROOT BARRIER STANDARDS.

D. 30% OF ALL TREES (CONFIRM FINAL QUANTITY FOR CITY APPROVAL) SHALL BE 24" BOX INSTALL SIZE.

E. 30% OF ALL TREES (CONFIRM FINAL QUANTITY FOR CITY APPROVAL) SHALL BE EVERGREEN SPECIES.

SYMBOL	BOTANICAL NAME	COMMON NAME	***INSTALL SIZE	**WUCOL	H x W
A	SCREENING SHRUB	SPECIES PER MASTER STREET TREE PLAN	5 GAL.		
	ELAEGNUS OLIVE MARTINI	GOLDEN RUSSIAN OLIVE		L	5' x 5'
	PRUNUS BRIGHT N' TIGHT	CAROLINA CHERRY		L	8' x 5'
	LEUCOPHYLLUM FRUTICOSA	TEXAS RANGER		L	6' x 5'
B	FOUNDATION SHRUB	ALTERNATE SPECIES EACH LOT	5 GAL.		
	WESTRINGIA 'SMOKEY'	COAST ROSEMARY		L	4' x 4'
	PITTOSPORUM WHEELERS DWARF	COMPACT QUEENSLAND LAUREL		M	3' x 4'
	RHAPIOLEPIS 'CLARA'	CLARA'S INDIA LAUREL		M	4' x 4'
C	FLOWERING ACCENT SHRUB		5 GAL.		
	PHLOMIS FRUTICOSA	JERUSALEM SAGE		L	4' x 4'
	CUPHEA HYSSOPIFOLIA	MEXICAN HEATHER		M	2' x 3'
	COLEONEMA 'SUNSET GOLD'	DWARF BREATH OF HEAVEN		M	2' x 4'
D	FLOWERING PERENNIAL		5 GAL.		
	GAURA 'WHIRLING BUTTERFLIES'	PINK GAURA		L	2' x 2'
	PENSTEMON 'APPLE BLOSSOM	PINK PENSTEMON		L	3' x 3'
	GERANIUM JOHNSON'S BLUE	BLUE CRANES BILL		M	1' x 4'
E	18" OR LESS SUB-SHRUB (USE AT HEIGHT RESTRICTED PLANTERS)		5 GAL.		
	TEUCRIUM CHAMAEDRYS	GERMANDER		L	1' x 3'
	ZAUCHNERIA 'CALISTOGA'	CALIFORNIA FUCHSIA		L	1' x 3'
	NEPETA BLUE WONDER	PROSTRATE CAT MINT		L	1' x 3'
F	GRASS OR GRASS-LIKE		1 GAL.		
	CALAMAGROTIS 'KARL FOERSTER'	AUTUMN REED GRASS		L	3' x 2'
	MUHLENBERGIA CAPILLARIS	PINK MUHLY		L	2' x 2'
	LOMANDRA 'BREEZE'	MATT RUSH		M	2' x 2'

NOTE: CHOICES IN EACH CATAGORY ACCOUNT FOR SUN AND SHADE.
**NOTE: WUCOL = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES.
***NOTE: SOME PLANTS SUCH AS GAURA OR TEUCHRIUM MAY NOT BE AVAILABLE IN 5 GAL.

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SEE SHEET L-2/L-5 FOR MASTER STREET TREE PLANS
SEE SHEET L-22 FOR TYPICAL FRONT YARD IRRIGATION PLAN
SEE SHEET L-28 FOR NOTES AND SPECIFICATIONS

TREE NOTES

1. ALL TREE LOCATIONS TO BE STAKED PRIOR TO INSTALLATION FOR OWNER'S REPRESENTATIVE.
2. LARGE CANOPY SPECIES (OAK, PISTACHE, ETC.) SHALL NOT BE PLANTED WITHIN 6 FT. OF PAVING
3. TREES TO BE PLANTED PER DETAIL A SHEET L-23. INSTALL ROOT BARRIERS PER DETAIL B, SHEET L-23.
4. TREES TO BE PLANTED WITH BEST STRUCTURE TOWARDS STREET OR HOUSE. MIS-SHAPED TREES SHALL BE REJECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SUBJECT TO REFUSAL BY OWNER'S REPRESENTATIVE AT DELIVERY.
6. TREE SUBSTITUTIONS DUE TO LACK OF AVAILABILITY OR PROPOSED SUPERIOR VARIETY MUST BE SUBMITTED TO OWNER IN WRITING.
7. CONTRACTOR TO GUARANTEE SURVIVAL OF ALL TREES FOR ONE YEAR.
8. VERIFY ALL TREE QUANTITIES, SIZES AND SOURCES IN WRITING PRIOR TO INSTALLATION.
9. PRIOR TO ALL TREE INSTALLATION, CONTRACTOR SHALL EXCAVATE, AMEND AND SATURATE PLANTING AREAS 24 HOURS BEFORE TO PLANTING.
10. NO TREE PLANTING WITHIN 6 FT. OF PAVING FOUNDATIONS, CURBS OR WALLS.
11. NO TREE PLANTING WITHIN 10 FT. OF TRANSFORMER OR SIGNAGE.
12. TREES SHALL NOT BE PLANTED IN LOT DRAINAGE FLOWLINES.
13. CONTRACTOR TO FLAG 5 FT. SETBACK AT WATER AND SEWER PRIOR TO TREE LAYOUT.
14. NO TREE PLANTING WITHIN 20 FT. OF LIGHTING.

PLANTING NOTES

1. TILL AND AMEND ALL PLANTING AREAS PER DETAIL C, SHEET L-23.
2. VERIFY ALL PLANT QUANTITIES, SIZES AND SOURCES IN WRITING PRIOR TO INSTALLATION. ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE AT TIME OF DELIVERY.
3. FINISH GRADES AND IRRIGATION SYSTEMS SHALL BE COMPLETE PRIOR TO PLANTING.
4. PRIOR TO ALL PLANTING, SCARIFY PLANTING PITS.
5. AT INSTALLATION, ALL PLANTS SHALL HAVE 6-20-20 GRANULATED FERTILIZER APPLIED AND WATERED IN, EVERY 90 DAYS FOR 1 YR.
6. FINISHED PLANTING AREAS TO BE MULCHED WITH 3" CONTINUOUS LAYER OF NATURAL WOOD CHIPS. (NO SHREDDED BARK OR CONST. WASTE PRODUCTS).
7. NO PLANTING WITHIN 12" OF PAVED SURFACES /CURBS.
8. NO SHRUB PLANTING WITHIN 3 FT OF HOUSE WALLS, METERS, UTILITIES OR VALVE BOXES.
9. IN PLANT COUNT DISCREPENCIES BETWEEN LISTED QUANTITIES AND SYMBOLS SHOWN, SYMBOLS SHALL PREVAIL.
10. PLANTING BASINS SHALL BE WATERED IN 24 HRS. PRIOR TO INSTALLATION, AND PLANTS SATURATED AT PLANTING. CONTRACTOR SHALL PROVIDE 90 DAY MAINTENANCE WHILE IRRIGATION SCHEDULE IS ADJUSTED.
11. CONTRACTOR SHALL PROVIDE A ONE-YEAR SURVIVAL GUARANTEE ON ALL PLANTS. THIS ADDRESSES NURSERY STOCK THAT IS NOT ACCLIMATED TO SITE CONDITIONS.
12. ALL PLANTING AREAS SHALL BE TREATED WITH SNAPSHOT PRE-EMERGENT PRIOR TO INSTALL.
13. NO TURF SHALL BE PLANTED IN RESIDENTIAL FRONT YARDS.
14. NO MULCH AT GROUNDCOVER PLANTING AREAS. PLANT GROUNDCOVERS PER DETAIL D, SHEET L-23.

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California Registered Landscape Architect # 4740

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Exp. July 30, 2024
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Sunridge Villas
Residential Front Yard Landscape
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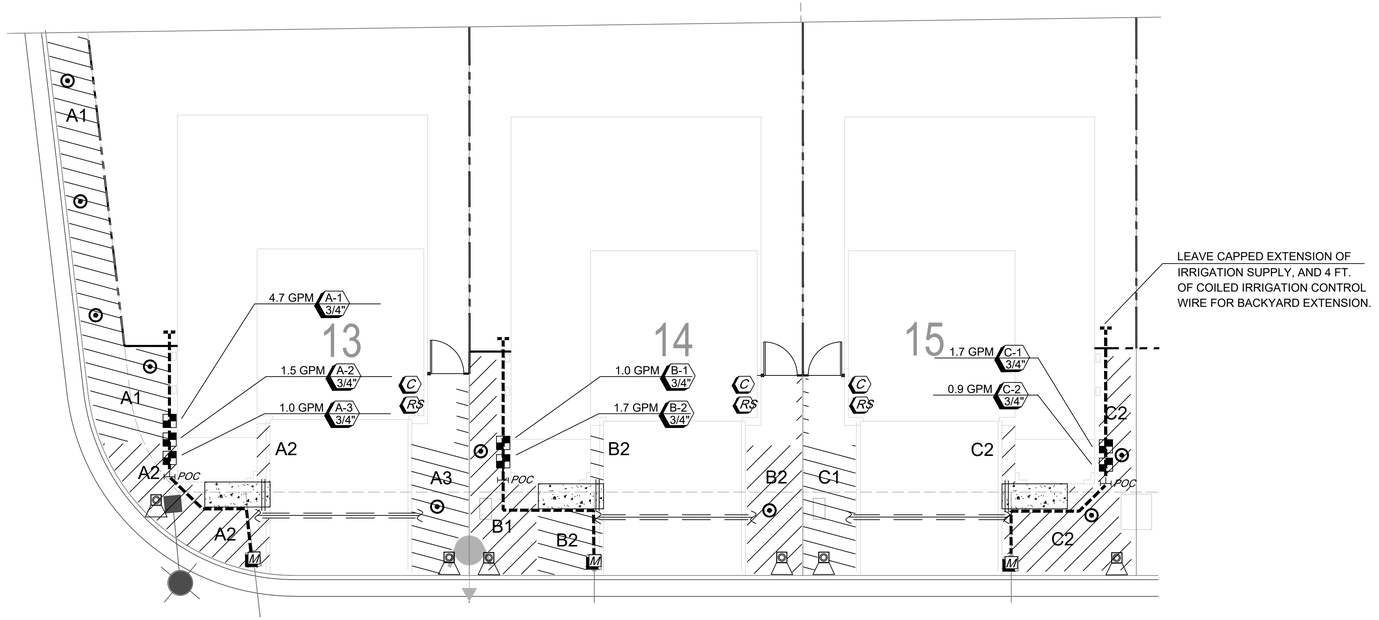
Revisions

MARK	DATE	DESCRIPTION

Front Yard Planting Plan

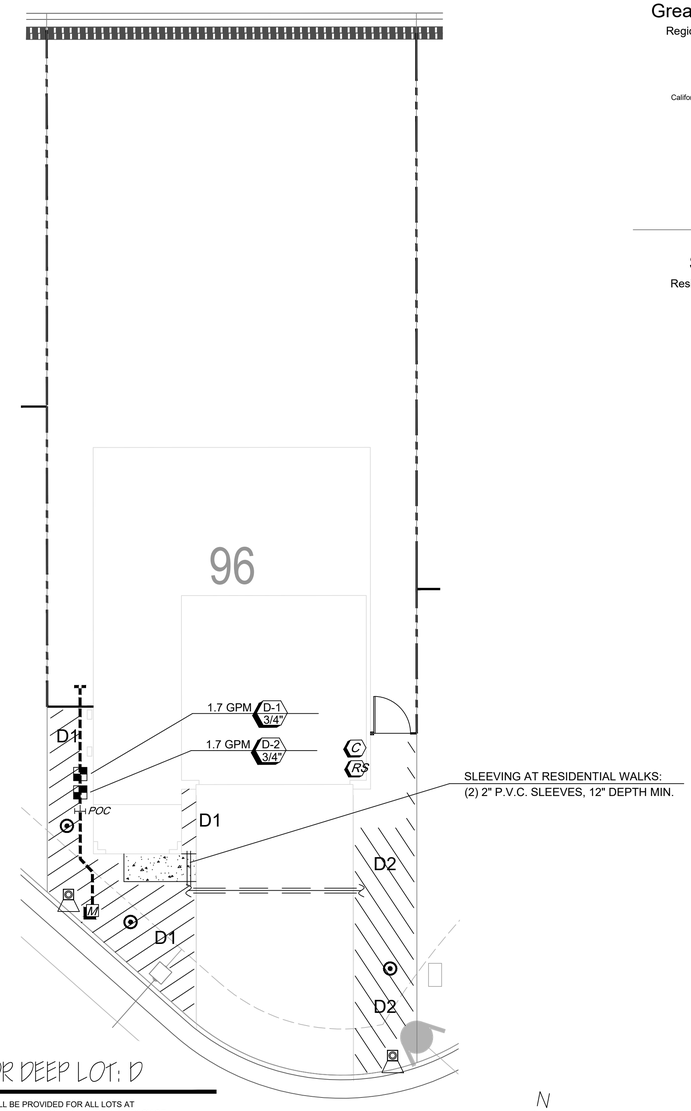
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L-21



INLINE AND CORNER LOTS: A, B,C

* MWELO CALCULATIONS SHALL BE PROVIDED FOR ALL LOTS AT APPROVAL OF ARCHITECTURE AND FIT LIST TO INSURE ACCURACY OF FENCING CONDITIONS, REAR YARD ACCESS AND LANDSCAPE EXTENTS. TYPICAL VIEWS DO NOT PROVIDE ENOUGH DETAIL FOR MWELO CALC.S SEE COMPLIANCE BLOCK, BELOW.



OVERSIZE OR DEEP LOT: D

* MWELO CALCULATIONS SHALL BE PROVIDED FOR ALL LOTS AT APPROVAL OF ARCHITECTURE AND FIT LIST TO INSURE ACCURACY OF FENCING CONDITIONS, REAR YARD ACCESS AND LANDSCAPE EXTENTS. TYPICAL VIEWS DO NOT PROVIDE ENOUGH DETAIL FOR MWELO CALC.S SEE COMPLIANCE BLOCK, BELOW.

0 8 16 32

N

1 INCH = 8 FT. ON 24" X 36" SHEET

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUF.	MODEL	DESCRIPTION
M			EXISTING 1" POTABLE WATER METER PER CIVIL PLANS
POC 1"			3/4" COPPER IRRIGATION POINT OF CONNECTION, SADDLE TAP CONNECTION OR PER CITY OF LINCOLN AT DOMESTIC SUPPLY
	MATCO-NORCA	514-T	1" BRASS GATE VALVE IN 9" VALVE BOX, LOCATE NEAR P.O.C.
A	RAINBIRD	ESP-TM2-08	8-STATION CONTROLLER WITH WIFI CONNECTION, #LINKWIFI AND RAIN/FREEZE SENSOR, #WR-2/RFC. OWNER TO PROVIDE 110v OUTLET AT GARAGE INTERIOR. ESTABLISH LINK TO WIFI AND RAIN SENSOR.
RS	RAINBIRD	WR-2	WIRELESS RAIN /FREEZE SENSOR, OUTDOOR INTERFACE
DRIP	RAINBIRD	XACZ-075-PRF	3/4" DRIP ATMOSPHERIC REMOTE CONTROL VALVE W/ PR-RBY WYE FILTER, AND PRESET 20 PSI REGULATOR PER DETAIL F, SHEET L-9.
	RAINBIRD	XFS-06-12-500	TREE DRIP RING LOCATION, SEE DETAIL A, SHEET L-10.
	RAINBIRD	XFS-09-12-500	LATERAL ROWS: 12" O.C. EMITTERS: 12" O.C, 0.6 GPH SEE DETAILS B-G, SHEET L-10 FOR LAYOUT AND CONNECTION
	APPROVED	SCH. 40	1" PRESSURE MAINLINE FROM P.O.C. TO IRRIGATION VALVES.
	APPROVED	CLASS 160	PVC IRRIGATION LATERAL LINE, 3/4" MIN. LAYOUT IS SCHEMATIC.
	APPROVED	SCH. 80	(2) PVC SLEEVES AT PAVING, PER DETAIL B, SHEET L-9.

D-4 3/4" 11 GPM

- INDICATED STATION TYPE(D = DRIP, S = SPRAY)
- AND STATION NUMBER
- INDICATES GALLONS PER MINUTE
- INDICATED CONTROL VALVE SIZE

IRRIGATION INSTALLATION NOTES:

A. COMPACT ALL IRRIGATIONTRENCHES TO 90 % R.C.

B. EXTEND ALL SLEEVES AS SHOWN 6" BEYOND ADJACENT PAVING. CAP AND KEEP CLEAN UNTIL USE.

C. ALL PVC MAINLINE AND LATERAL PIPE TO BE 12" MIN. COVER.

D. TOP-DRESS ALL LANDSCAPE AREAS WITH 3" MIN. WALK-ON WOOD CHIPS, ONLY AFTER DRIP SYSTEMS ARE INSTALLED AND OPERATIONAL.

SEE SHEET L-2 / L-5 FOR TREE PLANS
SEE SHEET L-21 FOR SHRUB PLANTING PLAN
SEE SHEET L-28 FOR NOTES AND SPECIFICATIONS

CALL BEFORE YOU DIG
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"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE".

BY: _____

DATE: _____

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Sunridge Villas

Residential Front Yard Landscape
Rancho Cordova, CA

Revisions

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Front Yard Irrigation Plan

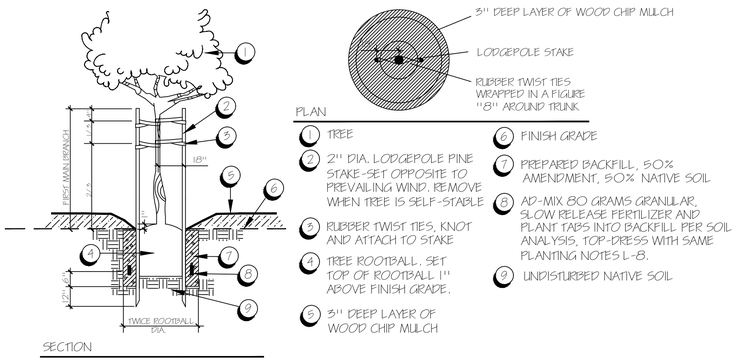
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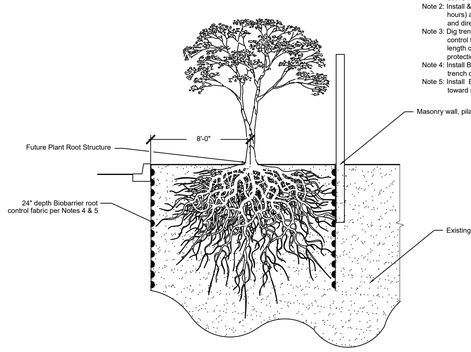


PLAN

SECTION

1. TREE
2. 2" DIA. LODGEPOLE PINE STAKE-SET OPPOSITE TO PREVAILING WIND. REMOVE WHEN TREE IS SELF-STABLE
3. RUBBER TWIST TIES, KNOT AND ATTACH TO STAKE
4. TREE ROOTBALL. SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE.
5. 3" DEEP LAYER OF WOOD CHIP MULCH
6. FINISH GRADE
7. PREPARED BACKFILL, 50% AMENDMENT, 50% NATIVE SOIL
8. AD-MIX 80 GRAMS GRANULAR, SLOW RELEASE FERTILIZER AND PLANT TABS INTO BACKFILL PER SOIL ANALYSIS, TOP-DRESS WITH SAME PLANTING NOTES L-8.
9. UNDISTURBED NATIVE SOIL

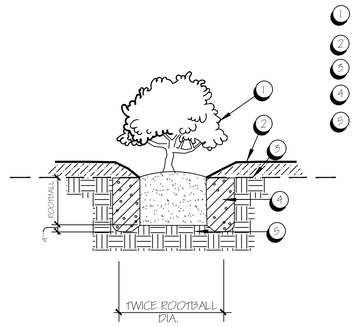
A TREE PLANTING
N.T.S.



NOTES:

Note 1: Contact Biobarrier at 1-800-541-5519 for information on active ingredients and warranty.
Note 2: Install & Cover Biobarrier as soon as possible (within 12 hours) after opening. High temperatures and direct sunlight can reduce effective product life.
Note 3: Dig trenches a minimum of 4 in. wide for Biobarrier root control fabric. Trenches must be a minimum length of 8 ft., centered on the root ball and adjacent to protection area.
Note 4: Install Biobarrier root control fabric on the side of the trench opposite the root source.
Note 5: Install Biobarrier root control fabric with Nodules facing toward root source.

B BIOBARRIER AT TREE PLANTING
NOT TO SCALE



1. SET CROWN 1" ABOVE FINISH GRADE
2. 3" WOOD CHIP MULCH
3. FINISHED GRADE
4. AMENDED BACKFILL PER SHEET L-8
5. SET ROOTBALL ON UNDISTURBED SOIL

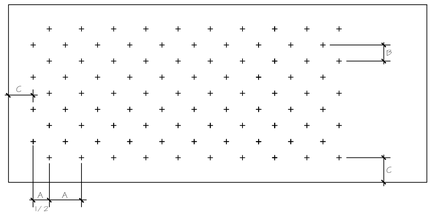
NOTE:
1. SCARIFY SIDES OF PLANTING PIT.
2. PRE-WATER PLANTING PIT 24 HR. PRIOR TO PLANTING. IF PIT DOES NOT DRAIN IN 24 HR., NOTIFY LANDSCAPE ARCHITECT.

C SHRUB PLANTING
N.T.S.

PLANT SPACING SCHEDULE:

A - TRIANGULAR SPACING	B- ROW SPACING	C-PERIMETER SET-BACK
6"	5 1/ 2"	4"
12"	10 1/ 2"	10"
18"	16"	12"
24"	21"	18"
36"	31"	24"

PLANTING GRID:



D G.C. LAYOUT
N.T.S.

KEY

1. *HINGE, TYPICAL.*
2. *FINISH GRADE.*
3. *7'x4" GATE BOARDS.*
4. *2"x4" HORIZONTAL BRACE TYP.*
5. *4"x4" PRESSURE TREATED POST TYP.*
6. *GRAVITY LATCH.*
7. *2"x4" DIAGONAL BRACE.*

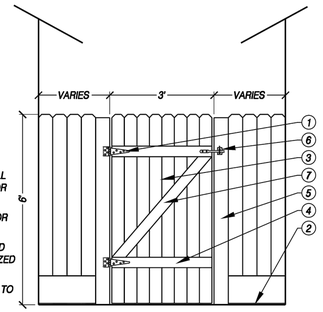
NOTES

1. ALL WOOD EXCEPT FOR POSTS SHALL BE CONSTRUCTION HRT.RO.REDWOOD OR CEDAR #2 OR BETTER.

2. ALL POSTS TO BE P.T.D.F. GRADE B OR BETTER.

3. AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS.

4. CONCRETE FOOTING TO BE SLOPED TO ENSURE WATER RUNOFF.



E WOOD SIDE YARD GATE
N.T.S.

KEY

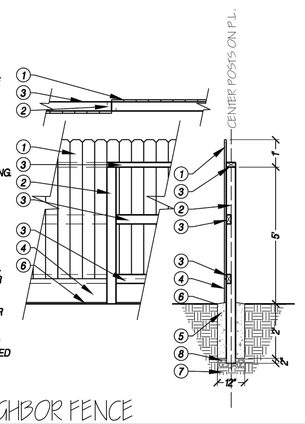
1. *7'x4"x5' DOG EARED ROUGH SAWN FENCE BOARDS.*
2. *4"x4" POST AT 8'O.C.*
3. *THREE 2"x4"x8' RAILS.*
4. *1'x8'X8' REDWOOD KICK BOARD.*
5. *12"x24" CONCRETE FOOTING SLOPED TO DRAIN. CUT KICKBOARD AROUND FOOTING.*
6. *FINISH GRADE.*
7. *UNDISTURBED NATIVE GRADE OR ENGINEERED FILL PER SOILS REPORT.*
8. *4" AGGREGATE BASE, COMPACTED TO 95% R.D.*

NOTES

1. ALL WOOD EXCEPT FOR POSTS SHALL BE CONSTRUCTION HRT.RO.REDWOOD OR CEDAR #2 OR BETTER.

2. ALL POSTS TO BE P.T.D.F. GRADE B OR BETTER.

3. AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS.



F WOOD GOOD NEIGHBOR FENCE
SCALE: 1/ 2" = 1'-0"

KEY

1. *7'x6" FENCE BOARD PANELS.*
2. *MIN. 4" SQUARE GALV. METAL POST. APPROXIMATELY 8' O.C.*
3. *THREE 2"x4" RAILS.*
4. *1'x4" PLANT-ON BOARD.*
5. *12"x24" CONCRETE FOOTING SLOPED TO DRAIN. CUT PANELS AROUND FOOTING.*
6. *FINISH GRADE.*
7. *UNDISTURBED NATIVE GRADE OR ENGINEERED FILL PER SOILS REPORT.*
8. *2"x8" CAP.*

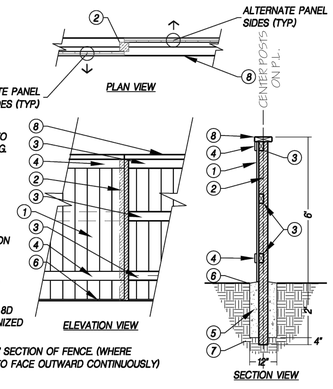
NOTES

1. ALL WOOD SHALL BE CONSTRUCTION HRT.RO.REDWOOD OR CEDAR #2 OR BETTER.

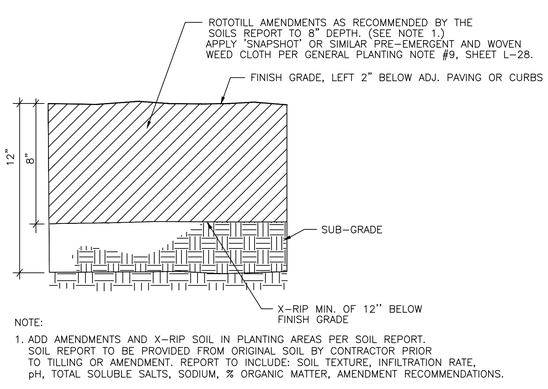
2. ALL POSTS TO BE MASTER HALCO POSTMASTER WOOD FENCE POST.

3. AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS.

4. ALTERNATE PANEL SIDE AT EACH 8' SECTION OF FENCE. (WHERE ADJACENT TO OPEN SPACE PANELS TO FACE OUTWARD CONTINUOUSLY)



G ENHANCED SIDEYARD FENCE WITH MASTER HALCO POSTS
N.T.S.



NOTE:
1. ADD AMENDMENTS AND X-RIP SOIL IN PLANTING AREAS PER SOIL REPORT. SOIL REPORT TO BE PROVIDED FROM ORIGINAL SOIL BY CONTRACTOR PRIOR TO TILLING OR AMENDMENT. REPORT TO INCLUDE: SOIL TEXTURE, INFILTRATION RATE, pH, TOTAL SOLUBLE SALTS, SODIUM, % ORGANIC MATTER, AMENDMENT RECOMMENDATIONS.

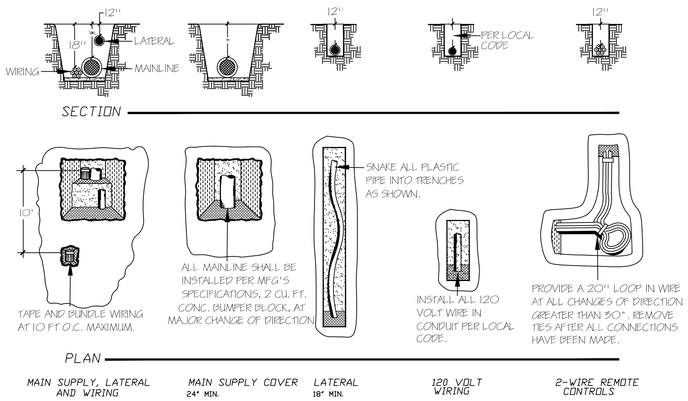
H SOIL AMENDMENT: SECTION
N.T.S.

MARK	DATE	DESCRIPTION

Typ. Residential Planting & Construction Details

SCALE:	PER DETAIL	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_03621 TypDet .dwg		

L-23



A PIPE AND WIRE TRENCHING DETAIL
N.T.S.

**NOTE:*

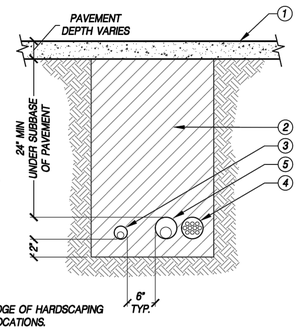
SLEEVE DEPTH AT RESIDENTIAL ENTRY WALKS AND DRIVEWAYS TO BE 12".

KEY

1. ***FINISH GRADE OF ASPHALT PAVING, CONCRETE OR OTHER IMPERVIOUS MATERIALS.***
2. ***CLEAN BACKFILL - SEE SPECS, 95% COMPACTION IN PAVED AREAS***
3. ***NON-PRESSURE LATERAL LINE SLEEVE REQ. UNDER PAVING (TWICE DIA. OF NON-PRESSURE LATERAL LINE)***
4. ***CONTROL WIRE SLEEVE UNDER PAVING. SIZE AS REQ'D. INSTALL ADJACENT TO PRESSURE MAIN LINE.***
5. ***MAIN LINE SLEEVE REQ. UNDER PAVING (TWICE DIA. OF PRESSURE MAIN LINE).***

NOTES:

1. ***ALL SLEEVES TO BE SCH 40 PVC.***
2. ***EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING AT BOTH ENDS, CAP ENDS AND FLAG LOCATIONS.***



B SLEEVED CROSSINGS AT PAVING
N.T.S.

SLEEVE CHART

WATER PIPE SIZE	SCH 40 PVC SLEEVE PIPE SIZE
1"	2"
1-1/4"	1-1/2"
1-1/2"	3"
2"	4"
2-1/2"	5"
3"	6"

WIRES	PIPE SIZE
1-10 WIRES	1-1/2"
11-20 WIRES	2"
21-40 WIRES	3"
41-60 WIRES	4"

C LATERAL PIPE, SLEEVING, CONTROL WIRE SIZING
N.T.S.

LATERAL PIPE SIZING (CLASS 200)

GPM	PIPE SIZE
0 - 10	3/4"
10 - 16	1"
16 - 26	1-1/4"
26 - 36	1-1/2"
36 - 55	2"

NOTE: NO PIPE TO EXCEED VELOCITY OF 5' PER SECOND.

1. 110 v PLUG INTO GFCI OUTLET
2. IRRIGATION CONTROLLER PER LEGEND
3. BUILDING WALL
4. FINISH GRADE OR PAVING
5. PVC SWEEP ELL
6. U.F. DIRECT BURIAL WIRES (TO REMOTE CONTROL VALVES)

NOTE: ALL ELECTRICAL WORK SHALL COMPLY W/ LOCAL AND STATE CODE.

D WALL MOUNT IRRIGATION CONTROLLER
N.T.S.

1. ID TAG: RAIN BIRD VID SERIES
2. WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. REMOTE CONTROL VALVE:
5. INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

E 3/4" ANTI SIPHON SPRAY VALVE - ASVF SERIES
N.T.S.

1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
3. ID TAG
4. LOW FLOW ANTI-SIPHON VALVE: RAIN BIRD ASV-LF-075 VALVE (INCLUDED IN XACZ-075-PRF KIT)
5. PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XACZ-075-PRF KIT)
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL
11. PVC LATERAL PIPE

F 3/4" ANTI SIPHON DRIP VALVE W/ FILTER KIT
N.T.S.

ATTACHMENT 2
Exhibit A to the Resolution

Great Valley Design, Inc.
Regionally Appropriate Landscapes
1219 Spruce Lane
Davis, CA
(530) 231.5890
www.grtvalley.com
California Registered Landscape Architects # 4740
Nevada Registered Landscape Architects # 989

Project Owner:
SARIS|REGIS

Project Location:
Sunridge Villas
00000 Sunrise Blvd.
Rancho Cordova, CA 95742

ARCHITECTS STAMP:

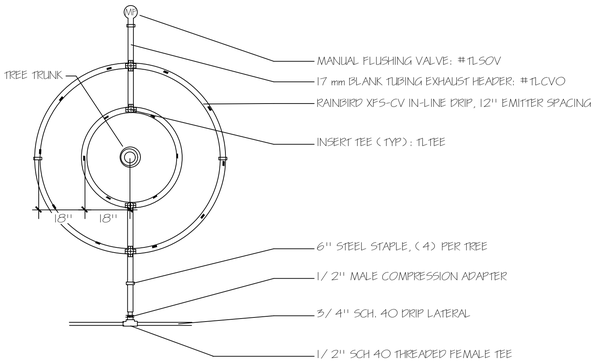
REGISTERED LANDSCAPE ARCHITECT
Scott R. Volmer
Lic. #4740
Exp. July 30, 2022
Date
STATE OF CALIFORNIA

MARK	DATE	DESCRIPTION

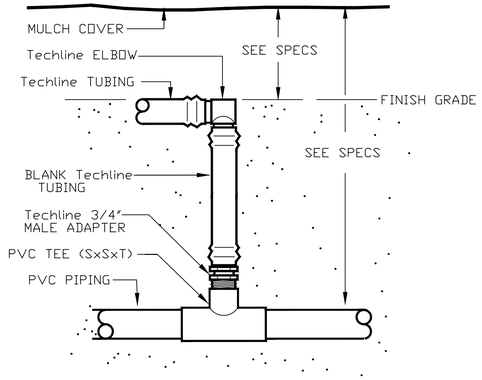
Irrigation Details

SCALE:	PER DETAIL	CLIENT NO.:	
	11JULY 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_01621IrrgDet.dwg		

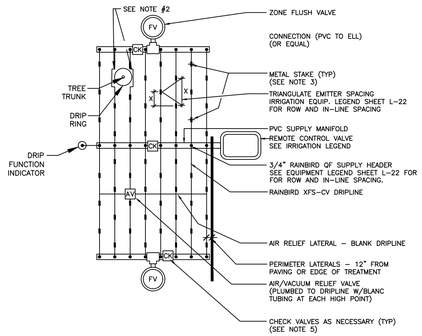
L-24



A TREE WATERING DRIP RING
N.T.S.



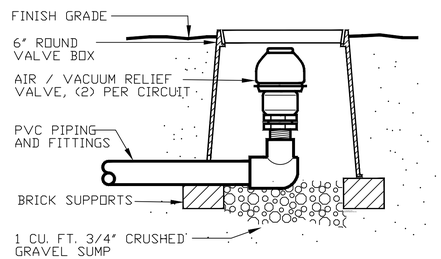
B TECHLINE ATTACHMENT DETAIL
N.T.S.



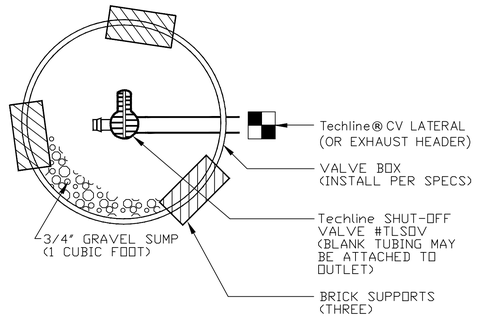
NOTES:

1. SEE IRRIGATION EQUIPMENT LEGEND AND NOTES, SHEET L-22 FOR ADDITIONAL INFORMATION.
2. ALL TREES IRRIGATED SEPERATELY, NO IRRIGATION WITHIN 18 INCHES OF TREE TRUNK, NO DIRECT FLOW ON TRUNK.
3. BURY DRIPLINE 4" BELOW GRADE AND STAKE 36" O.C. AND AT JOINTS AND AS NEEDED TO INSURE SECURITY
4. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATIONS, COMPRESSION FITTINGS TYPICAL.
5. INSTALL CHECK VALVES AT 3' FT OR MORE ELEVATION CHANGE

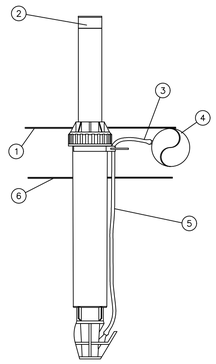
C DRIP LINE GRID ATTACHMENT AND CLEAN-OUT
N.T.S.



D AIR RELIEF VALVE
N.T.S.



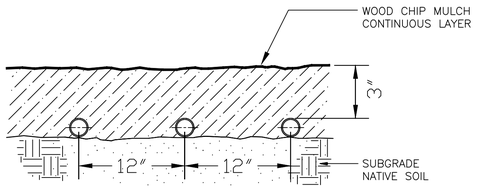
E LINE FLUSH VALVE
N.T.S.



1. TOP OF MULCH (3" LAYER)
2. 6"MICRO-SPRAY POP-UP INDICATOR: RAIN BIRD XERI-POP XP-600X (YLW. CAP)
3. 1/4" BARB TRANSFER CONNECTOR:
4. 1/2" POLYETHYLENE TUBING:
5. 1/4" DISTRIBUTION TUBING:
6. FINISH GRADE

NOTE:
1. INSTALL (1) RAIN BIRD DRIP INDICATOR AT END OF EACH DRIP CIRCUIT, SO OPERATOR CAN DETERMINE ZONE FUNCTION AND OPERATING PRESSURES.

F 6" POP-UP DRIP FUNCTION INDICATOR
SCALE: 1/2" = 1'-0"



G DRIP LINE; SUB-GRADE INSTALLATION
SCALE: 1/2" = 1'-0"

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Regionally Appropriate Landscapes
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Davis, CA
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Project Owner:
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Project Location:
Sunridge Villas
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Rancho Cordova CA 95742

ARCHITECTS STAMP:

REGISTERED LANDSCAPE ARCHITECT
Scott B. Volmer
Lic. #4740
Exp: July 30, 2024
Date
STATE OF CALIFORNIA

MARK	DATE	DESCRIPTION

Irrigation Details

SCALE:	PER DETAIL	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
			L-25
FILE NAME:	_01621 Typ IrrgDet.dwg		

SECTION 32 8400
IRRIGATION

PART 1 GENERAL

1.1 SUMMARY

A. Irrigation system required for this work includes but is not limited to the furnishing of all labor, tools, materials, appliances, tests, permits, taxes, etc., necessary for the installation of a landscape irrigation system as herein specified and shown on the drawings, and the removal of all debris from the site.

1. Locate, purchase, deliver and install piping, conduit, sleeves, 120 volt and low voltage electrical and water connections, valves, backflow preventer devices, controllers, rain sensors, spray and bubbler heads, drip irrigation lines, and associated accessories for a fully operational automatic irrigation system.
2. Trenching and water settling of backfill material.
3. Testing and startup of the irrigation system.
4. Prepare an as built record set of drawings.
5. Training of the Owner's maintenance personnel in the operational requirements of the irrigation system.
6. Clean up and disposal of all excess and surplus material.
7. Maintenance of the irrigation system during the prescribed maintenance period.

B. The system shall efficiently and evenly irrigate all areas and be complete in every respect and shall be left ready for operation to the satisfaction of the Owner's Representative.

C. Coordinate with other trades, as needed to complete work, including but not limited to Water Meter, Point of Connection (POC) and Backflow Preventer Device (BFPD) location and electrical hookups.

1.2 CONTRACT DOCUMENTS

A. Shall consist of specifications and its general conditions and the drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any part shall be as binding as if called for in all parts.

1.3 RELATED DOCUMENTS AND REFERENCES

A. Related Documents: Refer to Landscape Documents or Landscape Architect provided documentation and specifications

References:

1. American Society of Testing Materials (ASTM): cited section numbers.
2. National Sanitation Foundation (NSF): rating system.
3. Irrigation Association: Turf & Landscape Irrigation Best Management Practices

1.4 VERIFICATION

A. Irrigation piping and related equipment are drawn diagrammatically. Scaled dimensions are approximate only. Before proceeding with work, carefully check and verify dimensions and immediately notify the Owner's Representative of discrepancies between the drawings or specifications and the actual conditions. Although sizes and locations of plants and or irrigation equipment are drawn to scale wherever possible, it is not within the scope of the drawings to show all necessary offsets, obstructions, or site conditions. The Contractor shall be responsible to install the work in such a manner that it will be in conformance to site conditions, complete, and in good working order.

B. Piping and equipment is to be located within the designated planting areas wherever possible unless specifically defined or dimensioned otherwise.

1.5 PERMITS AND REGULATIONS

A. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

B. Wherever references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.

C. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to the Contractor's actions.

1.7 CHANGES IN THE WORK

A. The Owner's Representative may order changes in the work, and the contract sum being adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.

B. All changes in the work, notifications and Contractor's request for information (RFI) shall conform to the contract general condition requirements.

1.8 CORRECTION OF WORK

A. The Contractor shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest as possible time that can be coordinated with other work, and seasonal weather demands, but not more than 90 (ninety) days after notification.

1.9 DEFINITIONS

A. Owner's Representative: The person appointed by the Owner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Owner's Representative may appoint other persons to review and approve any aspects of the work.

B. Substantial Completion Acceptance: The date at the end of the Planting, Planting Soil, and Irrigation installation where the Owner's Representative accepts that all work in these sections is complete and the Warranty period has begun. This date may be different that the date of substantial completion for the other sections of the project.

C. Final Acceptance: The date when the Owner's Representative accepts that the plants and work in this section meet all the requirements of specification. It is intended that the materials and workmanship warranty for Planting, Planting Soil, and Irrigation work run concurrently.

1.10 SUBMITTALS

A. See the contract General Conditions for policy and procedures related to submittals.

B. Product data

1. Submit a minimum of (3) complete lists of all irrigation equipment to be used, manufacturer's brochures, maintenance manuals, warrantees and operating instructions, within 15 days after the notice to proceed.
   a. This submission may be done digitally and all documents shall be submitted in one PDF document.
2. The submittals shall be packaged and presented in an organized manner, in the quantity described in Division 1 of the specifications. Provide a table of contents of all submitted items.
3. Clearly identify on each submitted sheet by underlining or highlighting (on each copy) the specific product being submitted for approval. Failure to clearly identify the specific product being submitted will result in a rejection for the entire submittal. No substitutions of material or procedures shall be made concerning these documents without the written consent of an accepted equivalent by the Owner's Representative.
4. Equipment or materials installed or furnished without prior approval of the Owner's Representative, may be rejected by the Owner's Representative and the Contractor shall be required to remove such materials from the site at their own expense.
5. Approval of substitution of material and/or products, other than those specified shall not relieve the Contractor from complying with the requirements of the contract documents and specifications. The Contractor shall be responsible, at their own expense, for all changes that may result from the approved substitutions, which affect the installation or operations other items of their own work and/or the work of other Contractors.

C. Samples: Samples of the equipment may be required at the request of the Owner's Representative if the equipment is other than that specified.

D. Other Submittals: Submit for approval:

1. Documentation of the installer's qualifications.
2. As built record set of drawings.
3. Testing data from all required pressure testing.
4. Backflow prevention device certification: Certification from the manufacturer or their representative that the back flow prevention device has been installed correctly according to the manufactures requirements.
5. Booster pump certification: Certification from the manufacturer or their representative that the booster pump has been installed correctly according to the manufacturer's requirements.
6. Irrigation controller certification: Certification from the manufacturer or an authorized distributor that the Controller has been installed correctly according to the manufactures requirements.

1.11 OBSERVATION OF THE WORK

A. The Owner's Representative may inspect the work at any time. They may remove samples of materials for conformity to specifications. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.

B. The Owner's Representative shall be informed of the progress of the work so the work may be observed at the following key times in the construction process. The Owner's Representative shall be afforded sufficient time to schedule visit to the site. Failure of the Owner's Representative to make field observations shall not relieve the Contractor from meeting all the requirements of this specification.

1. Trenching, directional boring, and sleeving review.
2. Hydrostatic pressure testing.
3. Adjustment and coverage test.
4. Pre-maintenance observation.
5. Final acceptance / system malfunction corrections.

1.12 PRE-CONSTRUCTION CONFERENCE

A. Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

1.13 QUALITY ASSURANCE

A. It is the intention of this specification to accomplish the work of installing an automatic irrigation system, which will operate in an efficient and satisfactory manner. The irrigation system shall be installed and made operational according to the workmanlike standards established for landscape installation and sprinkler irrigation operation as set forth by the most recent Best Management Practices (BMP) of the Irrigation Association.

B. The specification can only indicate the intent of the work to be performed rather than a detailed description of the performance of the work. It shall be the responsibility of the Contractor to install said materials and equipment in such a manner that they shall operate efficiently and evenly and support optimum plant growth and health.

C. The Owner's Representative shall be the sole judge of the true intent of the drawings and specifications and of the quality of all materials furnished in performance of the contract.

D. The Contractor shall keep one copy of all drawings and specifications on the work site, in good order. The Contractor shall make these documents available to the Owner's Representative when requested.

E. In the event of any discrepancies between the drawings and the specification, the final decision as to which shall be followed, shall be made by the Owner's Representative.

F. In the event the installation is contradictory to the direction of the Owner's Representative, the installation shall be rectified by the Contractor at no additional cost to the Owner. The Contractor shall immediately bring any such discrepancies to the attention of the Owner's Representative.

G. It shall be distinctly understood that no oral statement of any person shall be allowed in any manner to modify any of the contract provisions. Changes shall be made only on written authorization of the Owner's Representative.

H. Installer Qualifications: The installer shall be a firm having at least 5 years of successful experience of a scope similar to that required for the work.

a. Installer Field Supervision: The installer shall maintain on site an experienced full-time supervisor who can communicate in English with the Owner's Representative.

b. Submit the installer's qualifications for approval.

1.14 IRRIGATION SYSTEM WARRANTY:

A. The Contractor shall Warrantee all workmanship and materials for a period of 1year (s) following the acceptance of the work.

6. Any parts of the irrigation work that fails or is defective shall be replaced or reconstructed at no expense to the Owner including but not limited to: restoring grades that have settled in trenches and excavations related to the work. Reconstruction shall include any plantings, soil, mulch or other parts of the constructed landscape that may be damaged during the repair or that results from soil settlement.

B. The date of acceptance of the work and start of the Guarantee period shall be determined by the Owner's Representative, upon the finding that the entire irrigation system is installed as designed and specified, and found to be operating correctly, supplying water evenly to all planting and/or lawn areas.

C. The system controller shall be warranted by the equipment manufacturer against equipment malfunction and defects for a period of 5 years, following the acceptance of the work.

D. Neither the final acceptance nor any provision in the contract documents shall relieve the Contractor of responsibility for faulty materials or workmanship. The Contractor shall remedy any defects within a period of 7 days (s) from the date of notification of a defect.

1.15 SITE CONDITIONS

A. It is the responsibility of the Contractor to be aware of all surface and sub-surface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the installation of the work. Do not proceed with work until unsatisfactory conditions have been corrected.

A. All materials and equipment shall be stored properly and protected as required by the Contractor. The Contractor shall be entirely responsible for damages or loss by weather or other cause to work under the contract. Materials shall be furnished in ample quantities and at such times as to ensure uninterrupted progress of the work.

B. Deliver the products to the job site in their original unopened container with labels intact and legible at time of use.

C. Store in accordance with the manufacturers' recommendations.

1.17 PROTECTION

A. The Contractor shall continuously maintain adequate protection of all their work from damage, destruction, or loss, and shall protect the owner's property from damage arising in connection with this contract. Contractor shall make good any such damage, destruction, loss or injury. Contractor shall adequately protect adjacent property as provided by law and the contract documents.

B. The Contractor shall maintain sufficient safeguards, such as railings, temporary walks, lights, etc., against the occurrence of accidents, injuries or damage to any person or property resulting from their work, and shall alone be responsible for the same if such occurs.

C. All existing paving, structures, equipment or plant material shall be protected at all times, including the irrigation system related to plants, from damage by workers and equipment. The Contractor shall follow all protection requirements including plant protection provision of the general contract documents. All damages shall be repaired or replaced at the Contractor's expense. Repairs and or replacement shall be to the satisfaction of the Owner's Representative, including the selection of a Contractor to undertake the repair or maintenance. Repairs shall be at no cost to the owner.

1. For trees damaged to the point where they will not be expected to survive or which are severely disfigured and that are too large to replace, the cost of damages shall be as determined by the Owner's arborist using accepted tree value evaluation methods.

D. The Contractor shall refrain from trenching within the drip line of any existing tree to remain. The Owner's Representative may require the Contractor to relocate proposed irrigation work, bore lines beneath roots or use air spade technology to dig trenches through and under the root system to avoid damage to existing tree root areas.

1.18 EXCAVATING AROUND UTILITIES

A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.

1. Do not begin any excavation until all underground utilities have been located and marked.

Determine location of underground utilities and perform work in a manner that will avoid possible damage. Hand excavate, as required. Maintain stakes and or markings set by others until parties concerned mutually agree to their removal.

B. Notification to 811 is required for all excavation around utilities. The Contractor is responsible for knowing the location and avoiding utilities that are not covered by the *Local Utility Locator Service*.

C. Section 4216/4217 of the government code requires a dig-alert identification number be issued before a "permit to excavate" will be valid. For your dig-alert identification number call underground service alert toll free 1-800-422-4133 two working days before beginning construction.

1.19 POINT OF CONNECTION

Point of connection option 1 - Irrigation Contractor provided

A. The point of connection of the irrigation system to its electrical power sources shall be provided by the irrigation installer. All connections shall be made by a licensed electrical Contractor per governing codes at the location shown on the drawings.

B. The point of connection of the irrigation system to its potable and or non-potable water sources, including the main shutoff valve and backflow preventer shall be provided by the irrigation installer. All connections shall be made by a licensed Contractor per governing codes, at the location shown on the drawings.

Point of connection option 2 - General Contractor provided

A. The point of connection of the irrigation system to its electrical power sources shall be provided by the General Contractor's licensed electrical Contractor per governing codes at the location shown on the drawings. The irrigation Contractor will connect the power to provided junction box or grounded plug receptacle.

B. The point of connection of the irrigation system to its potable and or non-potable water sources, including the main shutoff valve and backflow preventer shall be provided by the General Contractor's licensed plumbing Contractor per governing codes at the location shown on the drawings. The minimum size and water pressure of the pressurized line will be as noted on the irrigation drawing.

1.20 TEMPORARY UTILITIES

A. All temporary piping, wiring, meters, panels and other related appurtenances required between source of supply and point of use shall be provided by the Contractor and coordinated with the Owner's Representative. Existing utilities may be used with the written permission of the owner.

1.21 CUTTING, PATCHING, TRENCHING AND DIGGING

A. The Contractor shall do all cutting, fitting, trenching or patching of their work that may be required to make its several parts come together as shown upon, or implied by, the drawings and specifications for the completed project.

B. Digging and trenching operations shall be suspended when the soil moisture is above field capacity.

1.22 USE OF PREMISES

A. The Contractor shall confine their apparatus, the storage of materials, and the operations of their workers to limits indicated by the law, ordinances, or permits and shall not unnecessarily encumber the premises with their materials.

B. Contractor parking, and material and equipment storage shall in areas approved by the Owner's Representative.

1.23 AS BUILT RECORD SET OF DRAWINGS

A. Immediately upon the installation of any buried pipe or equipment, the Contractor shall indicate on the progress record drawings the locations of said pipe or equipment. The progress record drawings shall be made available at any time for review by the Owner's Representative.

B. Before final acceptance of work, the Contractor shall provide an as built record set of drawings showing the irrigation system work as built. The drawings shall be transmitted to the Owner's Representative in paper format and as a pdf file of each document on compact disk or flash drive. The drawings shall include all information shown on the original contract document and revised to reflect all changes in the work. The drawings shall include the following additional information

1. All valves shall be numbered by station and corresponding numbers shall be shown on the as built record set of drawings.
2. All main line pipe or irrigation equipment including sleeves, valves, controllers, irrigation wire runs which deviate from the mainline location, backflow preventers, remote control valves, grounding rods, shut-off valves, rain sensors, wire splice locations, and quick coupling valves shall be located by two (2) measured dimensions, to the nearest one-half foot. Dimensions shall be given from permanent objects such as buildings, sidewalks, curbs, walls, structures and driveways. All changes in direction and depth of main line pipe shall be noted exactly as installed. Dimensions for pipes shall be shown at no greater than a 50 ft. maximum interval.
3. As built record set of drawings shall be signed and dated by the Contractor attesting to and certifying the accuracy of the as built record set of drawings. As built record set of drawings shall have "As Built Record Set of Drawings", company name, address, phone number and the name of the person who created the drawing and the contact name (if different).

C. The Owner shall make the original contract drawing files available to the Contractor.

1.24 CONTROLLER CHARTS:

A. Provide one controller chart for each automatic controller installed.

1. On the inside surface of the cover of each automatic controller, prepare and mount a color-coded chart showing the valves, main line, and systems serviced by that particular controller. All valves shall be numbered to match the operation schedule and the drawings. Only those areas controlled by that controller shall be shown. This chart shall be a plot plan, entire or partial, showing building, walks, roads and walls. The plan, reduced as necessary and legible in all details, shall be made to a size that will fit into the controller cover. This print shall be approved by the Owner's Representative and shall be protected in laminated in a plastic cover and be secured to the inside back of the controller cabinet door.
2. The controller chart shall be completed and approved prior to acceptance of the work.

1.25 TESTING

A. Provide all required system testing with written reports as described in part 3.

1.26 OPERATION AND MAINTENANCE MANUALS AND GUARANTEES

A. Prepare and deliver to the Owner's Representative within ten calendar days prior to completion of construction, two 3-ring hard cover binders containing the following information:

1. Index sheet stating Contractor's address and telephone number, list of equipment with name and addresses of local manufacturers' representatives.
2. Catalog and parts sheets on all material and equipment.
3. Guarantee statement. The start of the guarantee period shall be the date the irrigation system is accepted by the Owner.
4. Complete operating and maintenance instruction for all major equipment.
5. Irrigation product manufacturers warrantees.

B. In addition to the above-mentioned maintenance manuals, provide the Owner's maintenance personnel with instructions for maintaining major equipment and show evidence in writing to the Owner's Representative at the conclusion of the project that this has been rendered.

PART 2 PRODUCTS

2.1 MATERIALS GENERAL

A. All materials shall be of standard, approved and first grade quality and shall be new and in perfect condition when installed and accepted.

B. See the parts schedule on the drawings for specific components and manufacturers. The use of a manufacturer's name and model or catalog number is for the purpose of establishing the standard of quality and configuration desired only. Other manufacturer's equipment may be submitted for approval with written approval by the Owner's Representative. Substituted equipment shall not substantially alter the operations of the system.

C. Approval of any items or substitutions indicates only that the product(s) apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted. The Contractor shall be responsible for the performance of substituted items. If the substitution proves to be unsatisfactory or not compatible with other parts of the system, the Contractor shall replace said items with the originally specified items, including all necessary work and modifications to replace the items, at no cost to the owner.

2.2 RECLAIMED WATER SYSTEM DESIGNATION

A. Where irrigation systems use reclaimed water, all products including valve boxes, lateral and main line pipe, etc. where applicable and/or required by local code shall have the reclaimed water purple color designation.

2.3 PIPING MATERIAL

A. Individual types of pipe and fittings supplied are to be of compatible manufacturer unless otherwise approved. Pipe sizes shown are nominal inside diameter unless otherwise noted.

B. Plastic pipe:

1. All pipe shall be free of blisters, internal striations, cracks, or any other defects or imperfections. The pipe shall be continuously and permanently marked with the following information: manufacturer's name or trade mark, size, class and type of pipe pressure rating, quality control identifications, date of extrusion, and National Sanitation Foundation (NSF) rating.
2. Pressure main line for piping upstream of remote control valves and quick coupling valves:
   a. Pipe smaller than 2 inch diameter shall be plastic pipe for use with solvent weld or threaded fittings. Shall be manufactured rigid virgin polyvinyl chloride (PVC) 1220, Type 1, Grade 2 conforming to ASTM D 1785, designated as Schedule 40.
   b. Pipe 2 - 3 inch diameter shall be manufactured rigid virgin polyvinyl chloride (PVC), Type 1, Grade 2 conforming to ASTM D 1785, designated as bell gasket Class 315.
   c. Pipe larger than 3 inch diameter shall be manufactured rigid virgin polyvinyl chloride (PVC), Type 1, Grade 2 conforming to ASTM D 1785, designated as bell gasket Class 200 PVC.
3. Non_pressure lateral line for piping downstream of remote control valves: plastic pipe for use with solvent weld or threaded fittings. Shall be manufactured rigid virgin polyvinyl chloride PVC 1220 (type 1, grade 2) conforming to ASTM d 1785, designated as Class 200, 3/4 minimum size.

C. Galvanized pipe shall be used for above ground connections to, backflow prevention device assemblies, hose bibs, and booster pumps and as shown on the plans and details.

1. Pipe shall be hot dip galvanized continuous welded, seamless, Schedule 40 conforming to applicable current ASTM standards.

2.4 FITTINGS AND CONNECTIONS:

A. Polyvinyl chloride pipe fittings and connections: Type II, Grade 1, Schedule 40, high impact molded fittings, manufactured from virgin compounds as specified for piping tapered socket or molded thread type, suitable for either solvent weld or screwed connections. Machine threaded fittings and plastic saddle and flange fittings are not acceptable. Furnish fittings permanently marked with following information: nominal pipe size, type and schedule of material, and National Sanitation Foundation (NSF) seal of approval. PVC fittings shall conform to ASTM D2464 and D2466.

B. Brass pipe fittings, unions and connections: standard 125 pound class 85% red brass fittings and connections, IPS threaded.

C. PVC Schedule 80 threaded risers and nipples: Type I, grade 1, Schedule 80, high impact molded, manufactured from virgin compounds as specified for piping and conforming to ASTM D-2464. Threaded ends shall be molded threads only. Machined threads are not acceptable.

D. Galvanized pipe fittings shall be galvanized malleable iron ground joint Schedule 40 conforming to applicable current ASTM standards.

2.5 SOLVENT CEMENTS AND THREAD LUBRICANT

A. Solvent cements shall comply with ASTM D2564. Socket joints shall be made per recommended procedures for joining PVC plastic pipe and fittings with PVC solvent cement and primer by the pipe and fitting manufacturer and procedures outlined in the appendix of ASTM D2564.

B. Thread lubricant shall be Teflon ribbon-type, or approved equal, suitable for threaded installations as per manufacturer's recommendations.

C. Pipe Joint Compound (Pipe dope) shall be used on all galvanized threaded connections. Pipe Joint Compound is a white colored, non-separating thread sealant compound designed to seal threaded connections against leakage due to internal pressure. It shall contain PTFE (Polytetrafluoroethylene) to permit a tighter assembly with lower torque, secure permanent sealing of all threaded connections and allow for easy disassembly without stripping or damaging threads.

B. The main body and accsss covers shall be low lead bronze (ASTM B 584)

C. The seat ring and all internal polymers shall be NSF Listed Noryl and the seat disc elastomers shall be silicone.

D. Backflow Preventer shall be as indicated on the drawings.

2.7 PRESSURE REGULATOR

A. Pressure regulator shall certified to NSF/ANSI 372, consisting of low lead bronze body bell housing, a separate access cap shall be threaded to the body and shall not require the use of ferrous screws.

B. The main valve body shall be cast bronze (ASTM B 584).

C. The access covers shall be bronze (ASTM B 584 or Brass ASTM B 16)

D. The assembly shall be of the balanced piston design and shall reduce the pressure in both flow and no flow conditions.

E. Pressure regulator shall be as indicated on the drawings.

2.7. WYE STRAINER

A. Strainer shall conform to MIL -S-16293, and be ANSI 3rd party certified to comply with the states lead plumbing law 0.25% maximum weighted average lead content.

B. The main body shall be low lead bronze (ASTM B 584)

C. The access covers shall be yellow brass or cast bronze (ASTM B 16 or ASTM B 584)

D. Strainer screen shall be 300 series stainless steel available in 20, 40, 60, 80, or 100 mesh.

F. Wye strainer shall be as indicated on the plans.

G. 2.8 BACKFLOW PREVENTER CAGE & FROST BLANKET

H. A heavy-duty steel mesh cage with rust proof finish. The caging shall be sized to allow space for the entire piping assembly associated with the Backflow Preventer unit, and all associated equipment.

I. The cage shall include the manufacturers' standard tamper proof locking mechanism.

J. Provide a concrete base as detailed on the drawings.

K. Backflow Preventer Cage type, manufacturer and color shall be as indicated on the plans.

L. A Frost Blanket, manufacturer and color shall be as indicated on the plans.

2.9 BOOSTER PUMP (where applicable)

A. Booster pump shall be housed in a sturdy, locking, weather-resistant case, furnished for maximum exterior protection.

B. Booster pump shall be as indicated on the drawings. .

2.10 BALL VALVES

A. Ball valves for 3/4 inch through 2 - 1/2 inch shall be of PVC, block, tru-union design with EDPDM seals and o-ring.

B. Ball valves for 3 inch and larger shall be gate design and shall be iron body, brass or bronze mounted AWWA gate valves, and shall have a clear waterway equal to the full nominal diameter of the valve, and shall be rubber gasket, flanged or mechanical joint only, and shall be able to withstand a continuous working pressure of 150 PSI. Valve shall be equipped with a square-operating nut.

C. All ball valves located in a valve manifold shall be the same size as the main line (1-1/2 inch size minimum). Provide pipe-reducing adapters down stream of valves, as required. All ball valves in line shall be the same size as the pipe.

D. Ball valves shall be as indicated on the drawings.

2.11 CHECK VALVES

A. Swing check valves 2 inch and smaller shall be 200 lbs., W.O.G., bronze construction with replaceable composition, neoprene or rubber disc and shall meet or exceed federal specification WW-V-54, class a, type iv.

B. Anti_drain valves shall be of heavy-duty virgin PVC construction with female iron pipe thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valves shall be field adjustable against draw out from 5 to 40 feet of head.

C. Check valves shall be as indicated on the drawings.

2.12 REMOTE CONTROL VALVES

A. Remote control valves shall be electrically operated, single seat, normally closed configuration, equipped with flow control adjustment and capability for manual operation.

B. Valves shall be actuated by a normally closed low wattage solenoid using 24 volts, 50/60 cycle solenoid power requirement. Solenoid shall be epoxy encased. A union shall be installed on the discharge end.

C. Remote control valves shall be wired to controller in same numerical sequence as indicated on drawings.

D. Remote control valves shall be as indicated on the drawings.

2.13 MASTER CONTROL VALVES

E. Master Control Valve shall be compatible with the irrigation controller.

F. Master control valves shall be as indicated on the drawings.

2.14 FLOW SENSOR

A. Flow sensor shall be compatible with the irrigation controller.

B. Flow sensor shall be as indicated on the drawings.

2.15 HYDROMETER

C. Hydrometer shall be compatible with the irrigation controller.

D. Hydrometer shall be as indicated on the drawings.

2.16 QUICK COUPLER VALVES

A. Quick coupler valves shall be a one or two piece, heavy-duty brass construction with a working pressure of 150 PSI with a built in flow control and a self_closing valve.

B. Quick coupler shall be equipped with locking red brass cap covered with durable yellow thermo-plastic rubber cover. Key size shall be compatible with quick coupler and of same manufacturer.

C. Quick coupler valves shall be as indicated on the drawings.

2.17 SPRINKLER HEADS

D. All sprinkler heads shall have check valves installed.

E. All sprinkler heads shall be as indicated on the drawings.

F. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body and fabricated as shown on the drawings.

2.18 AUTOMATIC CONTROLLER

A. Controller shall be housed in a sturdy, locking, weather_resistant case, furnished for maximum exterior protection.

B. Controller shall be equipped with evapo-transpiration (ET) sensor, which adjusts the controller programming based on local climatic conditions. The sensor shall also have a rain sensing shut-off switch, wind sensing shut off switch, and freeze sensing shut-off of switch.

1. If a moisture sensor is used in lieu of an evapo-transpiration sensor an additional sensor, which has a rain-sensing shut-off switch, wind sensing shut-off switch, and freeze sensing shut-off switch shall be provided.

C. Automatic controller shall be as indicated on the drawings.

2.19 CONTROLLER DECODERS

D. All decoders shall be per the controller manufacturer's specifications.

E. Decoder model number shall be as shown on the drawings.

2.20 ELECTRICAL CONTROL WIRING

A. Low voltage

1. The electrical control wire shall be direct burial type UF, no. 14 AWG, solid, single conductor, copper wire UL approved or larger, if required to operate system as designed.
2. For 2-Wire controllers all irrigation wire for the controller, flow sensor, master valve, hydrometer, remote control valves and moisture sensors shall be per the controller manufacturer's specifications and recommendations.
3. Color code wires to each valve. Common wire shall be white.
4. If multiple controllers are being utilized, and wire paths of different controllers cross each other, both common and control wires from each controller to be of different colors.
5. Control wire splices: Splices are when required shall be placed in splice boxes.
6. Wire connections shall be per the controller manufacturer's specifications and recommendations.

B. High voltage

1. Shall be of type as required by local codes and ordinances.
2. Shall be of proper size to accommodate needs of equipment it is to serve.

2.21 VALVE BOXES AND MATERIALS

A. Valve boxes: valve boxes shall be constructed of ABS (acrylonitrile butadiene styrene) plastic, green in color, with rigid base and sides and shall be supplied with bolt lock cover secured with stainless steel bolts. Cover shall be identified as shown on drawings. Provide box extensions as required.

1. Master valves, flow sensors, remote control irrigation valves, gate valves, and ball valves 3 inch or less in size shall use a 14 inch x 19 inch x 12 inch rectangular box.
2. Quick coupler valves, wire splices, and grounding rods shall use a 10 inch circular box.

Great Valley Design, Inc.
Regionally Appropriate Landscapes
1219 Spruce Lane
Davis, CA
(530) 231.5890
www.grtvalley.com
California Registered Landscape Architect # 4740

REGISTERED LANDSCAPE ARCHITECT
Scott A. Feller
Lic. #4740
Exp. July 31, 2023
Date
STATE OF CALIFORNIA

Sunridge Villas
Residential Front Yard Landscape
Rancho Cordova, CA

Revisions

MARK	DATE	DESCRIPTION

Irrigation System Notes

SCALE:		CLIENT NO.:	
DATE:	22 JUNE, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_01621IrrgNotes.dwg		

L-26

2.26 MAIN LINE LOCATOR TAPE

A. 3 - inch wide plastic detectable locator tape.

2.27 MAIN LINE AND LATERAL LINE BEDDING SAND

A. Sand shall consist of natural or manufactured granular material, free of organic material, mica, loam, clay or other substances not suitable for the intended purpose.

B. Sand shall be masonry sand ASTM C 144 or coarse concrete sand, ASTM C 33.

PART 3 EXECUTION

3.1 GENERAL REQUIREMENTS

A. Code requirements shall be those of state and municipal codes and regulations locally governing this work, providing that any requirements of the drawings and specifications, not conflicting therewith, but exceeding the code requirements, shall govern unless written permission to the contrary is granted by the Owner's Representative.

B. Extreme care shall be exercised at all times by the Contractor in excavating and working in the project area due to existing utilities and irrigation systems to remain. Contractor shall be fully responsible for expenses incurred in the repair of damages caused by their operation.

1. The Contractor is responsible for identifying and maintaining existing irrigation main lines that supply water to areas on the site as noted on the drawings and outside of the proposed limit of work. The Contractor shall relocate or replace existing irrigation main line piping as required to provide a continuous supply of water to all areas of existing irrigation on site.
   a. Providing continuous water supply shall include hand watering and or the use of watering trucks to provide adequate water.

C. Plan locations of backflow preventers, valves, controllers, irrigation lines, sleeves, spray heads and other equipment are diagrammatic and indicate the spacing and relative locations of all installations. Final site conditions and existing and proposed plantings shall determine final locations and adjusted as necessary and as directed to meet existing and proposed conditions and obtain complete water coverage. Minor changes in locations of the above from locations shown shall be made as necessary to avoid existing and proposed trees, piping, utilities, structures, etc. at the Contractor's expense or when directed by the Owner's Representative.

1. The Contractor shall be held responsible for relocation of any items without first obtaining the Owner's Representative's approval. The Contractor shall remove and relocate such items at their expense if so directed by the Owner's Representative.

D. Prior to any work the Contractor shall stake out locations of all pipe, valves, equipment and irrigation heads and emitters using an approved staking method and maintain the staking of the approved layout in accordance with the drawings and any required modifications. Verify all horizontal and vertical site dimensions prior to staking of heads. Do not exceed spacing shown on drawings for any given area. If such modified spacing demand additional or less material than shown on the drawings, notify the Owner's Representative before beginning any work in the adjacent area.

E. Stub out main line at all end runs and as shown on drawings. Stub out wires for future connection where indicated on plan and as directed.

F. Point of connection shall be approximately as shown on drawings. Connect new underground piping and valves and provide all flanges, adapters or other necessary fittings for connection.

G. Permission to shut off any existing in-use water line must be obtained 48 hours in advance, in writing from the Owner. The Contractor shall receive instructions from the Owner's Representative as to the exact length of time of each shut-off.

H. No fittings shall be installed on pipe underneath pavement or walls.

I. Prior to starting any work, Contractor shall obtain a reading of existing static water pressure (no flow condition) at the designated point of connection and immediately submit written verification of pressure with date and time of recording to Owner's Representative.

3.2 TRENCHING, DIRECTIONAL BORING AND SLEEVING

A. Perform all trenching, directional boring, sleeving and excavations as required for the installation of the work included under this section, including shoring of earth banks to prevent cave_ins.

B. The Contractor may directional bore lines where it is practical or where required on the plans.

1. Extend the bore 1' past the edge of pavement unless noted differently on the plans
2. Cap ends of each bore and locate ends at finished grade using metal stakes.
3. All boring and sleeving shall have detectable locator tape placed at the ends of the pipe.

C. Make trenches for mains, laterals and control wiring straight and true to grade and free of protruding stones, roots or other material that would prevent proper bedding of pipe or wire.

D. Excavate trenches wide enough to allow a minimum of 4 - inch between parallel pipelines and 8 inch from lines of other trades. Maintain 3 - inch vertical clearance between irrigation lines. Minimum transverse angle is 45 degrees. All pipes shall be able to be serviced or replaced without disturbing the other pipes.

E. Trenches for pipelines shall be made of sufficient depth to provide the minimum cover from finished grade as follows:

4. Pressure main line: 18 inches below finish grade and 24-30 inches below paved areas in Schedule 40 PVC sleeves.
5. Reclaimed water constant pressure main lines shall cross at least twelve (12) inches below potable water lines.
   a. If a constant pressure reclaimed water main line must be installed above a potable water line or less than twelve (12) inches below a potable water line, then reclaimed water line shall be installed within an approved protective sleeve. The sleeve shall extend ten (10) feet from each side of the center of the potable line, for a total of twenty (20) feet. The sleeve shall be color-coded (purple) for use with reclaimed water.
3. Lateral lines: 12 inches below finish grade and 18 inches below paved areas in Schedule 40 PVC sleeves.
4. Control wiring: to the side of pressure main line and 24 inches below paved areas in Schedule 40 PVC sleeves.

F. On new on-site systems (post-meter), the required horizontal separation between potable water lines, reclaimed water constant pressure main lines and sewer lines shall be a minimum of four (4) feet apart as directed by the project engineer and/ or regulatory agency. Measurements shall be between facing surfaces, not pipe centerlines.

G. When trenching through areas of imported or modified soil, deposit imported or modified soils on one side of trench and subsoil on opposite side.

H. Backfill the trench per the requirements in paragraphs "Backfilling and Compacting" below.

3.3 PIPE INSTALLATION

A. General Pipe Installation

1. Exercise caution in handling, loading and storing, of plastic pipe and fittings to avoid damage.
   a. The pipe and fittings shall be stored under cover until using, and shall be transported in a vehicle with a bed long enough to allow the length of pipe to lay flat so as not to be subjected to undue bending or concentrated external load at any point.
   b. All pipe that has been dented or damaged shall be discarded unless such dent or damaged section is cut out and pipe rejoined with a coupling.
2. Trench depth shall be as specified above from the finish grade to the top of the pipe.
3. Install a detectable pipe locator tape 6 to 8 inches above all main line pipes.

B. Polyvinyl Chloride Pipe (PVC) Installation

1. Under no circumstance is pipe to rest on concrete, rock, wood blocks, construction debris or similar items.
2. No water shall be permitted in the pipe until a period of at least 24 hours has elapsed for solvent weld setting and curing.
3. Install assemblies and pipe to conform to respective details and where shown diagrammatically on drawings, using first class workmanship and best standard practices as approved. All fittings that are necessary for proper connections such as swing joints, offsets, and reducing bushings that are not shown on details shall be installed as necessary and directed as part of the work.
4. Dielectric bushings shall be used in any connections of dissimilar metals.
5. Gasketed plastic pipe: pipe-to-pipe joints or pipe to fittings shall be made in accordance with manufacturer's specifications.
6. Solvent weld or threaded plastic pipe:
   a. Installation of all pipe and fittings shall be in strict accordance with manufacturer's specifications.
   b. Pipe shall be cut using approved PVC pipe cutters only. Sawed joints are disallowed. All field cuts shall be beveled to remove burrs and excess before gluing.
   c. Welded joints shall be given a minimum of 15 minutes to set before moving or handling. Excess solvent on the exterior of the joint shall be wiped clean immediately after assembly.
   d. Plastic to metal connections shall be made with plastic adapters and if necessary, short (not close) brass threaded_nipples. Connection shall be made with two (2) wraps of Teflon tape and hand tightened plus one turn with a strap wrench.
   e. Snake pipe horizontally in trench to allow one (1) foot of expansion and contraction per 100 feet of straight run.
   f. Threaded pipe joints shall be made using Teflon tape. Solvent shall not be used with threaded joints. Pipe shall be protected from tool damage during assembly. All damaged pipe shall be removed and replaced. Take up threaded joints with light wrench pressure.
   g. No close nipples or risers are allowed. Cross connections in piping is disallowed.
   h. Center load pipe at 10 feet on center intervals with small amount of backfill to prevent arching and slipping under pressure. Other than this preliminary backfill all pipe joints, fittings and connections are to remain uncovered until successful completion of hydrostatic testing and written approval of the testing report.
   i. Concrete thrust blocks shall be constructed behind all pipe fittings 1-1/2 inch diameter and larger at all changes of direction of 45 degrees or more.

C. Galvanized Pipe Installation

1. All joints shall be threaded with pipe joint compound used on all threads.
2. Dielectric bushings shall be used in any connections of dissimilar metals.

3.4 TRENCHING, DIRECTIONAL BORING, AND SLEEVING REVIEW:

A. Upon completion and installation of all trenching, directional boring, and sleeving, all installed irrigation control wiring, lines and fittings shall be visually observed by the Owner's Representative unless otherwise authorized. Do not cover any wires, lines or fittings until they have been tested and observed by the Owner's Representative.

3.5 FLUSHING

A. Openings in piping system during installation are to be capped or plugged to prevent dirt and debris from entering pipe and equipment. Remove plugs when necessary to flush or complete system.

B. After completion and prior to the installation of any terminal fittings, the entire pipeline system shall be thoroughly flushed to remove dirt, debris or other material.

3.6 HYDROSTATIC PRESSURE TESTING

A. After flushing, and the installation of valves the following tests shall be conducted in the sequence listed below. The Contractor shall furnish all equipment; materials and labor necessary to perform the tests and all tests shall be conducted in the presence of the Owner's Representative.

B. Water pressure tests shall be performed on all pressure main lines before any couplings, fittings, valves and the like are concealed.

C. Immediately prior to testing, all irrigation lines shall be purged of all entrapped air or debris by adjusting control valves and installing temporary caps forcing water and debris to be discharged from a single outlet.

D. Test all pressure main line at 150 PSI. For a minimum of four (4) hours with an allowable loss of 5 PSI. Pressure and gauges shall be read in PSI, and calibrated such that accurate determination of potential pressure loss can be ascertained.

E. Re_test as required until the system meets the requirements. Any leaks, which occur during test period, will be repaired immediately following the test. All pipe shall be re_tested until final written acceptance.

F. The Contractor is responsible for proving documentation stating the weather conditions, date, the start time and initial water pressure readings, the finish time and final water pressure readings and the type of equipment used to perform the test. The documentation must be signed by a witness acceptable to the Owner, verifying all of the above-mentioned conditions.

G. Submit a written report of the pressure testing results with the other above required information to the Owner's Representative for approval.

3.7 BACKFLOW PREVENTER TESTING

A. The backflow preventer shall be tested according to procedures and results per the requirements of the Foundation for Cross-Connection Control and Hydraulic Research, University of Southern California or American Water Works Association whichever is more stringent.

B. Testing shall be performed by a Backflow Prevention Assembly Tester with a current certification from the American Backflow Preventer Association.

3.8 CONTROLLER AND BOOSTER PUMP TESTING AND CERTIFICATION

A. Controller and booster Pump shall be certified by a factory approved certified professional. Contact xxxxxxxx at xxx.xxx.xxxx.

3.9 BACKFILLING AND COMPACTING

A. Irrigation trenches shall be carefully backfilled with material approved for backfilling and free of rocks and debris one (1) inch in diameter and larger. When back filling trenches in areas of imported or modified planting soil, replace any excavated subsoil at the bottom and the imported soil or modified planting soil at the top of the trench.

B. Backfill shall be compacted with approved equipment to the following densities

1. Backfill under pavement and within 2 feet of the edge of pavement: Compact to 95% or greater of maximum dry density standard proctor.
2. Backfill of subsoil under imported planting mixes or modified existing planting soil: Between 85 and 90% of maximum dry density standard proctor.
3. Backfill of imported planting mixes or modified existing planting soil: Compact to the requirements of the adjacent planting mix or planting soil as specified in section "Planting Soil".

C. Finish grade of all trenches shall conform to adjacent grades without dips or other irregularities. Dispose of excess soil or debris off site at Contractor's expense.

D. Any settling of backfill material during the maintenance or warranty period shall be repaired at the Contractor's expense, including any replacement or repair of soil, lawn, and plant material or paving surface.

3.10 RESURFACING PAVING OVER TRENCHES

A. Restore all surfaces and repair existing underground installations damaged or cut as a result of the excavation to their original condition, satisfactory to the Owner's Representative.

B. Trenches through paved areas shall be resurfaced with same materials quality and thickness as existing material. Paving restoration shall be performed by the project paving Sub-contractor or an approved Contractor skilled in paving work.

C. The cost of all paving restoration work shall be the responsibility of the irrigation Contractor unless the trenching thru the paving was, by previous agreement, part of the general project related construction.

3.11 INSTALLATION OF EQUIPMENT

A. General:

1. All equipment shall be installed to meet all installation requirements of the product manufacturer. In the event that the manufactures requirements cannot be implemented due to particular condition at the site or with other parts of the design, obtain the Owner's Representative's written authorization and approval for any modifications.
2. Install all equipment at the approximately at the location(s) and as designated and detailed on the drawings. Verify all locations with the Owner's Representative.
3. Install all valves within a valve box of sufficient size to accommodate the installation and servicing of the equipment. Group valves together where practical and locate in shrub planting areas.
4. All sprinkler irrigation systems that are using water from potable water systems shall require backflow prevention. All backflow prevention devices shall meet and be installed in accordance with requirements set forth by local codes and the health department.

B. Pressure regulator:

1. Set regulator for required PSI per manufacturer's specifications.

C. Check Valve:

1. Install check valves approximately at the locations necessary to prevent low head run off.

D. Remote control valves:

1. Install one remote control valve per valve box.
2. Remote control valve manifolds and quick coupler valves shall be separate allowing use of a quick coupler with all remote control valves shut off.
3. Install boxes no farther than 12 inches from edge of paving and perpendicular to edge of paving and parallel to each other. Allow 12 inches clearance between adjacent valve boxes.

E. Quick coupler valve:

1. Install each quick coupler valve in its own valve box.
2. Install thrust blocks on quick couplers.
3. Place no closer than 12 inches to adjacent paving.
4. Install 18 inches off set from main line.

F. Sprinkler heads:

1. All main lines and lateral lines, including risers, shall be flushed and pressure tested before installing sprinkler heads.
2. Install specified sprinkler heads as shown in details at locations shown on the drawings. Adjust layout for full coverage, spacing of heads shall not exceed the maximum spacing recommended by the manufacturer.
3. All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated on the drawings or details.

G. Irrigation controllers:

1. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.
2. Controller shall be tested with complete electrical connections. The Contractor shall be responsible for temporary power to the controller for operation and testing purposes.
3. Connections to control wiring shall be made within the pedestal of the controller. All wire shall follow the pressure main insofar as possible.
4. Electrical wiring shall be in a rigid gray PVC plastic conduit from controller to electrical outlet. The electrical Contractor shall be responsible for installing all wiring to the controller, in order to complete this installation. A disconnect switch shall be included.

H. Wiring:

1. Low Voltage
   a. Control wiring between controller and electrical valves shall be installed in the same trench as the main line where practical. The wire shall be bundled and secured to the lower quadrant of the trench at 10 foot intervals with plastic electrical tape.
   b. When the control wiring cannot be installed in the same main line trench it shall be installed a minimum of 18 inches below finish grade and a bright colored plastic ribbon with suitable markings shall be installed in the trench 6 inches below grade directly over the wire.
   c. An expansion loop shall be provided every 500 feet in a box and inside each valve box. Expansion loop shall be formed by wrapping wire at least eight (8) times around a ¾ inch pipe and withdrawing pipe.
   d. Provide one control wire to service each valve in system.
   e. Provide 03 common wire(s) per controller, or as needed.
   f. Run two (2) spare #14 - 1 wires from controller along entire main line to last electric remote control valve on each and every leg of main line. Label spare wires at controller and wire stub to be located in a box.
   g. All control wire splices not occurring at control valve shall be installed in a separate splice valve box.
   h. Wire markers (sealed, 1 inch to 3 inch square) are to identify control wires at valves and at terminal strips of controller. At the terminal strip mark each wire clearly indicting valve circuit number.
2. High Voltage
   a. All electrical work shall conform to local codes, ordinances and any authorities having jurisdiction. All high voltage electrical work to be performed by licensed electrician.
   b. The Contractor shall provide 120-volt power connection to the automatic controller unless noted otherwise on drawings.

I. Valve boxes:

1. Install one valve box for each type of valve installed as per the details.
2. Gravel sump shall be installed after compaction of all trenches. Final portion of gravel shall be placed inside valve box after valve is backfilled and compacted.
3. Permanently label valve number and or controller letter on top of valve box lid using a method approved by the Owners Representative.

J. Tracer wire:

1. Tracer wire shall be installed with non_metallic plastic irrigation main lines where controller wires are not buried in the same trench as the main line.
2. The tracer wire shall be placed on the bottom of the trench under the vertical projection of the pipe with spliced joints soldered and covered with insulation type tape.
3. Tracer wire shall be of a color not used for valve wiring. Terminate wire in a valve box. Provide enough length of wire to make a loop and attach wire marker with the designation "tracer wire".

K. Drip Installation:

1. Clamp fittings with Oetiker clamps or approved equal when operating pressure exceeds specific drip tubing fitting requirements.
2. When installing drip tubing, install soil staples as listed below:
   a. Sandy Soil - One staple every three (3') feet and two (2) staples on each change of direction (tee, elbow, or cross).
   b. Loam Soil - One staple every four (4') feet and two (2) staples on each change of direction (tee, elbow, or cross).
   c. Clay Soil - One staple every five (5') feet and two (2) staples on each change of direction (tee, elbow, or cross).
3. Cap or plug all openings as soon as lines have been installed to prevent the intrusion of materials that would obstruct the pipe. Leave in place until removal is necessary for completion of installation.
4. Thoroughly flush all water lines before installing valves and other hydrants.

3.12 ADJUSTMENT AND COVERAGE TEST

A. Adjustment:

1. The Contractor shall flush and adjust all sprinkler heads, valves and all other equipment to ascertain that they function according to the manufacturer's data.
2. Adjust all sprinkler heads not to overspray onto walks, roadways and buildings when under maximum operating pressure and during times of normal prevailing winds.

B. Coverage test:

1. The Contractor shall perform the coverage test in the presence of the Owner's Representative after all sprinkler heads have been installed, flushed and adjusted. Each section is tested to demonstrate uniform and adequate coverage of the planting areas serviced.
2. Any systems that require adjustments for full and even coverage shall be done by the Contractor prior to final acceptance at the direction of the Owner's Representative at no additional cost. Adjustments may also include realignment of pipes, addition of extra heads, and changes in nozzle type or size.
3. The Contractor at no additional cost shall immediately correct all unauthorized changes or improper installation practices.
4. The entire irrigation system shall be operating properly with written approval of the installation by the Owner's representative prior to beginning any planting operations.

3.13 REPAIR OF PLANTING SOIL

A. Any areas of planting soil including imported or existing soils or modified planting soil which become compacted or disturbed or degraded as a result of the installation of the irrigation system shall be restored to the specified quality and compaction prior to beginning planting operations at no additional expense to the Owner. Restoration methods and depth of compaction remediation shall be approved by the Owner's Representative.

3.14 CLEAN-UP

A. During installation, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. Remove trash and debris in containers from the site no less than once a week.
   a. Immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the Contractor from all surfaces within the project or on public right of ways and neighboring property.

B. Once installation is complete, wash all soil from pavements and other structures.

1. Make all repairs to grades ruts, and damage to the work or other work at the site.
2. Remove and dispose of all excess soil, packaging, and other material brought to the site by the Contractor.

3.15 PROTECTION

A. The Contractor shall protect installed irrigation work from damage due to operations by other Contractors or trespassers.

1. Maintain protection during installation until Acceptance. Treat, repair or replace damaged work immediately. The Owner's Representative shall determine when such treatment, replacement or repair is satisfactory.

3.16 PRE-MAINTENANCE OBSERVATION:

A. Once the entire system shall be completely installed and operational and all planting is installed, the Owner's Representative shall observe the system and prepare a written punch list indicating all items to be corrected and the beginning date of the maintenance period.

B. The irrigation/landscape contractor is responsible for scheduling an irrigation audit prior to general maintenance taking effect. The irrigation auditor must be CLIA certified, in good standing and must comply with all Irrigation Associations methods and code of ethics.

C. This is not final acceptance and does not relieve the Contractor from any of the responsibilities in the contract documents.

3.17 GENERAL MAINTENANCE AND THE MAINTENANCE PERIOD

A. General maintenance shall begin immediately after installation of irrigation system. The general maintenance and the maintenance period shall include the following:

1. On a weekly basis the Contractor shall keep the irrigation system in good running order and make observations on the entire system for proper operation and coverage. Repair and cleaning shall be done to keep the system in full operation.
2. Records of all timing changes to control valves from initial installation to time of final acceptance shall be kept and turned over to the Owner's Representative at the time of final acceptance.
3. During the last week of the maintenance period, provide equipment familiarization and instruction on the total operations of the system to the personnel who will assume responsibility for running the irrigation system.
4. At the end of the maintenance period, turn over all operations logs, manuals, instructions, schedules, keys and any other equipment necessary for operation of the irrigation system to the Owner's Representative who will assume responsibility for the operations and maintenance of the irrigation system.

B. The maintenance period for the irrigation system shall coincide with the maintenance period for the Planting. (See specification section "Planting"

3.18 SUBSTANTIAL COMPLETION ACCEPTANCE

A. Upon written notice from the Contractor, the Owners Representative shall review the work and make a determination if the work is substantially complete.

B. The date of substantial completion of the irrigation shall be the date when the Owner's Representative accepts that all work in Planting, Planting Soil, and Irrigation installation sections is complete.

3.19 FINAL ACCEPTANCE / SYSTEM MALFUNCTION CORRECTIONS

A. At the end of the Plant Warrantee and Maintenance period, (See specification section "Planting") the Owner's Representative shall inspect the irrigation work and establish that all provisions of the irrigation system are complete and the system is working correctly.

1. Restore any soil settlement over trenches and other parts of the irrigation system.
2. Replace, repair or reset any malfunctioning parts of the irrigation system.

B. The Contractor shall show all corrections made from punch list. Any items deemed not acceptable shall be reworked and the maintenance period will be extended.

C. The Contractor shall show evidence that the Owner's Representative has received all charts, records, drawings, and extra equipment as required before final acceptance.

D. Failure to pass review: If the work fails to pass final review, any subsequent observations must be rescheduled as per above. The cost to the Owner for additional observations will be charged to the Contractor at the prevailing hourly rate of the reviewer.

Great Valley Design, Inc.
Regionally Appropriate Landscapes
1219 Spruce Lane
Davis, CA
(530) 231.5890
www.grtvalley.com
California Registered Landscape Architect # 4740

REGISTERED LANDSCAPE ARCHITECT
Scott A. Hamel
Lic. #4740
Exp. July 31, 2023
Date
STATE OF CALIFORNIA

Sunridge Villas
Residential Front Yard Landscape
Rancho Cordova, CA

Revisions

MARK	DATE	DESCRIPTION

Irrigation System Notes

SCALE:		CLIENT NO.:	
DATE:	22 JUNE, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_01621IrrgNotes.dwg		

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WORK CONDUCT AND PROCESS SPECIFICATIONS

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS TO FURNISH AND INSTALL LANDSCAPE IMPROVEMENTS AS INDICATED BY THE DRAWINGS.
2. THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE THROUGHOUT THE PROCESS OF WORK (DEEMED ACCEPTED BY OWNER OR GOVERNING AGENCY) IN A REASONABLE, DRY, WORKABLE CONDITIONS, FREE OF SURFACE WATER OR NON-SOURCE POINT SEDIMENT. THE CONTRACTOR SHALL CONFORM TO THE TERMS OF ALL USE PERMITS, STORM WATER PERMITS, SITE ACCESS, SITE SECURITY, HOURS OF WORK AND SPECIAL PROVISIONS SUCH AS HABITAT PROTECTION, SWWP OR MWELO.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY RELATED TO THE WORK, AND INITIATE MAINTAIN AND SUPERVISE ALL PRECAUTIONS AND PROGRAMS IN CONNECTION WITH PERFORMANCE OF THE CONTRACT. THE CONTRACTOR SHALL TAKE PRECAUTIONS FOR THE SAFETY OF, AND PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO: EMPLOYEES ON THE SITE AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY; THE WORK, MATERIALS, EQUIPMENT AND PROCESSES TO BE INCORPORATED THEREIN, WHETHER IN TRANSPORT, STORAGE ON OR OFF SITE, UNDER CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR SUB-CONTRACTORS, OR FEATURES AT OTHER PROPERTY ADJACENT TO THE SITE SUCH AS PAVEMENT, ROADWAYS, STRUCTURES, UTILITIES, TREES, SHRUBS, TURF, IRRIGATION OR DRAINAGE.
4. THE CONTRACTOR SHALL CONFORM TO THE TERMS OF ALL TREE PROTECTION MEASURES PLACED ON THE PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND/OR PLACEMENT OF ALL SLEEVES AND PIPES, AS SHOWN ON LAYOUT AND IRRIGATION PLANS, OR IN RESPONSE TO AS-BUILT CONDITIONS, PRIOR TO THE INSTALLATION OF PAVING, FENCING, SOIL COMPACTION, OR OTHER SITE IMPROVEMENTS.
6. LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR DAMAGE TO HIS WORK CAUSED BY THE WORK, MATERIALS OR EQUIPMENT (VEHICLES, SCAFFOLDING, HOSES, ROOFING OR CLADDING) OF OTHER TRADES.
7. THE BOTTOM OF TRENCHES FOR DRAINAGE AND IRRIGATION SHALL BE GRADED AND COMPACTED TO PROVIDE AN EVEN, FIRM AND UNIFORM BEARING SURFACE THROUGHOUT THE ENTIRE LENGTH OF PIPE.
8. THE SITE PLAN IS NOT SURVEYED, SITE ELEMENTS ARE ASSUMED FROM PLANS AND INFORMATION PROVIDED BY OWNER. CONFIRM ALL ELEMENTS SHOWN ON THE PLANS PRIOR TO CONSTRUCTION.
9. ALLOWABLE SLOPES FOR PAVING (CONCRETE AND COMPACTED AGGREGATE, D.G., MODIFIED SOILS) SHALL BE AS FOLLOWS:

	MINIMUM	MAXIMUM
LONGITUDINAL SLOPES:	.5%	5%
CROSS SLOPES:	1%	2%
DRAIN LINES:	0.5%	5%

10. GRADE BREAK TRANSITIONS CONSTRUCTED AT LANDSCAPE AND PAVED AREAS SHALL BE SMOOTH, WITHOUT ANY NOTICEABLE HINGE POINT. NO LANDSCAPE RETAINING UNLESS SHOWN ON PLANS IS ANTICIPATED, ANY SLOPES REQUIRED IN PLANTING AREAS OVER 20% NOTIFY LANDSCAPE ARCHITECT.
11. THE OWNER'S REPRESENTATIVE SHALL APPROVE IN PLACE ALL PAVING FORMS, LAYOUT, SECTION DEPTHS AND REINFORCING METHODS, PRIOR TO THE PLACEMENT OF CONCRETE, ASPHALT, D.G. OR MODIFIED SOIL.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE INSTALLED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.
2. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK.
3. LOCATIONS OF UTILITIES SHOWN ARE INFORMATIONAL ONLY AND PROVIDED BY OTHERS. CONTRACTOR SHALL LOCATE AND STAKE LOCATIONS OR CONFIRM LOCATIONS PRIOR TO CONSTRUCTION BY CALLING U.S.A. NORTH 811 (800) 642-2444. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ALL DAMAGES INCURRED.
4. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, SURFACE OR CONDITION. ALL STAKING, SITE LAYOUT, BRACING, TEMPORARY SUPPORT, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL DIMENSIONS ARE TAKEN FROM BACK OF CURB, FACE OF WALL OR PROPERTY LINE PROVIDED BY OTHERS UNLESS OTHERWISE NOTED ON PLANS. DIMENSIONS ARE SHOWN FOR RELATIONSHIP OF BUILT ELEMENTS AND TAKE PRECEDENT OVER SCALED DRAWINGS. ALL RADII AND CURVES SHALL HAVE CONTINUOUS AND SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
6. CONDITIONS NOT SPECIFICALLY SHOWN ON THE PLANS SHALL BE CONSTRUCTED ACCORDING TO THE DETAILS FOR RESPECTIVE OR SIMILAR MATERIALS.
7. DESIGN, MATERIALS, PRODUCTS, FINISHES, APPLICATION METHODS OR EQUIPMENT OTHER THAN THOSE DESCRIBED IN THE PLANS, NOTES OR SPECIFICATIONS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED IN WRITING FROM THE OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT AND GOVERNING AGENCY. NO VARIATION FROM DESIGN, MATERIALS, PRODUCTS, FINISHES, APPLICATION METHODS OR EQUIPMENT SHALL BE ALLOWED WITHOUT SUCH APPROVALS.
8. ROOT BARRIERS ARE REQUIRED FOR ALL TREES PLANTED WITHIN 10'-0" OF PAVING, UTLITY LINES OR HARDSCAPE.
9. MINIMUM 3" DEPTH BARK MULCH REQUIRED IN ALL NON-TURF PLANTERS.
10. APPLY PRE-EMERGENT IN ALL NON-SEED LANDSCAPE PLANTERS.
11. INSTALL A WEED CONTROL FABRIC LAYER IN ALL BARK AND/OR ROCK AREAS (AS APPLICABLE).

GENERAL GRADING AND DRAINAGE NOTES

1. CONTRACTOR SHALL VERIFY ALL SPOT ELEVATIONS, FLOOR ELEVATIONS, PAD ELEVATIONS AND GRADES PER CIVIL ENGINEER AND LANDSCAPE ARCHITECT. CONTACT OWNER IMMEDIATELY IN THE CASE OF A DISCREPANCY.
2. EROSION CONTROL AND WATER QUALITY CONTROL MEASURES (SWWP) SHALL BE IN PLACE PRIOR TO LANDSCAPE MOBILIZATION, IN ACCORDANCE WITH LOCAL CODES AND CONDITIONS OF APPROVAL. CONTRACTOR SHALL NOT MODIFY OR REMOVE SUCH EROSION CONTROL MEASURES WITHOUT THE APPROVAL OF THE OWNER.
3. AFTER RAIN EVENTS, ALL SILT, DEBRIS AND STANDING WATER SHALL BE REMOVED FROM STREETS, GUTTERS, SIDEWALKS AND CATCH BASINS. THIS REQUIREMENT SHALL REMAIN IN EFFECT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING LANDSCAPE SURFACE DRAINAGE TO INLETS OR CURBS EVEN DURING INTERIM SITE PREPARATION. THE CONTRACTOR SHALL VERIFY IN WRITING THAT LANDSCAPE GRADING AND DRAINAGE WAS COMPLETED UNDER HIS DIRECTION, AND IN CONFORMANCE WITH THE PLANS AND LOCAL CODES.
5. ALL DRAINAGE FEATURES, SURFACE AND SUB-SURFACE SHALL BE KEPT FREE OF SILT AND DEBRIS TO ENSURE PROPER FLOW UNTIL PROJECT ACCEPTANCE.
6. GRADES AT SWALES AND FLOWLINES ARE TO BE CONSTANT AND UNIFORM BETWEEN SPOT ELEVATIONS AND DRAINAGE FEATURES. LIMITS OF DRAINAGE SWALES SHALL BE NO CLOSER THAN 3 FT. FROM WALKS, WALLS AND PROPERTY LINES.
7. THE CONTRACTOR SHALL CONSTRUCT FINISH GRADES OF LANDSCAPE AREAS TO DIRECT WATER TOWARDS DRAINAGE STRUCTURES AND SURFACE FLOW LINES AS APPLICABLE. PROVIDE 1% MIN. SLOPE IN ALL LANDSCAPE AREAS. NOTIFY LANDSCAPE ARCHITECT OF GRADES LESS THAN 1%.
8. LANDSCAPE GRADES IN PLANTER AREAS SHALL BE 2" BELOW TOP OF GRADE, CURB OR PAVING.

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1219 Spruce Lane
Davis, CA
(530) 231.5890
www.grtvalley.com
California Registered Landscape Architects # 4740
Nevada Registered Landscape Architects # 989

Project Owner:
SARIS|REGIS

Project Location:
Sunridge Villas
00000 Sunrise Blvd.
Rancho Cordova CA 95742

ARCHITECTS STAMP:



GENERAL PLANTING NOTES

1. CONTRACTOR SHALL VERIFY ALL PLANT MATERIALS QUANTITIES 30 WORKING DAYS PRIOR TO INSTALLATION. CONTRACTOR SHALL ARRIVE AT HIS OWN QUANTITIES REGARDLESS OF ANY QUANTITIES SHOWN ON PLANS.
2. ACTUAL NUMBER OF PLANT SYMBOLS SHALL TAKE PRECEDENCE OVER DESIGNATED QUANTITIES. WHILE PLANT SYMBOLS ARE SHOWN TO SCALE AND IN PROPER DENSITY, CONTRACTOR MUST REVIEW FIELD CONDITIONS AND NOTIFY LANDSCAPE ARCHITECT IF ANY MAJOR REVISIONS ARE REQUIRED.
3. PRIOR TO PLANTING, CONTRACTOR SHALL SUBMIT SOURCES OF ALL PLANT MATERIALS TO OWNER. ALL PLANT MATERIALS SHALL CONFORM TO ANSI Z60.1 (AMERICAN STAND FOR NURSERY STOCK). UPON AWARD OF CONTRACT, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY PLANT MATERIALS AREA UNAVAILABLE DUE TO SEASON, QUARANTINE OR OTHER REASONS. PLANT SUBSTITUTIONS SHALL NOT ALTER THE CONTRACTORS BID.
4. VERIFY FINISH/FINE GRADES IN THE FIELD PRIOR TO PLANTING AS CONDITIONS MAY CHANGE. CONTRACTOR SHALL LEAVE GRADES WITHIN ONE TENTH (1/10) OF A FOOT OF FINISH GRADE AS SHOWN ON PLANS. THE CONTRACTOR SHALL LEAVE GRADES WITHIN 1 INCH BELOW TOP OF CURB OR PAVING AT TURF AREAS, AND 3 INCHES BELOW TOP OF CURB OR PAVING AT SHRUB/GROUND COVER AREAS AND FREE OF WEEDS, ROCKS, CLODS, CONSTRUCTION DEBRIS. CONTRACTOR SHALL REMOVE ALL EXCESS SOIL FROM THE SITE NEEDED TO ACHIEVE DESCRIBED GRADES.
5. PRIOR TO PLANTING, IRRIGATION SYSTEMS SHALL BE FULLY OPERATIONAL. RUN THE IRRIGATION SYSTEM AS NEEDED TO THOROUGHLY SATURATE SOILS TO PLANTING DEPTHS (12 INCHES AT GROUNDCOVERS AND SHRUBS, 24 TO 36 INCHES AT TREES) AREAS AND SUPPLY SUPPLEMENTAL WATER AS NEEDED, PRIOR TO PLANTING. RE-SATURATE ALL PLANTING AT INSTALLATION TO INSURE EVEN MOISTURE AT ROOT BALLS AND AMENDED SOILS, OR IN RESPONSE TO EXTREME WEATHER EVENTS (HIGH WINDS, TEMPERATURES ABOVE 90 DEG. F, OR BELOW 36 DEG. F).
6. AT THE TIME OF PLANT DELIVERY TO THE SITE, ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE. PLANT MATERIALS REJECTED FROM THE PROJECT DUE TO TRANSIT DAMAGE, ASYMMETRY, UNDER SIZING, ROOT BOUND CONDITIONS OR INCORRECT SPECIES OR VARIETY SHALL IMMEDIATELY BE REMOVED FROM THE SITE.
7. THE CONTRACTOR SHALL PROVIDE AN AGRICULTURAL ANALYSIS OF SITE SOILS IN A TIMELY MANNER ONCE SITE CONDITIONS ALLOW SAMPLING OF UNDISTURBED, UN-AMENDED SOILS, IN NUMBER AND LOCATION AS SPECIFIED BY THE OWNER. SOIL SAMPLE(S) SHALL BE SUBMITTED TO A CERTIFIED LABORATORY APPROVED BY THE OWNER. ANALYSIS SHALL INCLUDE AT MINIMUM: pH, SALINITY, SOIL TEXTURE (SAND, LOAM, CLAY) INFILTRATION RATE, EXISTING N-P-K, POTASSIUM, CALCIUM, IRON, MAGNESIUM AND ANY SIGNIFICANT MICRO-NUTRIENTS KNOWN TO CAUSE PLANT MORTALITY (e.g. BORON OR ARSENIC.) SOIL ANALYSIS SHALL INCLUDE RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENT SUFFICIENT TO PROVIDE GROWING MEDIUM FOR CONVENTIONAL LANDSCAPE SUCH AS THAT SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAMPLES AND ANALYSIS OF AMENDMENTS TO OWNER FOR APPROVAL PRIOR TO INCORPORATION AT SITE.
8. THE FOLLOWING AMENDMENTS ARE FOR *BIDDING PURPOSES ONLY*. THE CONTRACTOR SHALL AMEND SITE SOILS PER THE RECOMMENDATIONS OF ANALYSIS PER #6, ABOVE.

   AMOUNT PER 1,000 SQ. FT.

   -4 CU. YDS. NITROGEN STABILIZED COMPOST
   -35 LBS. 6-20-20 GRANULAR FERTILIZER
   - 100 LBS. AGRICULTURAL GYPSUM
   - 13 LBS. PELLETIZED SULPHUR
9. ALL PLANTERS INTENDED FOR SHRUBS, PERENNIALS TO RECEIVE PRE-EMERGENT "SNAPSHOT" OR SIMILAR, WOVEN POLYETHELENE WEED CONTROL FABRIC AND 3" SHREDDED WOOD CHIP MULCH. AREAS OF PLUG PLANTING AND GROUNDCOVER PLANTING TO RECEIVE "SNAPSHOT" OR SIMILAR, DO NOT MULCH OR WEED CLOTH.
9. PLANTING PITS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE ROOTBALL, AS SHOWN ON PLANTING DETAILS. SIDES OF PLANTING PITS SHALL BE SCARIFIED AND THE ROOTBALL SHALL SET ON UNDISTURBED SITE SOIL. CROWN OF TREE OR SHRUB SHALL BE SET 1 INCH ABOVE FINISH GRADE AFTER COMPACTION AND SATURATION OF AMENDED BACKFILL. BACKFILLED PLANTING PITS SHALL BE MULCHED WITH 3 INCHES OF HARDWOOD CHIP MULCH.

   BACKFILL FOR TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING:

   -6 PARTS ON-SITE SOIL
   -4 PARTS AMENDMENT PER #7, ABOVE
10. THIRTY DAYS AFTER INSTALLATION, AND EVERY 60 DAYS THEREAFTER UNTIL ACCEPTANCE, LANDSCAPE AREAS SHALL BE FERTILIZED WITH 16-6-8 GRANULAR FERTILIZER APPLIED AT A RATE OF SIX LBS. PER 1,000 SQ. FT.
11. ALL TREES TO RECEIVE SLOW RELEASE FERTILIZER TABLETS PER PLANTING DETAILS, 21 GRAM TABLETS, 20-10-5, "AGRIFORM" OR EQUAL IN QUANTITIES AS FOLLOWS: 15 GALLON – 4 TABLETS, 24" BOX OR LARGER – 1 TABLET PER 4 INCHES OF BOX SIZE.
12. ALL AREAS OF TREE, SHRUB AND PERENNIAL PLANTING SHALL BE TOP-DRESSED WITH A CONTINUOUS 3 INCH DEPTH LAYER OF NATURAL COLOR HARDWOOD CHIP MULCH, NO CONSTRUCTION WASTE OR DYED BARK PRODUCTS. GROUNDCOVER AREAS SHALL BE MULCHED WITH 1 INCH WOOD CHIP MULCH, OR PER GOVERNING AGENCY. NO MULCH SHALL BE PLACED IN FLOW LINES, WATER QUALITY BASINS OR ON SLOPES GREATER THAN 4:1 WITHOUT NOTIFYING OWNER. LOCAL TREE CHIPPINGS ARE ACCEPTABLE BUT MUST BE BLENDED TO MATCH ACROSS THE ENTIRE SITE.
13. MIN. TREE SETBACKS SHALL BE:

    -3 FT. FROM CURBS AND PAVING
    -5 FT. FROM WATER METERS, JOINT TRENCH AND UTILITY VAULTS
    -10 FT. FROM PUBLIC LIGHT FIXTURES AND STORM DRAINS*
    -15 FT. FROM MAIN SANITARY SEWERS*

    *CAN BE LESS AT SINGLE FAMILY CONDITIONS WITH ADDITION OF ROOT BARRIER, SEE #14.
14. ALL TREES PLANTED WITHIN 10' OF PAVING, WATER METERS OR JOINT TRENCH SHALL RECEIVE 24 INCH MIN. DEPTH "TYPAR" ROOT BARRIER OR SIMILAR, 10 LIN. FT. BOTH SIDES OF TREE.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY THE CONTRACTOR TO CONFORM WITH ALL APPLICABLE STATE LAWS AND WATER EFFICIENT LANDSCAPE ORDINANCES, WHICHEVER IS MORE STRINGENT.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO IRRIGATION WORK.
3. ALL IRRIGATION COMPONENTS SHOWN ARE SCHEMATIC, CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, SERVICES AND LABOR NECESSARY TO INSTALL A COMPLETE IRRIGATION SYSTEM INCLUDING: SERVICE MANUALS, RECORD DRAWINGS, CONNECTIONS, TIES, STAKES, NOZZLES AND EMITTERS, INSTALLATION AND GUARANTEE. GUARANTEE SHALL EXTEND ONE YEAR FROM ACCEPTANCE AND INCLUDE DEFECTS IN WORKMANSHIP, MATERIALS, EQUIPMENT. GUARANTEE SHALL ALSO INCLUDE REMEDY TO LEAKS AND SETTLING OF TRENCHES AND PROVIDE PROMPT REPAIR OF DEFECTS AND DAMAGE AT NO COST TO THE OWNER, INCLUDING THE RESTORATION OF PLANTING, PAVING, STRUCTURES OR THEIR IMPROVEMENTS. MANUFACTURER'S WARRANTIES DO NOT RELIEVE LIABILITY UNDER THE GUARANTEE.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN IF OBSTRUCTIONS, UTILITIES, CHANGES TO ELECTRICAL OR WATER CONNECTION LOCATIONS, GRADE DIFFERENCES OR DIMENSIONAL DIFFERENCES EXIST THAT WERE NOT KNOWN AT THE TIME OF IRRIGATION SYSTEM DESIGN. NOTIFY OWNER OF SUCH DISCREPANCIES. IN THE EVENT NOTIFICATION OF SUCH DISCREPANCIES IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR NECESSARY REPAIRS OR REVISIONS TO IRRIGATION SYSTEM.
5. NO IRRIGATION LATERAL LINES, DRIP LINES IN AREAS LESS THAN 1 FT. IN WIDTH.
6. NO IRRIGATION SPRAY HEADS WITHIN 24 INCHES OF CURBS, PAVING, WALLS PER MWELO. ADJUST ALL IRRIGATION COMPONENTS FOR NO OVERSPRAY AT PAVING.
7. THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM PRESSURE AND A MAXIMUM FLOW DEMAND, AS STATED ON THE PLANS FOR EACH POINT OF CONNECTION. VERIFY STATIC WATER PRESSURE, SERVICE LINE SIZE, AND WATER METER LOCATION AND SIZE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE ACTUAL WATER PRESSURE, SERVICE SIZE AND METER SIZE WITH THAT INDICATED ON THE PLANS SHALL BE IMMEDIATELY REPORTED TO THE OWNER PRIOR TO BEGINNING WORK.
8. ALL PRESSURE SUPPLY (MAIN) PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE PLANS. WHERE IRRIGATION LATERALS DOWNSTREAM FROM AN IRRIGATION CONTROL VALVE ARE NOT SIZED ON THE PLANS, 3/4 INCH PIPE SHALL BE USED. SUBSTITUTIONS OF SMALLER PVC PIPE SHALL NOT BE ALLOWED.
9. COMPACT ALL IRRIGATION TRENCHES WITH SUITABLE APPROVED SOIL WITHOUT CLODS OR ROCKS OVER 1 INCH IN SIZE. COMPACT TRENCHES TO 90% RELATIVE COMPACTION.
10. IRRIGATION MAINS AND IRRIGATION CONTROL WIRE SHALL BE SLEEVED SEPARATELY BENEATH PAVING AND WALLS IN SCH. 315 P.V.C. PIPE. MAINS SHALL BE SLEEVED IN PIPE TWICE THE DIAMETER OF THE MAIN OR PER DIRECTION OF GOVERNING AGENCY. REASONABLE LOCATIONS AND QUANTITIES OF SLEEVES FOR MAINS AND CONTROL WIRE ARE SHOWN ON THE PLANS, ADJUST OR ADD TO LOCATIONS AND DEPTH IN THE FIELD TO ACCOUNT FOR PAVING SECTION, SPECIAL CONDITIONS (ACCESS ROUTES FOR OVER-WEIGHT VEHICLES), ENHANCED COMPACTION, UNUSUAL SOIL OR FILL TYPES, SEPARATIONS FROM WATER, SEWER, GAS AND OTHER UTILITIES.
11. ALL NEW IRRIGATION CONTROL WIRE (18 GA. OR TWO-WIRE) SHALL HAVE 4 FT. LOOPS OF EXTRA WIRE AT EACH VALVE BOX. ALL SPLICES OF CONTROL WIRE SHALL BE MADE WITHIN VALVE BOXES MARKED "SB" (SPLICE BOX), NOT IN-GRADE. SPLICES SHALL BE MADE WITH COPPER CRIMP-TYPE CONNECTOR, INSTALLED WITHIN '3M' #DBY SEAL PACK OR MANUFACTURER APPROVED EQUAL. DO NOT SPLICE TWO-WIRE CONTROL IF POSSIBLE.
12. EXACT LOCATION OF CONTROL WIRE IS NOT SHOWN, RUN ATOP MAIN IF POSSIBLE.
13. CONTRACTOR TO CONDUCT PRESSURE (STATIC PRESSURE AT POINT OF CONNECTION) TEST AT THE COMPLETION OF PRESSURE SUPPLY AND CONTROL VALVES FOR THE DURATION OF ONE HOUR TO THE SATISFACTION OF THE OWNER PRIOR TO BACKFILLING TRENCHES.
14. IRRIGATION SYSTEM SHALL BE FULLY FLUSHED PRIOR TO INSTALLATION AND CONNECTION OF DRIP DISTRIBUTION COMPONENTS.
15. OWNER SHALL PROVIDE ELECTRICAL SUPPLY IN THE VOLTAGE AND LOCATION AS SHOWN ON PLANS. CONTRACTOR SHALL PROVIDE CONNECTION TO ELECTRICAL SUPPLY.
16. CONTRACTOR SHALL SUBMIT ALL MATERIALS, SAMPLES, MANUALS AND PRODUCT GUARANTEES TO THE OWNER FOR APPROVAL PRIOR TO INSTALLATION.
17. IRRIGATION EQUIPMENT, CONNECTIONS, MOUNTS AND FASTENINGS NOT OTHERWISE DETAILS IN THE PLANS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
18. CONTRACTOR SHALL PREPARE ACCURATE AS-BUILT DRAWINGS OF ALL IRRIGATION LAYOUT CHANGES, ADDITIONS AND DELETIONS PRIOR TO ACCEPTANCE OF THE WORK.
19. CONTACT IRRIGATION CONTROLLER MANUFACTURER FOR RECOMMENDED TRAINING AND INITIAL PROGRAMMING OF CONTROLLERS.
20. THE OWNER SHALL PROVIDE AUDIT OF FINISHED IRRIGATION SYSTEM PRIOR TO OCCUPANCY, BY A CERTIFIED THIRD PARTY PER THE PROVISIONS OF A.B. 1881 (MWELO). AUDIT TO INCLUDE RECOMMENDED MAX. SEASON (JULY) RUN TIMES FOR EACH VALVE, AND QUARTERLY ADJUSTMENTS TO IRRIGATION SCHEDULE FOR EACH VALVE.

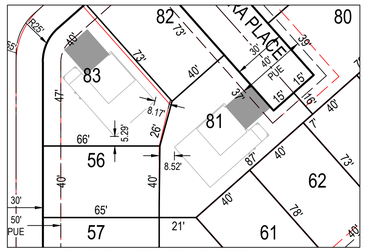
    INCLUDE AUDIT IN CERTIFICATE OF LANDSCAPE COMPLETION INCLUDING: DATE, PROJECT NAME, APPLICANT OR OWNER NAME, CONTACT TELEPHONE AND MAILING ADDRESS, PROJECT LOCATION. ALSO INCLUDE SAMPLE IRRIGATION SCHEDULING FOR LANDSCAPE ESTABLISHMENT (YR. ONE), CYCLE/SOAK RECOMMENDATIONS TO ELIMINATE RUN-OFF BASED ON SOIL TYPE AND SLOPES, IRRIGATION AUDIT DATA, SITE OBSERVATIONS AND AS-BUILT IF ANY SIGNIFICANT CHANGES WERE MADE DURING CONSTRUCTION (SEE #12).

MARK	DATE	DESCRIPTION

General Notes and Specifications

SCALE:	NO SCALE	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_01621Notes.dwg		

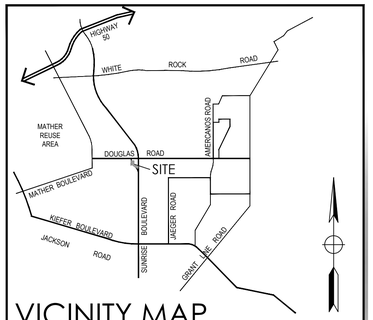
L-28



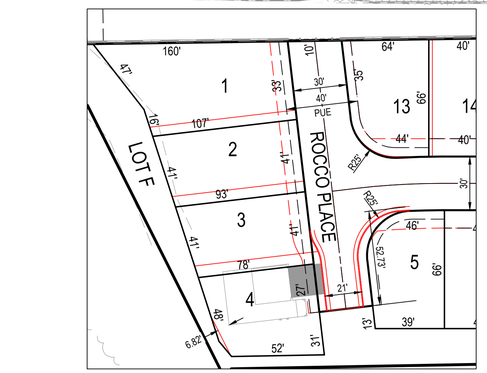
PROPOSED REAR-SETBACK ADJUSTMENT (LOTS 81 & 83)
SCALE 1" = 40'

1. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO VERIFIED PRIOR TO FINAL MAP.
2. MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
3. FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
4. PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
6. GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
7. THE HAMMERHEAD LOT FRONTAGES FOR LOTS 1-6 AND 13 AND 14 SHALL BE DESIGNATED "FIRE LANE" AND THE CURB SHALL BE PAINTED RED.

TENTATIVE MAP NOTES



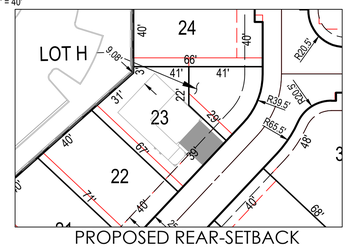
VICINITY MAP



PROPOSED VENITIA LANE ALLEY MODIFICATION & REAR-SETBACK ADJUSTMENT (LOT 4)
SCALE 1" = 40'



EXISTING GATED EVA



PROPOSED REAR-SETBACK ADJUSTMENT (LOT 23)
SCALE 1" = 40'

PROPOSED REAR-SETBACK ADJUSTMENT (LOT 12)
SCALE 1" = 40'

LOTS:	AREA	LAND USE
A	0.35± AC (15,085± SF)	LANDSCAPE CORRIDOR
B	0.17± AC (7,380± SF)	LANDSCAPE CORRIDOR
C	0.10± AC (4,378± SF)	COMMON AREA/PUE
D	0.11± AC (4,948± SF)	COMMON AREA/PUE
E	0.03± AC (1,340± SF)	COMMON AREA/PUE
F	0.60± AC (25,835± SF)	COMMON AREA/PUE
G	0.03± AC (1,503± SF)	COMMON AREA/PUE
H	0.03± AC (1,251± SF)	COMMON AREA/PUE
I	0.05± AC (1,958± SF)	COMMON AREA/PUE
J	0.03±AC (1484± SF)	COMMON AREA/PUE
K	2.67± AC	PRIVATE ROADWAY
LOTS	7.73± AC	RESIDENTIAL
SUNRISE R/W	1.33± AC	SUNRISE PUBLIC R/W
TOTAL AREA:	13.23± AC	

LOTTING

REGISTERED PROFESSIONAL ENGINEER
JEFFREY J. BARGER
No. 50725
CIVIL
STATE OF CALIFORNIA

1. TENTATIVE SUBDIVISION MAP
2. SITE DEVELOPMENT PLAN
3. PRELIMINARY GRADING AND DRAINAGE PLAN
4. PRELIMINARY UTILITY PLAN
5. EXISTING CONDITIONS PLAN

SHEET INDEX

SUNDANCE

SUBSTANTIAL CONFORMANCE & SETBACK ADJUSTMENT

SHEET 1 of 1

JUNE 24, 2022

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom ∗ Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

OWNER / APPLICANT

REGIS HOMES OF SACRAMENTO, INC.
1990 3RD STREET, SUITE 400
SACRAMENTO, CA 95811
CONTACT: BOB HOLMES
PHONE: (916) 439-3005
EMAIL: BHOLMES@SRGNC.COM

ENGINEER/PLANNER

MORTON & PITALO, INC
75 IRON POINT CIRCLE, SUITE #120
FOLSOM, CA 95630
CONTACT: KEN TOPPER
PHONE: (916) 984-7621
EMAIL: KTOPPER@MPENGR.COM

ASSESSOR'S PARCEL NO.

067-0030-040
PARCEL 3, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP SUBDIVISION NO. RC-03-004 FOR MATHER EAST A PORTION OF SECTION 7 AND 18 T8N, R7E , M.D.M.", RECORDED IN BOOK 174 OF PARCELS MAPS, AT PAGE 15, RECORDS OF SAID COUNTY.

AREA

13.23± AC GROSS
11.90± AC (NET OF SUNRISE BLVD RW)
11.36± AC (NET OF SUNRISE BLVD LANDSCAPE CORRIDOR)

LOT SIZE

2,600 (40'x65') MINIMUM

GENERAL PLAN DESIGNATION

CMU - SUNRISE SPECIFIC PLAN

ZONING

LC (SDSP)

PROPOSED USE

SINGLE FAMILY RESIDENTIAL

NUMBERS OF LOTS

114 RESIDENTIAL LOTS
2 LANDSCAPE CORRIDOR LOTS
8 COMMON AREA LOTS
1 PRIVATE ROADWAY LOT

FIRM MAP

FIRM: 06067C0240H
ZONE X
EFFECTIVE DATE
AUGUST 16, 2012

DENSITY

10.04 DU/AC

PARK AND RECREATION

CORDOVA REC. & PARK DISTRICT

ELECTRICITY

SMUD

SCHOOL DISTRICT

CORDOVA UNIFIED

GAS

PG&E

FIRE PROTECTION

SACRAMENTO COUNTY METROPOLITAN FIRE PROTECTION DISTRICT

WATER

SACRAMENTO COUNTY WATER AGENCY

SEWER

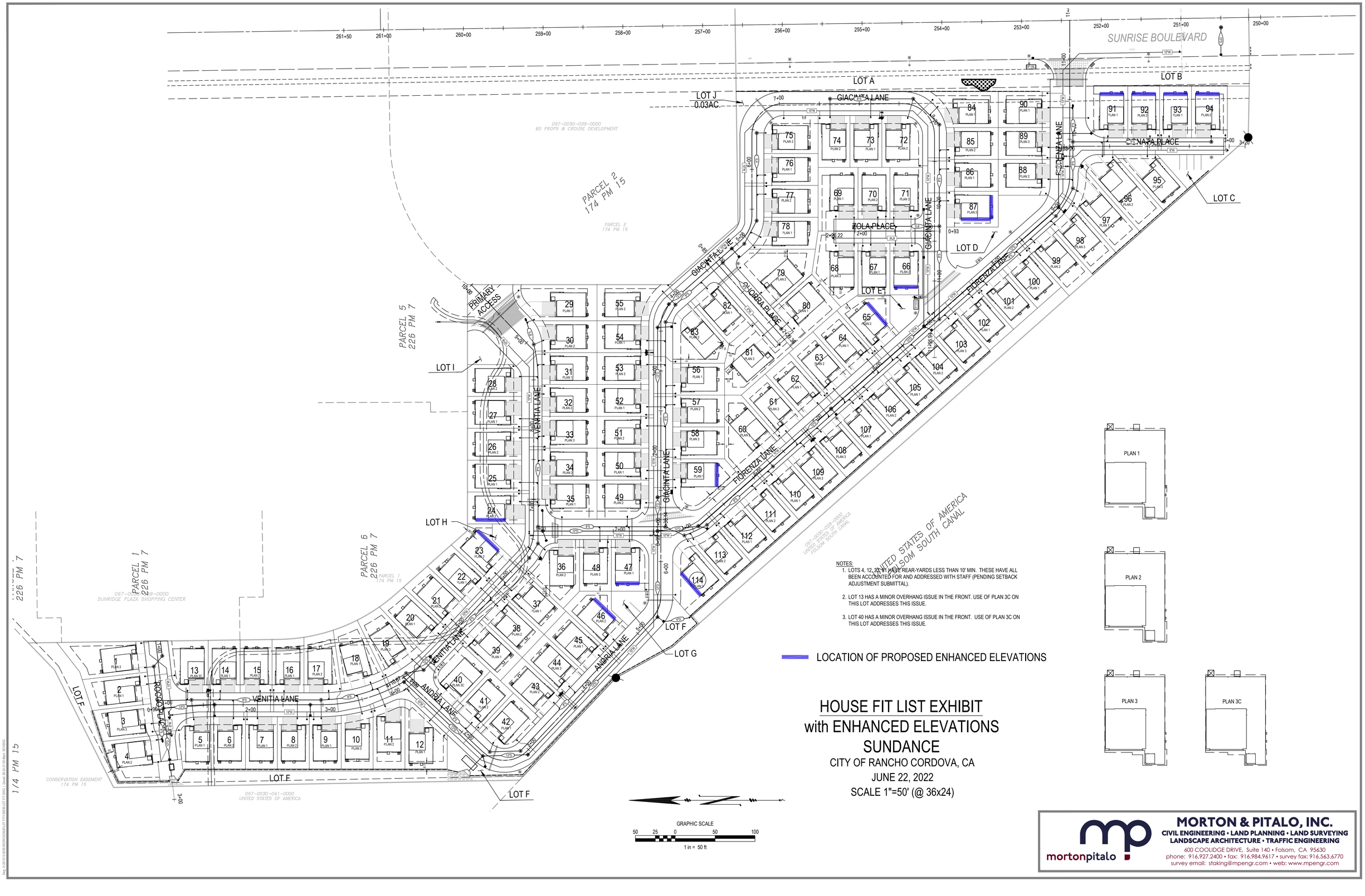
SACRAMENTO AREA SEWER DISTRICT

STORM DRAIN

CITY OF RANCHO CORDOVA

PROJECT INFORMATION

GRAPHIC SCALE
60 30 0 60 120
1 in = 60 ft



NOTES:

1. LOTS 4, 12, 28, 91 HAVE REAR-YARDS LESS THAN 10' MIN. THESE HAVE ALL BEEN ACCOUNTED FOR AND ADDRESSED WITH STAFF (PENDING SETBACK ADJUSTMENT SUBMITTAL).
2. LOT 13 HAS A MINOR OVERHANG ISSUE IN THE FRONT. USE OF PLAN 3C ON THIS LOT ADDRESSES THIS ISSUE.
3. LOT 40 HAS A MINOR OVERHANG ISSUE IN THE FRONT. USE OF PLAN 3C ON THIS LOT ADDRESSES THIS ISSUE.

LOCATION OF PROPOSED ENHANCED ELEVATIONS

HOUSE FIT LIST EXHIBIT
with ENHANCED ELEVATIONS
SUNDANCE

CITY OF RANCHO CORDOVA, CA
JUNE 22, 2022
SCALE 1"=50' (@ 36x24)

GRAPHIC SCALE
50 25 0 50 100
1 in = 50 ft

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
600 COOLIDGE DRIVE, Suite 140 • Folsom, CA 95630
phone: 916.927.2400 • fax: 916.984.9617 • survey fax: 916.563.6770
survey email: staking@mpengr.com • web: www.mpengr.com

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
On-Going				
1.	The approved entitlement is for a Major Design Review & Special Development Permit for Sunridge Villas (Sundance). The project shall be constructed consistent with the Project Plans & Design Book (**Attachment 2, Exhibit A**) for three residential floor plans, and preliminary landscape plans. (Project PLND-0322-0029)	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a	General	On-Going	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.			
5.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director.	Expiration	On-Going	Planning
6.	The approved project includes a Special Development Permit that allows for reductions in the required rear-yard setbacks per the Sunridge Specific Plan. The reduction in rear yard setbacks shall only be applicable to Lot 4, 12, 23, 81, and 83, as indicated in **Attachment 2, Exhibit A**. All other lots shall be held to the rear yard setback as required by the approved Tentative Map.	Adjustment	On-Going	Planning
7.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
8.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Division prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
9.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
Prior to Issuance of Building Permit				

	Conditions of Approval	**Category**	**Timing/ Implementation**	**Enforcement/ Monitoring**
10.	Submit Master Plans that include final landscaping and fence plans for review and approval by the Planning Division. Master Plans shall include all architectural details and materials consistent with the approved design review packet.	Landscape	Prior to Issuance of Building Permit	Planning
11.	Final landscape plan shall include the addition of weed barrier, subject to planning staff approval, installed in Front yard prior to installation of ground cover for each production home.	Weed Barrier	Prior to Issuance of Building Permit	Planning
12.	The following criteria will be used to ensure the project meets the adopted design guidelines: • Two of the same architectural styles or color schemes shall not be placed next to each other. • No two of the same floor plans may be placed next to each other unless they have different elevations. • Any two-story house on a corner shall provide all the window trims and casing, shutters and other enhancements found on the front elevation on all sides, as defined in the Project Plans and Design Book. (**Attachment 2, Exhibit A**). • Any two-story structure placed on a corner lot will be required to have the setbacks for corner lots, as defined in the revised Special Development Permit and the Project Plans and Design Book. (**Attachment 2, Exhibit A**).	Plan Layout and Architecture	Prior to Issuance of Building Permit	Planning
13.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one- and two-family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to issuance of Building Permits	Fire
14.	Certificate of Release plans shall be submitted for review and	Certificate of	Prior to issuance of	Fire

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	approval to the Sacramento Metropolitan Fire District for all new one- and two-family dwellings built on a private fire access road.	Release	Building Permits	
15.	A final landscape plan shall be included within the master plan submittal to the Building and Safety Division. The final landscape plan must be approved by the Planning Division prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule	Landscaping	Prior to issuance of Building Permits	Planning/Public Works
16.	The applicant shall contact Permit Services Unit at PermitServices@sacsewer.com or 916-876-6100 to determine if sewer impact fees are due.	Sewer	Prior to issuance of Building Permits	SASD
Prior to Final Inspection				
17.	Property Owner/Developer shall record Covenants, Conditions and Restrictions (CC&Rs) in a form approved by the City that names the City as a third-party beneficiary with rights and without obligation to enforce the CC&Rs. The CC&Rs shall contain, at a minimum, certain provisions and references to the City's Property Maintenance Code and prohibit the parking of trailers, boats, or recreational vehicles in the driveway or on the public street.	Record CC&Rs	Prior to 1st final Building Permit	Planning
18.	An additional concrete pad area shall be installed by the developer for the storage of garbage receptacles behind the fence line.	Outdoor area	Prior to final Building Inspection	Planning

	Conditions of Approval	**Category**	**Timing/ Implementation**	**Enforcement/ Monitoring**
19.	Each home must be equipped with adequate outdoor lighting as well as an illuminated address plate located on the front elevation.	Lighting	Prior to final Building Inspection	Planning
20.	All side and rear elevations adjacent to public rights-of-way must contain architectural enhancements as defined in the Project Plans and Design Book. (**Attachment 2, Exhibit A**).	Enhancements	Prior to final Building Inspection	Planning
21.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Fire	Prior to final Building Inspection	Fire
22.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to final Building Inspection	Fire
Advisory				
23.	The installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the minimum requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.	Security Gates	Advisory	Fire
24.	SASD prohibits gates that prevent access within sewer easements unless the District standards for accessibility through gates are met.	Access	Ongoing	SASD
25.	Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SASD sanitary sewer(s), must not be allowed. Each proposed use must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.	Easements	Ongoing	SASD

MEMORANDUM

ITEM 17.5.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Darcy Goulart, Planning Manager

SUBJECT: **AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE FOLSOM BOULEVARD SPECIFIC PLAN, TITLE 16 BUILDINGS AND CONSTRUCTION, TITLE 17 FIRE PREVENTION, AND TITLE 23 ZONING OF THE RANCHO CORDOVA MUNICIPAL CODE TO ADDRESS AMBIGUITIES AND PROVIDE CLARIFICATION**

RECOMMENDATION

Introduce and waive the first reading of the Ordinance.

RESULT OF RECOMMENDED ACTION

The Ordinance would come back for a second reading and adoption at the next regular City Council meeting. Approval of the Ordinance would amend the Folsom Boulevard Specific Plan, Tiitle 16 Buildings and Construction, Title 17 Fire Prevention, and Title 23 Zoning Code of the Rancho Cordova Municipal Code.

BACKGROUND

Periodically, amendments to the Municipal Code are necessary to address ambiguities, provide clarification, to be consistent with customary practice or comply with changes in State law. In the past, various Titles of the code have routinely been amended for these assorted reasons, as well as to include new development standards to address uses that may not be in the code. The amendments proposed with this Ordinance have either been previously discussed with Council or are mostly clean up items to address. Staff did not believe these minor changes warranted a discussion with the City Council prior to scheduling the amendments for a public hearing.

ANALYSIS

Attachment 3 includes all draft amendments, shown in track changes, to the Folsom Boulevard Specific Plan, Title 16 Buildings and Construction, Title 17 Fire Prevention, and Title 23 Zoning. Draft amendments are shown with track changes with new draft language underlined and language proposed for removal with strikethroughs. Only those chapters and/or sections with proposed changes are included in the attached documents as excerpts from the Rancho Cordova Municipal Code. A summary of the changes is provided below. As a note, Attachment 2 includes all the amendments in a non-track change format. This is provided as an exhibit to the Ordinance.

Folsom Boulevard Specific Plan

Folsom Boulevard Specific Plan (FBSP) Limited Use Permit (LUP)
On May 15, 2017, Council approved Ordinance 4-2017 which included a variety of amendments to the City's Municipal Code, one of which was the complete removal of the Limited Use Permit (LUP). The LUP was removed to consolidate both Administrative Use Permits (AUP) and Limited Use Permits to minimize the variety of permits processed at Staff level. With this modification, all uses that previously required a LUP would instead require an AUP from the Planning Department. This amendment was only completed in the City's Municipal Code and the FBSP still lists LUP's within its use tables and its administrative processes section. To maintain consistency and clarity, Staff proposes a specific plan amendment similar to the previous Municipal Code Amendment to convert all "LUP" references in the Specific Plan to "AUP", as shown in Attachment 2.

Title 16 Buildings and Construction

Section 16.18 Nuisance Code
The City's Nuisance Code provides a comprehensive method for the identification and abatement of public nuisances within Rancho Cordova. The existing section enables the City's enforcement official to issue a notice regarding the nuisance to the property owner or other responsible party but does not include the authority to serve an Order to Show Cause. This would occur in the event the owner fails, neglects, or refuses to comply with any notice under the Nuisance Code. The proposed change would revise the Nuisance Code to include the authority to issue an Order to Show Cause and related processes and hearings.

Title 17 Fire Prevention

Section 17.12 Weed Control
The uncontrolled growth and accumulation of grass, weeds, or other materials on sidewalks, streets, and on lots is a public nuisance that promotes blight, hazards, and deterioration. To ensure that the definition of weeds includes a quantifiable standard of what is typically considered overgrown, a standard of "weeds and grasses exceeding 8-inches in height" has been added to the section.

Title 23 Zoning Code

Section 23.313 Use Table
The allowed use and permit requirement use table is being amended to introduce the use of a bail bonds use as a needing a conditional use permit in the Commercial Mixed Use (CMU) zone and not permitted in any other zone within the City.

Section 23.325.090 Sunridge General Commercial (SGC) Overlay Zoning District
The SGC was originally created on January 20, 2014 (Ordinance 23-2014) to ensure that land would be available to meet the retail and commercial demand of residents of the developments located east of Sunrise Boulevard and south of Douglas Road. The overlay created ample opportunity for commercial uses by restricting the development of any residential uses within SGC overlay until 180,000 square feet of predominantly retail commercial development is built on the GC-zoned properties or when the Overlay surpasses its expiration date of January 14, 2022, whichever comes first. Earlier this year, it was determined that there was no interest in extending the expiration date and therefore the Overlay has expired and is no longer

applicable. Therefore, Staff proposes to remove the section from the City's Zoning Code.

Section 23.1104 General Definitions
Under the definitions section, a few definitions are being updated to provide clarification or consistency with how the use may be defined in other regulatory documents used by staff.

ENVIRONMENTAL ANALYSIS

CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (CEQA Guidelines, § 15378.) As reflected in State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment…" The proposed amendments are not a "project" within the meaning of CEQA because the amendments seek to further regulate or clarify uses that are already present in the City or provide consistency with State law and no significant expansion of these activities can reasonably be anticipated to occur. Because no expansion of uses or activities is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." The approval of the code amendments set forth in the proposed ordinance does not approve any physical development and it would not result in a direct or indirect physical changes in the environment. Any specific development projects that may result from these changes will be subject to environmental review. The proposed amendments are consistent with the City's General Plan. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Municipal Code amendments are exempt from review under CEQA and no further environmental review is necessary.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. Ordinance
2. Exhibit A to the Ordinance
3. Amendments in Track Changes

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2022

AN ORDINANCE AMENDING THE FOLSOM BOULEVARD SPECIFIC PLAN, CAPTER 2 LAND USE PLAN AND ALLOWED USES AND CHAPTER 8 GLOSSARY AND TITLE 16 BUILDINGS AND CONSTRUCTION, CHAPTER 16.18 NUISANCE CODE, TITLE 17 FIRE PREVENTION, CHAPTER 17.12 WEED CONTROL, TITLE 23 ZONING CODE, ARTICLE 3 ZONING DISTRICTS, ALLOWABLE USES, AND GENERAL DEVELOPMENT STANDARDS AND ARTICLE 11 DEFINITIONS OF THE RANCHO CORDOVA MUNICIPAL CODE THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Purpose and Declarations.

WHEREAS, the City conducts periodic updates of the provisions of the Rancho Cordova Municipal Code (RCMC) to ensure compliance with current laws, changes in local policy, consistency with adopted plans and programs, clarify ambiguities, address changing market conditions, reflect best practices, and to address issues or concerns with current regulations; and

WHEREAS, certain amendments to the Folsom Boulevard Specific Plan, Title 16 (Buildings and Construction), Title 17 (Fire Prevention) and Title 23 (Zoning Code), provide clarification of uses, standards and/or enforcement procedures, address inconsistencies between definitions, delete text that is no longer necessary and ;

WHEREAS, on July 18, the City Council held a properly noticed public hearing for this Ordinance and considered all oral and written testimony.

Section 2: Findings. The City Council hereby finds:

A. **CEQA Compliance.** CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (CEQA Guidelines, § 15378.) As reflected in State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, "[where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment…" The proposed amendments are not a "project" within the meaning of CEQA because the amendments seek to provide clarification of uses, standards and/or enforcement procedures, address inconsistencies between definitions, delete text that is no longer necessary. Because no expansion of uses or activities is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

   CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." The approval of the code amendments set forth in the proposed ordinance does not approve any physical development and it would not result in a direct or indirect physical changes in the environment. Any specific development projects

that may result from these changes will be subject to environmental review. The proposed amendments are consistent with the City's General Plan. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Municipal Code amendments are exempt from review under CEQA and no further environmental review is necessary.

B. **The proposed amendment is consistent with the General Plan.** The attached Municipal Code Amendments ("Amendment") are consistent with the General Plan. The amendments would provide clarification of uses, standards and/or enforcement procedures, address inconsistencies between definitions, delete text that is no longer necessary.

C. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.** The attached amendments would provide clarification of uses, standards and/or enforcement procedures, address inconsistencies between definitions, delete text that is no longer necessary None of these proposed amendments will be detrimental to the public interest, health, safety, convenience, or welfare of the City.

D. **The proposed amendments are internally consistent with other applicable provisions of this zoning code.** The Amendments have been reviewed for consistency with the entirety of the Municipal Code and is consistent with other applicable provisions of the Municipal Code.

Section 3. Amendments to the Folsom Boulevard Specific Plan, Title 16 Buildings and Construction, Title 17 Fire Prevention and Title 23 Zoning Code

The City Council hereby adopts the amendments to the Folsom Boulevard Specific Plan, Title 16 Buildings and Construction, Title 17 Fire Prevention, and Title 23 Zoning Code of the Rancho Cordova Municipal Code, as shown and incorporated in **Exhibit A** to this ordinance.

Section 4. Severability

If any provision of this Ordinance or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 5. Effective Date

Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent, or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its inception.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Donald Terry, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

Rancho Cordova

Municipal Code Amendments

Title 16, Building and Construction, Title 17 Fire Prevention and Title 23 Zoning

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (***).

Chapter 16.18

Nuisance Code

Article II. Enforcement

***

16.18.205 Violations and penalties.

A. Notice to Appear Citation. Law enforcement agencies and the enforcement official may issue a notice to appear citation to the property owner, any person occupying or leasing the property or premises of another, and/or other responsible party for violation of this code under the procedures set forth in Municipal Section 16.18.503(A)(5)(b)..

B. Infractions. A property owner, any person occupying or leasing the property or premises of another, and/or other responsible party who violates any provision of this code shall be guilty of an infraction. Each day, or portion thereof, a violation exists may be a new and separate offense. Any person convicted of an infraction shall be subject to payment of a fine pursuant to the terms set forth in Section 36900 of the State of California Government Code, as that section or its successor reads at the time of the offense, plus any additional penalties assessed by the court. After a third conviction of the same section of this code, subsequent violations of the same section may be charged as a misdemeanor rather than as an infraction.

C. Misdemeanor. Any person convicted of a misdemeanor under this code shall be punished by a fine of not more than $1,000, or by imprisonment not to exceed six months, or by both such fine and imprisonment.

D. Notwithstanding subsections (A), (B) and (C) of this section, the prosecuting authority may file a misdemeanor for any violation of this code, including a failure to obey an administrative citation as described in RCMC 1.01.190(K). In addition, the city attorney or his or her authorized designee may take other steps and apply to such court to seek any and all legal or equitable relief as permitted under law.

E. Second or Subsequent Civil or Criminal Judgment – Treble Damages. Pursuant to Section 38773.7 of the Government Code, upon entry of a second or subsequent civil or criminal judgment within a two-year period finding that an owner of property is responsible for a condition that may be abated in accordance with the abatement procedure outlined in this chapter, the court may order the owner to pay treble the costs of the abatement. This section does not apply to conditions abated pursuant to Section 17980 of the Health and Safety Code.

F. Administrative Citations.

1. Applicability. This section provides for administrative citations, which are in addition to all other legal remedies, criminal or civil, which the city may pursue to address a violation of this code. Use of this section is at the sole discretion of the city. This section is authorized under Sections 36901 and 53069.4 of the Government Code.

The procedures in this section shall not be used to enforce a continuing violation regarding building, plumbing, electrical, or other similar structural or zoning issues, without first allowing the person in violation a reasonable time to correct the violation, consistent with the procedures set forth in subsection (F)(2) of this section.

2. Continuing Violations of Building and Zoning Issues. If a violation is a continuing one and pertains to a building, plumbing, electrical, or other structural or zoning issue that does not create an immediate danger to health or safety, the city shall provide a reasonable period of time for the responsible person to correct or otherwise remedy the violation before the imposition of an administrative citation or penalty.

3. Administrative Citation.

a. Authority. Whenever an enforcement officer determines that a violation of any of the provisions of any of the ordinances of the city has occurred, the enforcement officer has the authority to issue an administrative citation to the person responsible for the violation.

b. Contents of Citation. Each administrative citation shall contain the following information:

i. The date of the violation.

ii. The address or a definite description of the location where the violation occurred.

iii. The section of the code violated and a description of the violation.

iv. The amount of the fine for the code violation.

v. A description of the fine payment process, including a description of the time within which and the place to which the fine shall be paid.

vi. An order prohibiting the continuation or repeated occurrence of the code violation described in the administrative citation.

vii. A description of the administrative citation review process, including the time within which the administrative citation may be contested and the place from which a request for hearing form to contest the administrative citation may be obtained.

viii. The name and signature of the citing enforcement officer. In the case of a continuing violation involving building, plumbing, electrical, or other similar structural or zoning issues identified under subsection (F)(2) of this section, the administrative citation shall also have attached a copy of the prior notice that was sent to the responsible party.

c. Delivery of Citation. The administrative citation shall be delivered personally or sent by certified mail to the person responsible for the violation.

d. Dismissal of Citation. At any time before the hearing, if the enforcement officer determines that there was no violation as charged in the administrative citation or that the citation should be dismissed in the interest of justice, the enforcement officer shall dismiss the administrative citation, cancel the hearing, and refund any administrative citation fine.

4. Amount of Fine.

a. Maximum Amount of Fine. The maximum amount of the fine imposed for each code violation under this section is as follows:

i. One hundred dollars per day for a first violation;

ii. Two hundred dollars per day for a second violation of the same ordinance within one year; and

iii. Five hundred dollars per day for each additional violation of the same ordinance within one year.

b. Additional Amounts. Administrative costs, interest, late payment charges, costs of compliance reinspections, and collection costs are in addition to the fine. These include:

i. Administrative costs: based on time spent by code enforcement department staff, supervisors and city attorney's office, at the full-cost hourly rate of each employee, including salary, benefits and overhead.

ii. Late payment charges: due at the rate of 10 percent per month.

iii. Compliance reinspections: based on staff time at the full-cost hourly rate.

iv. Collection costs: actual collection costs.

c. Discretion of Enforcement Officer or Hearing Office – Factors in Establishing Fine. In determining the amount of the fine and additional amounts, the enforcement officer or hearing officer has the discretion to set the fine lower than the maximum amount, or to reduce the additional costs, based on any or all of the following factors:

i. The duration of the violation;

ii. The frequency, recurrence and number of violations, related or unrelated, by the same violator;

iii. The seriousness of the violation;

iv. The good faith efforts of the violator to come into compliance;

v. The economic impact of the fine on the violator;

vi. The impact of the violation on the community; and

vii. Such other factors as justice requires.

5. Payment of the Fine.

a. Due Date. The fine shall be paid to the city within 30 days from the date of the administrative citation. The city may suspend the imposition of fines for any period of time during which the violator has filed for necessary permits, and such permits are required to achieve compliance, and the permit applications are actively pending before the appropriate governmental agency.

b. Refund. The city shall refund a fine paid if the hearing officer determines, after a hearing held under subsection (F)(8) of this section, that the person charged in the citation was not responsible for the violation or that there was no violation as charged.

c. Further Violations Not Excused. Payment of a fine under this section shall not excuse or discharge any continuation or repeated occurrence of the code violation.

6. Hearing Request.

a. Hearing Request. A person who receives an administrative citation may contest the citation on the basis that there was no violation of the code or that he or she is not the responsible party. To contest the citation, the person shall submit a request for hearing form to the city within 30 days from the date of the administrative citation. Directions on how to obtain the request form will be provided on the administrative citation. The completed request must be submitted together with an advance deposit of the fine.

b. Notice of Hearing. The person requesting the hearing shall be notified of the time and place set for the hearing at least 10 days before the date of the hearing.

c. Additional Reports. If the enforcement officer submits an additional written report concerning the administrative citation to the hearing officer for consideration at the hearing, then a copy of this report also shall be provided to the person requesting the hearing at least five days before the date of the hearing.

7. Hearing Officer. Pursuant to RCMC 16.18.204, a hearing officer will be assigned the responsibility of conducting a hearing by the city manager. The city manager shall be authorized to assign hearing responsibilities from time to time to any person or persons, qualified by training or experience, whom the city manager may appoint, employ or who are retained by contract to conduct such hearings.

8. Hearing Procedure.

a. Setting the Hearing. A hearing before the hearing officer shall be set for a date that is not less than 15 days nor more than 60 days from the date that the request for hearing is filed. The person requesting the hearing shall be notified of the time and place set for the hearing as soon as it is set, and at least 10 days before the hearing. If the enforcement officer submits a written report concerning the citation to the hearing officer for consideration at the hearing, then a copy of the report shall be served on the person requesting the hearing at least five days before the hearing. No hearing shall be held unless the fine has been deposited in advance, under subsection (F)(6)(a) of this section.

b. Failure to Appear. The failure of the person requesting the hearing to appear at the hearing shall constitute a forfeiture of the fine and a failure to exhaust his or her administrative remedies.

c. At the Hearing. The administrative citation and any additional report submitted by the enforcement officer shall constitute prima facie evidence of the respective facts contained in those documents. At the hearing, the party contesting the citation shall be given the opportunity to testify and to present evidence concerning the citation.

d. Continuances. The hearing officer may continue the hearing and may request additional information from the enforcement officer or the person receiving the citation before issuing the decision.

9. Hearing Officer’s Decision.

a. Decision. After considering the testimony and evidence presented at the hearing, the hearing officer shall issue a written decision to uphold, dismiss or modify the administrative citation. The hearing officer shall state the reasons for the decision and shall send a copy of the decision to the person that requested the hearing and to the enforcement officer. The decision of the hearing officer is final, and may not be appealed.

b. Status of Fine. If the citation is upheld, then the fine amount on deposit with the city shall be retained by the city.

If the citation is dismissed, the city shall promptly refund the amount of any fine deposited, together with interest at the average rate earned on the city’s portfolio for the period of time that the fine was held by the city.

10. Late Payment Charges. A person who fails to pay to the city the fine imposed under this section on or before the date that fine is due is also liable for the payment of the applicable late payment charges set forth in subsection (F)(6)(b) of this section.

11. Recovery of Administrative Citation Fines and Costs.

a. Costs of Securing Payment. A person who fails to pay any fine or other charges owed to the city under this section is liable in any action brought by the city for all costs incurred in securing payment of the delinquent amount, including but not limited to administrative costs and attorneys’ fees. Such collection costs are in addition to any fines, interest, and late charges.

b. Other Costs. In addition to the administrative citation fine, the city may collect its administrative costs, interest, late payment charges, costs of compliance reinspections, and collection costs.

c. Collection. The city may collect any past due administrative citation fine and other costs and charges by any available legal means, including without limitation placing a lien on the property.

12. Right to Judicial Review. A person aggrieved by the hearing officer's decision on an administrative citation may obtain review of the decision by filing a lawsuit with the superior court in Sacramento County within 20 days after service of the final decision in accordance with the timelines and provisions set forth in Section 53069.4 of the California Government Code.

13. Notices.

a. Method of Service. The administrative citation and all notices required to be given by this section shall be served on the responsible party either by personal service, by first class mail, or by certified mail, return receipt requested.

b. Real Property. When real property is involved in the violation, the original notice, the administrative citation and all notices required to be given by this section shall be served on the responsible party and, if different, to the property owner at the address as shown on the last equalized county assessment roll. If personal service or service by mail on the property owner is unsuccessful, a copy of each notice and the citation shall be conspicuously posted at the property which is the subject of the violation. The city may, in its discretion, also serve notice on a tenant, a mortgagor or any other person having an interest in the property.

c. Failure to Receive Notice. The failure of a person to receive a required notice shall not affect the validity of any proceedings taken under this section.

G. Attorneys' Fees. Pursuant to Section 38773.5 of the Government Code, attorneys' fees may be recovered by the prevailing party. However, in no action, administrative proceeding, or special proceeding shall an award of attorneys' fees to a prevailing party exceed the amount of reasonable attorneys' fees incurred by the city in the action or proceedings.

H. In addition to the penalties provided for in this section, any condition caused or permitted to exist in violation of any of the provisions of any of the ordinances of the city is hereby declared to be a public nuisance and may, by the city, be abated as provided for in this code. [Ord. 43-2013 § 7; Ord. 60-2006 § 1; Ord. 54-2006 § 1; Ord. 50-2004 § 2; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

Article V. Abatement Generally

***

16.18.503 Notice.

A. The enforcement official shall issue a notice directed to the owner of record of the premises. The notice shall contain:

1. The street address and such other description as is required to identify the premises.

2. A statement specifying the conditions which constitute the nuisance.

3. A request that the nuisance be corrected by a date certain, which shall be a reasonable time in the judgment of the enforcement official, based upon the circumstances of the particular violation, the period of time the nuisance has existed, and the potential threat to public health and safety created by the violation. If the violation pertains to building, electrical, or other similar structural or zoning issues where the violation does not create an immediate threat to health or safety, the responsible party shall be provided not less than 10 calendar days in which to correct, abate, or otherwise remedy the violation.

4. A statement that the failure to correct or abate the nuisance may result in the nuisance being removed under authority of the city and the costs of such removal and abatement made a legal charge against the owner or owners of the property, a lien or special assessment on the property and subject to collection with property taxes in accordance with this chapter.

5. One of the following:

a. A statement referencing the right to appeal the enforcement official's determination. Such statement shall provide instruction on how to request an appeal hearing, a time frame for requesting an appeal hearing, and a statement that the failure to file a timely and proper appeal shall constitute a failure to exhaust administrative remedies and preclude judicial review. The time frame for requesting an appeal shall be consistent with the date set forth by the enforcement official for correcting the violation and in no event shall the time for requesting an appeal hearing be more than 15 days from the date the notice was issued unless in the judgment of the enforcement official an extension is warranted based upon the particular circumstances of the case. If requested, a hearing shall be set no less than 10 calendar days after the request is received. Enforcement of a notice shall be stayed during the pendency of an appeal therefrom which is properly and timely filed; or

b. Order to Show Cause. In the event the owner fails, neglects or refuses to comply with any notice under this Chapter, the enforcement officer may serve an "Order to Show Cause" to show cause why the premises should not be declared a public nuisance and the same abated in accordance with this code. The order shall advise the owner that he has the option of voluntarily abating the nuisance prior to the date set for hearing. If the owner chooses voluntary abatement, such abatement must be completed prior to the hearing date. The owner must advise the enforcement official in writing that he will abate the nuisance, and the date of completion. The enforcement official will inspect the premises on the completion date, and if the nuisance has been abated, the hearing will be taken off the calendar. The owner may request a continuance of the hearing pursuant to RCMC 16.18.506. The Order to Show Cause shall be served and posted, and an affidavit filed with the City Clerk, in the manner specified in this Section.

The Order to Show Cause shall be on a form provided by the Neighborhood Services Manager or his or her designee.

Any hearing conducted pursuant to an Order to Show Cause, shall be set for a date not less than fifteen (15) days nor more than sixty (60) days from the date that the Order to Show Cause is filed in accordance with the provisions of this Chapter, unless the enforcement officer determines that the matter is urgent or that good cause exists for an extension of time, in which case the date for such hearing may be shortened or extended as warranted by the circumstances.

If the enforcement officer issues an Order to Show Cause, a copy of the Order to Show Cause shall be served on the violator in the manner described in Section 16.18.513. Where real property is involved, if the violator is not the owner of the property, a copy of the Order to Show Cause shall also be served on the property owner at the address, as it appears on the last county assessment roll available on the date the Order to Show Cause is prepared. Every Order to Show Cause shall contain the date, time, and place at which the hearing shall be conducted.

Failure of the owner or responsible party to appear at the hearing on the Order to Show Cause after notice has been served shall be deemed a waiver of the right to a hearing and an admission by such owner or responsible party of the existence of the nuisance conditions as specified. In the event of an unexcused failure to appear, the hearing officer may issue an Administrative Order as specified in this Section.

Upon the conclusion of the hearing on the Order to Show Cause, the hearing officer shall determine whether the activity or the premises, or any part thereof, as maintained, constitutes a public nuisance. If the hearing officer finds that a public nuisance does not exist, he or she shall dismiss the proceedings. If the hearing officer finds that a public nuisance does exist and that there is sufficient cause to order the abatement of the public nuisance, the hearing officer shall issue an Administrative Order, which shall contain findings of fact and shall direct and order the public nuisance abated within the time, and in the manner set forth in the Administrative Order. The Order to Show Cause hearing shall be conducted by a hearing officer as provided by Article V of this Chapter. Notwithstanding anything in this Chapter to the contrary, there shall be no right to appeal such Administrative Order.

6. A statement advising the owner that he may be responsible for all costs incurred by the city for any abatement activities, including hearings.

7. A statement advising the owner that, pursuant to Section 38773.5 of the Government Code, the city intends to seek recovery of attorneys' fees incurred in any abatement activity, and that attorneys' fees may be recovered by the prevailing party.

B. The notice, and any amended or supplemental notice, shall be served either by personal delivery or by mailing a copy by certified mail, postage prepaid, return receipt requested, upon the owner of record or his/her/their address as it appears on the latest equalized assessment roll of Sacramento County, or as known to the enforcement official; a copy of the notice shall also be posted on the premises. The failure of any person to receive a notice of violation that was sent via certified mail shall not affect the validity of any enforcement proceedings under this code.

C. Proof of service of the hearing notice shall be certified by written declaration under penalty of perjury executed by the person effecting service, declaring the time, date and manner in which service was made.

D. The failure of a notice to satisfy all of the requirements of this provision shall not affect the validity of any other enforcement proceedings under this code. [Ord. 50-2004 § 6; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

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Chapter 17.12

Weed Control

***

17.12.020 Definitions.
As used in this chapter:

"Accumulation of weeds" includes, but is not limited to, permitting or allowing the growth of weeds.

"Garbage" includes, but is not limited to, the following: waste resulting from the handling of edible foodstuffs or resulting from decay, and solid or semisolid putrescible waste, and all other mixed, nonrecyclable wastes which are generated in the day-to-day operation of any business, residential, governmental, public or private activity, and may include tin cans, bottles and paper or plastic, or other synthetic material, food or beverage containers.

"Refuse" includes rubbish and garbage, as defined herein.

"Rubbish" includes all the following, but is not restricted to, nonputrescible wastes, such as paper, cardboard, grass clippings, tree or shrub trimmings, wood, bedding, crockery, rubber tires, construction waste and similar waste materials.

"Weeds," as used in this chapter, includes any of the following:

1. Weeds which bear seeds of a downy or wingy nature;

2. Sagebrush, chaparral, and any other brush or weeds which attain such hard growth as to become, when dry, a fire menace to adjacent improved property;

3. Weeds and grasses which are otherwise noxious;

4. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health;

5. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard. [Ord. 40-2013 § 1; Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

6. Weeds and grasses exceeding eight inches in height.

***

Article 3. Zoning Districts, Allowable Uses, and General Development Standards

Chapter 23.313

Mixed-Use Zoning Districts

***

23.313.030 Allowed land uses and permit requirements.
Table 23.313-1 identifies allowed uses and corresponding permit requirements for the mixed-use districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with a representative symbol by use classification listing: “P” symbolizes uses allowed by right, “AUP” symbolizes uses that require approval of an administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

Table 23.313-1: Allowed Use and Permit Requirements for Mixed-Use Districts

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Residential Uses									
Adult Day Care Home	P	N	N	N	N	N	N	N	
Caretaker Housing	P	P	P	P	P	P	P	P	RCMC 23.901.020
Dwelling, Multifamily	P[1]	P[1, 2]	P[1, 2]	N	N	P[1]	P[1]	P[1]	
Dwelling, Accessory Unit	P	N	N	N	N	N	N	N	RCMC 23.901.060
Dwelling, Single-Family	P[1]	P[1, 2]	P[1, 2]	N	N	P[1]	P[1]	P[1]	
Dwelling, Two-Family	P[1]	P[1, 2]	P[1, 2]	N	N	P[1]	P[1]	P[1]	
Emergency Shelter	C	C	C	C	N	N	N	N	
Family Day Care Home, Small	P	N	N	N	N	N	N	N	
Family Day Care Home, Large[17]	P	N	N	N	N	N	N	N	RCMC 23.901.080
Group Residential	AUP	N	N	N	N	N	N	N	
Home Occupations	P	P	P	N	N	P	P	P	RCMC 23.901.030
Live-Work Facility	P[1]	P[1]	P[1]	N	N	P[1]	P[1]	P[1]	RCMC 23.901.040

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Residential Care Home, Small	P	N	N	N	N	N	N	N	
Residential Care Home, Large[18]	AUP	N	N	N	N	N	N	N	RCMC 23.901.090
Transitional Housing	P	N	N	N	N	N	N	N	
Low-Barrier Navigation Center	P	N	N	N	N	N	N	N	
Agriculture, Resource, and Open Space Uses									
Beekeeping	N	N	N	N	N	N	N	N	Chapter 8.12 RCMC
Recreation, Education, and Public Assembly Uses									
Clubs, Lodges, and Private Meeting Halls	P	P	P	P	AUP	P	P	P	
Community Centers/Civic Uses	P	P	P	P	AUP	P	P	P	
Indoor Amusement/ Entertainment Facility[32, 33]	AUP	P	P	P	AUP	AUP	P	P	
Indoor Fitness and Sports Facility[32, 33]	AUP	P	P	P	AUP	AUP	P	P	
Libraries and Museums	P	P	P	P	P	P	P	P	
Outdoor Commercial Recreation[32, 33]	N	C	N	N	P	C	C	C	
Parks and Public Plazas	P	P	P	P	C	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	
Religious Institutions	P	P	P	P	P	P	P	P	
Schools, Private and Special/Studios[31]	P	P	P	P	C	P	P	P	
Schools, Public[31]	P	P	P	P	P	P	P	P	
Theaters and Auditoriums[32, 33]	C	P	P	P	N	AUP	P	P	
Urban Agriculture									
Aquaculture	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	RCMC 23.904.030
Community Garden, Public	C	C	C	C	C	C	C	C	RCMC 23.904.030
Community Garden, Private	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	RCMC 23.904.030
Market Garden	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	RCMC 23.904.030
Private Garden	P	P	P	P	P	P	P	P	RCMC 23.904.030
Urban Ag Stand	P[25]	P[25]	P[25]	P[25]	P[25]	P[25]	P[25]	P[25]	RCMC 23.904.030
Utility, Transportation, and Communication Use Listings									
Broadcasting and Recording Studios	N	P	P	P	P	N	N	N	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Bus and Transit Shelters	P	P	P	P	P	P	P	P	
Freight Yard/Truck Terminal	N	N	N	C	C	N	N	N	
Fuel Storage and Distribution	N	N	N	N	C	N	N	N	
Heliports	N	AUP	AUP	AUP	AUP	N	N	N	
Park and Ride Facility	C	P	P	P	P	C	C	P	
Parking Facility	AUP	P	P	P	P	AUP	P	P	
Telecommunication Facility	C	AUP/ C[21]	AUP/C[21]	AUP/ C[21]	AUP/C[21]	AUP/C[21]	AUP/ C[21]	AUP/ C[21]	RCMC 23.907.020
Transit Facilities	N	N	N	C	P	N	N	N	
Transit Stations and Terminals	C	P	P	P	P	P	P	P	
Utility Facility and Infrastructure	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	RCMC 23.907.030
Retail, Service, and Office Uses[22]									
Adult Day Care Facility	N	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Alcoholic Beverage Sales, Off-Site[16]	N	C	C[2]	C[2]	C[2]	C	C	C	
Ambulance Service	N	AUP	AUP	P	P	N	N	N	
Animal Sales and Grooming	AUP	P	N	N	N	P	P	P	
Art, Antique, Collectable	P[2]	P	P[2]	P[2]	N	P	P	P	
Artisan Shops	AUP	P	P[2]	P[2]	P[2]	P	P	P	
Bail Bonds	N	C	N	N	N	N	N	N	
Banks and Financial Services	P[2]	P	P	P	P	P	P	P	
Bars and Nightclubs[23]	C[3]	C[3]	C[2, 3]	C[2, 3]	C[2, 3]	C[3]	C[3]	C[3]	
Bed and Breakfast Inns	P	P	N	N	N	N	N	N	
Brew Pub[23]	N	P	P[2]	P[2]	P[2]	P	P	P	
Building Materials Stores and Yards	N	P[4]	N	C[4]	N	N	C[4]	C[4]	
Business Support Services	AUP[2, 4, 5]	P	P	P	AUP	P[5]	P	P	
Call Centers	N	N	P	P	AUP	N	N	N	
Commercial Marijuana Uses	N	N	N	N	N	N	N	N	
Child Day Care Facility	P	AUP	AUP[2]	AUP[2]	AUP[2]	P	C	C	
Consignment Store	N	P	N	N	N	N	AUP	N	
Convenience Stores	AUP[2, 26]	AUP[26]	AUP[2, 26]	AUP[2, 26]	AUP[2, 26]	AUP[26]	AUP[26]	AUP[26]	RCMC 23.910.020
Drive-In and Drive-Through Sales and Service	N	C[20, 21]	N	N	C[6, 20, 21]	C[20, 21]	C[20, 21]	C[20, 21]	RCMC 23.910.030

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Equipment Sales and Rental	N	N	N	P	P	N	N	N	
Furniture, Furnishings, and Appliance Stores	N	P	N	N	N	N	C	P	
Garden Center/Plant Nursery	N	P	N	AUP	N	N	C	C	
Grocery Stores/Supermarkets	AUP[2]	P	P[2]	AUP[2]	N	AUP[8]	P	P	
Home Improvement Supplies	N	P[9]	N	P	P	N	P[9]	P[9]	
Hotels and Motels[32, 33]	C[2]	P	P	C	N	C	P	P	
Hotels and Motels, Extended Stay[32, 33]	C[2]	C	C	C	N	C	C	C	
Kennels, Commercial	C[2, 4]	N	N	N	AUP[4]	N	N	N	
Maintenance and Repair, Small Equipment	N	P	N	P	P	AUP	P	P	
Medical Services, General	AUP[2]	P	P	P	P	P	P	P	
Medical Services, Extended Care	P	C	C	C	N	N	N	N	
Medical Services, Hospitals	N	P	P	P	P	P	P	P	
Mortuaries and Funeral Homes[15]	N	P	N	N	P[15]	N	N	N	
Neighborhood Market	P[2]	P	P[2]	AUP[2]	N	P	P	P	
Offices, Business and Professional	P[2]	P[2]	P	P	N	P[2]	P[2]	P[2]	
Offices, Accessory	P	P	P	P	P	P	P	P	
Personal Services	P[2, 5]	P	P[2]	P[2]	P[2]	P	P	P	
Residential Care Facility	AUP	C	C	N	N	N	N	N	
Restaurants	P[2]	P	P[2]	P[2]	P[2]	P	P	P	
Retail, Accessory	P[2]	P	P[6]	P[6]	P[6]	P	P	P	
Retail, General	P[2, 11]	P	N	N	N	P	P	P	
Retail, Warehouse Club	N	P	N	N	N	N	C	P	
Smokers' Lounge, Hookah Bar, E-Cigarette Lounge, and Vapor Lounge	N	N	N	N	N	N	N	N	RCMC 23.919.100
Tasting Room, Off-Site[23]	N	P	P[2]	P[2]	P[2]	P	P	P	
Veterinary Facility	AUP[2]	P	N	AUP	AUP	AUP	P	P	
Automobile and Vehicle Uses									
Auto and Vehicle Sales and Rental	N	P[19]	N	N	P[19]	N	N	N	RCMC 23.913.040
Auto and Vehicle Sales, Wholesale	N	N	N	C	P	N	N	N	
Auto and Vehicle Storage	N	N	N	C[12]	P[12]	N	N	N	
Auto Parts Sales	N	P[11, 12]	N	N	P[11, 12]	N	N	N	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Car Washing	N	C	C	C	C	N	C	C	RCMC 23.913.050
Detailing/Waterless Car Wash	N	AUP	AUP	AUP	N	N	N	N	
Service Stations	N	AUP	C	C	P	N	C	C	
Vehicle Services, Major	N	N	N	C[12]	P[12]	N	N	N	
Vehicle Services, Minor	N	AUP[12, 13]	N	AUP[12]	P[12]	N	N	N	
Industrial, Manufacturing, and Processing Uses									
Agricultural Products Processing	N	N	N	N	C	N	N	N	
Artisanal and Specialty Manufacture, Display, and Sales	N	P	P	P	P	P	P	P	
Brewery, Winery, Distillery	N	P[29]	P[29]	P[29]	P[29]	P[29]	P[29]	P[29]	
Manufacturing, Major	N	N	N	N	C[14]	N	N	N	
Manufacturing, Minor	N	N	N	P	P	N	N	N	
Manufacturing, Small Scale	N	P	P	P	P	P	N	N	
Printing and Publishing	N	C	C	P	P	N	N	N	
Recycling Facility, Processing	N	N	N	N	C	N	N	N	
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	C	N	N	N	
Research and Development	N	N	P	P	P	N	N	N	
Storage, Personal Storage Facility	N	N	N	C[27]	P[27]	N	N	N	Chapter 23.915 RCMC
Storage, Warehouse	N	N	N	P	P	N	N	N	
Storage, Yards	N	N	N	P[14]	P[14]	N	N	N	Chapter 23.728 RCMC
Wholesaling and Distribution	N	N	N	P[14]	P[14]	N	N	N	
Special Regulated Uses									
Bingo Parlors	N	P[30]	P[30]	P[30]	N	N	N	N	Chapter 4.26 RCMC
Card Rooms	N	P	C	C	C	N	N	N	RCMC 23.919.020
Check Cashing Businesses	N	P	N	N	N	N	N	N	RCMC 23.919.030
Massage Parlors, Massage Establishments	N	P[28]	N	N	N	N	N	N	Chapter 4.33 RCMC
Pawnshops	N	P	N	N	N	N	N	N	RCMC 23.919.040
Recycling Facility, Collection Facility	N	C	C	C	P	C	C	C	RCMC 23.919.050
Sexually Oriented Businesses	N	N	N	N	P	N	N	N	RCMC 23.919.060

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Smoke Shops	N	P	N	N	C	N	N	N	RCMC 23.919.070
Tattoo Parlors	N	P	N	N	N	N	N	N	RCMC 23.919.080
Thrift Stores	N	P	N	AUP	AUP	N	N	N	RCMC 23.919.090

Notes:
1. See the density restrictions in the underlying zoning district.
2. This use is permitted or permitted with a use permit as specified only in conjunction with the predominant use of the mixed-use district. In other words, this use is only allowed as part of an integrated development and not as a standalone use. Other uses in the table are allowed as standalone uses.
3. All forms of speaker amplification exterior to the building shall be prohibited unless authorized in combination with project approval or amendment thereto.
4. All activities shall occur within a completely enclosed building or shall be located behind a solid/screened enclosure directly adjacent to the building.
5. Maximum gross floor area is less than 5,000 square feet.
6. Limited to a maximum of 25 percent of the gross floor area of the integrated development.
7. Maximum tenant space shall be 25,000 square feet.
8. Maximum tenant space shall be 50,000 square feet.
9. Uses 25,000 square feet and over require a conditional use permit.
10. Limited to less than 50 percent of the gross floor area of the integrated development.
11. Maximum tenant space shall be 15,000 square feet.
12. All activity and storage must be located within an enclosed structure.
13. No portion of the use shall be located within 500 feet of an intersection.
14. All activity must be entirely screened from public view and not within 500 feet of a residential use. The 500-foot separation from residential uses may be waived if the storage yard adheres to the standards in RCMC 23.728.030(C)(1).
15. A crematory is prohibited in all zones with the exception of LIBP, where it is permitted in association with a mortuary or funeral home.
16. Only establishments that sell alcoholic beverages for off-site consumption require a conditional use permit.
17. See additional provisions in RCMC 23.901.080, Family day care (large).
18. See additional provisions in RCMC 23.901.090, Residential care home (large).
19. This use is not permitted if incidental to and not a primary part of the operation of the primary use. Rentals that are an integral part of a primary use are subject to the additional provisions of RCMC 23.913.040.
20. Drive-throughs that are added to existing buildings may be processed with an AUP.
21. Conditional use permit required if any portion of proposed facility is within 500 feet of a residential zoning district or existing residential use.
22. All commercial activity, display and storage shall occur within a building or within a screen enclosure. A temporary use permit, administrative use permit, or conditional use permit may be obtained to deviate from this requirement.
23. Uses which serve alcohol for on-site consumption and which have an “on-sale” license from the California Department of Alcoholic Beverage Control must be located at least 250 feet from any adult live theater at which live nude dancing is performed and which is subject to Section 143.3 of the California Code of Regulations.
24. Private community gardens and market gardens are allowed in the city’s mixed-use districts up to a maximum three acres in size and pursuant to applicable regulations in RCMC 23.904.030. Approval of an administrative use permit is required for said uses greater than three acres in size.
25. On-site urban agriculture stands are allowed up to 120 square feet, on the site of an urban agricultural use consistent with applicable regulations in RCMC 23.904.030.
26. See RCMC 23.910.020 (Convenience stores).
27. See Chapter 23.915 RCMC (Storage, Personal Storage Facility Development Standards).
28. Massage parlors and massage establishments must be located at least 1,000 feet from other massage parlors and massage establishments, as measured from the entrance of each establishment. This shall not apply to any home occupation massage business that is in full compliance with home occupation requirements in Chapter 23.901 RCMC.
29. Over 20,000 square feet requires an administrative use permit.
30. Bingo games and parlors are regulated by Chapter 4.26 RCMC. The city has a limit of no more than two bingo parlors in the city limits at any given time.
31. Dormitories on any parcel that is part of a contiguous campus are permitted as an accessory use to a public or private school.
32. On-site consumption of food is considered a permitted use if the related primary use is a permitted use.
33. On-site consumption of alcohol, as an accessory use to a permitted use, requires approval of an administrative use permit.
[Ord. 1-2022 § 3 (Exh. A); Ord. 11-2021 § 3 (Exh. A); Ord. 1-2021 § 3 (Exh. A); Ord. 1-2020 § 3 (Exh. A); Ord. 5-2019 § 3 (Exh. A); Ord. 3-2019 § 5 (Exh. A); Ord. 17-2018 § 4 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 5-2017 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 3-2017 § 3 (Exh. A); Ord. 1-2016 § 4; Ord. 15-2015 §§ 2, 3; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.030)].

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Chapter 23.325

OVERLAY ZONING DISTRICTS

Sections:
23.325.010 Purpose.
23.325.020 Convention (CO) overlay zoning district.
23.325.030 Transit oriented development (TOD) overlay zoning district.
23.325.040 Flood (F) overlay zoning district.
23.325.050 Planned development (PD) overlay zoning district.
23.325.060 Planned development – County/city initiated (PDC) overlay zoning district.
23.325.070 Parkway corridor (PC) overlay zoning district.
23.325.080 Surface mining (SM) overlay zoning district.
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Article 11. Definitions

Chapter 23.1104

General Definitions

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23.1104.040 Land use definitions.
"Adult day care facilities" means state-licensed facilities that provide supervised care of older adults, providing activities such as meals and socialization one or more days a week during specified daytime hours. The participants, primarily persons with physical and/or mental limitations who need socialization, physical assistance, and/or psychological assistance, return to their homes each evening. The program is often used as respite by family members caring for an older person who cannot be left alone safely in the home. Supervision for more than six adults for periods of less than 24 hours, with no overnight stays.

"Adult day care home" is defined by state law as the provision of nonmedical care to six or fewer adults, including seniors, in the provider's own home, for a period of less than 24 hours at a time. Homes serving more than six adults are included in "Adult day care facilities."

"Agricultural employee" means an employee engaged in agriculture, which includes farming in all its branches, including but not limited to the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, furbearing animals, or poultry, and any practices performed by a farmer or on a farm, as further defined in California Labor Code Section 1140.4(b). "Agricultural employee" also means farm worker, farmworker, or farm laborer.

"Agricultural employer" means an employer engaged in agricultural operations who employs employees, as defined in California Labor Code Section 1140.4(c).

"Agricultural housing, employer provided" means housing accommodations described in Section 17008(a) of the Employee Housing Act for five or more farmworkers by their employer and maintained in connection with any work or place where work is being performed, whether or not rent is involved.

“Agricultural housing, single-family farmworker housing” means housing accommodations occupied by no more than six farmworkers for which the owner/operator has obtained or seeks a license pursuant to Section 17021.5 of the Employee Housing Act, which allows such projects to be deemed a single-family dwelling and a residential use of the property.

“Agricultural products processing” means the act of changing an agricultural crop after harvest from its natural state to the initial stage of processing in order to prepare it for market and for further processing at an off-site location. Examples of this processing include nut hulling and shelling, bean cleaning, corn shelling and sorting, grape sorting and crushing, primary processing of fruits to juice and initial storage of the juice, without fermentation, cleaning and packing of fruits.

“Agricultural tourism” means establishments that cater to tourists and provide agricultural products either produced on the site or within the community. Such uses include but are not limited to wineries with tasting rooms and permanent roadside crop stands or fruit stands.

“Airport” means a facility where aircraft such as airplanes can take off and land. An airport minimally consists of one runway but other common components are hangars and terminal buildings.

“Alcoholic beverage sales” means the retail sale of beer, wine, and/or other alcoholic beverages for off-premises consumption.

“Ambulance service” means emergency medical care and transportation, including incidental storage and maintenance of vehicles.

“Animal husbandry” means raising and breeding of animals or production of animal products. Typical uses include grazing, ranching, dairy farming, poultry farming, and beekeeping, but exclude slaughterhouses and feedlot operations. This classification includes accessory agricultural buildings accessory to such uses. Animal sales, boarding, and grooming are defined separately under “Animal sales and grooming.” Keeping of animals is defined separately under “Animal keeping.”

“Animal keeping” means care and maintenance of animals on private property. The listing below provides a distinction between various types of animals related to allowed use provisions in Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). This classification is distinct from animal husbandry, animal sales and grooming, and equestrian facilities (commercial or hobby). Also see “Kennels, commercial,” which provides for the boarding of animals (e.g., “doggie day care”).

1. “Domestic pets” means small animals (no larger than the largest breed of dogs) customarily kept as pets within a dwelling unit. This classification includes dogs, cats, fish, and birds (excluding large tropical birds and poultry).

2. “Exotic animals” means wild animals not customarily confined or cultivated by man for domestic or commercial purposes, but kept as a pet or for display, including miniature pigs, snakes, reptiles, and large tropical birds (including peacocks).

3. “Livestock animals” means domesticated animals that may be kept or raised in pens, barns, houses, and pastures, whether for commercial or private use. Livestock includes, but is not limited to, cattle, sheep, swine, goats, equine, and fowl.

4. “Poultry” means domesticated birds (fowl) customarily kept for eggs or meat. This classification includes chickens, roosters, ducks, geese, turkeys, guinea fowl, and Cornish game hens.

“Animal sales and grooming” means retail sales of domestic and exotic animals, bathing and trimming services, and boarding of said animals for a maximum period of 72 hours, conducted entirely within an enclosed building with no outdoor use.

“Aquaculture” means the cultivation of marine or freshwater fish, shellfish, or plants under controlled conditions. Aquaponics is a subset of aquaculture which integrates aquaculture with hydroponics by recycling the waste products from fish to fertilize hydroponically growing plants.

"Art, antique, collectable" means retail sales uses including antique shops, art galleries, curio, gift, and souvenir shops, and the sales of collectible items including sports cards and comic books. Stores selling handcrafted items that are produced on the site are defined separately as "Artisan shops."

"Artisan shops" means retail stores selling art, glass, ceramics, jewelry, and other handcrafted items, where the facility includes an area for the crafting of the items being sold.

"Artisanal and specialty manufacture, display and sales" means the manufacture, display, and sales of specialty food and goods requiring the transformation of raw materials into products that may be edible, useful, or decorative. Outdoor display, sales and consumption on premises may be included subject to zoning and accessibility requirements, and any other state or local regulations such as, but not limited to, the California Uniform Food Facilities Law (CURFFL).

"Auto and vehicle sales and rental" means retail establishments selling and/or renting automobiles, trucks, and vans. This use listing includes the sales and rental of mobile homes, recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. It does not include the sale of auto parts/accessories separate from a vehicle dealership (see "Auto parts sales"), bicycle and moped sales (see "Retail, general"), tire recapping establishments (see "Vehicle services – major"), businesses dealing exclusively in used parts (see "Recycling facility – scrap and dismantling"), or "Service station," all of which are separately defined.

"Auto and vehicle sales, wholesale" means wholesale establishments selling new and used vehicles and used vehicle parts. This use is normally developed as part of an auto wrecking yard, junkyard, or salvage yard. Conventional automobile dealerships are listed under "Auto and vehicle sales and rental."

"Auto and vehicle storage" means facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes but is not limited to storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreation vehicles. Does not include vehicle dismantling (see "Auto vehicle dismantling") or retail sales (see "Auto and vehicle sales, wholesale").

"Auto parts sales" means stores that sell new automobile parts, tires, and accessories. May also include minor parts installation (see "Vehicle services – minor"). Does not include tire recapping establishments, which are found under "Vehicle services – major" or businesses dealing exclusively in used parts, which are included under "Auto and vehicle sales, wholesale."

"Auto vehicle dismantling" means establishments for the dismantling of automobile vehicles, including the dismantling or wrecking of automobiles or other motor vehicles, and/or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. Retail sales are included under the definition of "Auto and vehicle sales, wholesale."

"Banks and financial services" means financial institutions such as banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, and investment companies. Also includes automated teller machines (ATM). "Banks and financial services" shall not mean check cashing or finance lending businesses that do not qualify as a "financial institution" under California Financial Code statutes.

"Bars and nightclubs" means any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (e.g., music and/or dancing, comedy) in conjunction with alcoholic beverage sales. These facilities do not include bars that are part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Bars and nightclubs may include outdoor food and beverage areas.

"Bed and breakfast inns" means residential structures with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided subject to applicable health department regulations. A bed and breakfast inn with more than five guest rooms is considered a hotel or motel and is included under the definition of "Hotels and motels."

“Brew pub” means an establishment that produces ales, beers, meads, hard ciders, and/or similar beverages to serve on site. Sale of beverages for off-site consumption is also permitted in keeping with the regulations of the ABC. Service of brewed beverages must be in conjunction with the service of food. Manufacturing activities shall occur entirely within an enclosed building or outdoor work area screened from public view and be separated from the restaurant portion of the facility by applicable building codes. All beverage tasting shall occur within the restaurant portion of the facility. Brew pubs may not produce more than 5,000 barrels of beverage (all types of beverage combined) annually per ABC licensing standards. May also include the wholesale distribution of beverages for off-site consumption.

“Brewery, winery, distillery” means a facility where specific alcoholic beverages are manufactured. A tasting room is permissible as part of the onsite manufacturing of alcoholic beverages for the brewery, winery or distillery that has been licensed by Alcoholic Beverage Control. Tasting rooms must comply with retail hours of operation from 10:00 a.m. to 11:00 p.m. Tasting shall follow all guidelines established and enforced by Alcoholic Beverage Control. All manufacturing activities occur within a completely enclosed building or in an outdoor work area screened from view. Off-site sales of alcoholic beverages are allowed at this facility consistent with regulations of ABC licensure. Prior to occupancy, all breweries, wineries, or distilleries shall provide evidence of acquisition of all required state and federal permits. See also “Tasting room, off-site.”

“Broadcasting and recording studios” means commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings. Does not include transmission and receiving apparatus such as antennas and towers, which are under the definition of “Telecommunication facility.”

“Building materials stores and yards” means retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in “Wholesaling and distribution.” Hardware stores are listed in the definition of “Retail, general,” even if they sell some building materials. Also see “Home improvement supplies” for smaller specialty stores.

“Bus and transit shelter” means a small structure designed for the protection and convenience of waiting transit passengers and that has a roof and usually two or three sides.

“Business support services” means establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. Support services include, but are not limited to:

1. Equipment repair services (except vehicle repair; see “Vehicle services”);

2. Commercial art and design (production);

3. Computer-related services (rental, repair);

4. Copying, quick printing, and blueprinting services (other than those defined as “Printing and publishing”);

5. Equipment rental businesses within buildings (rental yards are “storage yards”);

6. Film processing laboratories;

7. Heavy equipment repair services where repair occurs on the client site;

8. Janitorial services;

9. Mail advertising services (reproduction and shipping);

10. Mailbox services;

11. Outdoor advertising services; and

12. Photocopying and photofinishing.

“Call center” means an office equipped to handle a large volume of calls, especially for taking orders or servicing customers.

“Car washing” means permanent, drive-through, self-service, and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes (e.g., fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day) are not part of this use classification.

“Card rooms” means gambling establishments that offer card games for play by the public.

“Caretaker housing” means a residence that is accessory to a site with a nonresidential primary use and that is needed for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.

“Cemeteries” or “mausoleums” means land used for the burial of the dead and dedicated for cemetery purposes, including crematories, columbariums, and mausoleums. Also see “Mortuaries and funeral homes.”

“Check cashing business” means an establishment that, for compensation, engages in the business of cashing checks, warrants, drafts, money orders, title cashing, or other commercial paper serving a similar purpose. Also includes establishments primarily engaged in cashing payroll or personal checks for a fee or advancing funds on future checks. This classification does not include a state or federally chartered bank, savings association, credit union or similar financial institution (see “Banks and financial services”).

“Child day care facility” means a state-licensed facility which provides nonmedical care, protection, and supervision to more than 14 children under 18 years of age, on a less than 24-hour basis. Commercial or nonprofit child day care facilities include infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.

“Clubs, lodges, and private meeting halls” means permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for business associations; civic, social and fraternal organizations; labor unions and similar organizations; political organizations; professional membership organizations; and other membership organizations.

“Commercial marijuana uses” means any and all commercial and nonprofit entities, businesses, organizations, facilities, enterprises, buildings, structures, delivery service, vehicle or location, whether fixed or mobile, where recreational or medical marijuana (cannabis), recreational or medical marijuana products, or devices for the use of recreational or medical marijuana or marijuana products are offered, either individually or in any combination, for retail sale, including an establishment that delivers recreational or medical marijuana and recreational marijuana products. “Commercial marijuana uses” also includes any and all uses involving the cultivation, testing, research, distribution, possession, processing, storing, labeling, transporting, or sale of medical or recreational marijuana or recreational or medical marijuana products, regardless of whether such uses are permitted under state laws.

“Community centers/civic uses” means multipurpose meeting and recreational facilities typically consisting of one or more meeting or multipurpose rooms, kitchens and/or outdoor barbecue facilities that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

“Community garden” means a site used for growing plants for food, fiber, herbs, or flowers, which is shared and maintained by city residents.

“Community garden, private” means an otherwise undeveloped lot divided into multiple plots for the growing and harvesting of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs, primarily for the personal use of the growers, and that is established, operated, and maintained by a group of persons, other than the city. This does not include a private garden or edible landscaping that is incidental to the primary use of the lot.

“Community garden, public” means public land divided into multiple plots that are available to the public for growing and harvesting of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs primarily for the personal use of the growers, and that is established, operated, and maintained by the city.

“Convenience stores” means easy-access retail stores of 3,500 square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers’ shopping needs. These stores may be part of a service station or an independent facility. Also see “Neighborhood market” and “Grocery store/supermarket” for larger stores or stores oriented toward the daily shopping needs of residents.

“Cottage food operation” means a cottage food operation as defined in the California Health and Safety Code.

“Crop production” means raising and harvesting of plants, tree crops, row crops, or field crops on an agricultural or commercial basis, including packing and processing. Includes horticulture establishments engaged in the cultivation of flowers, fruits, vegetables, or ornamental trees and shrubs for wholesale and incidental retail sales. This classification includes accessory agricultural buildings accessory to such uses and roadside stands for display/sale of agricultural products grown on the premises. Excludes uses for which other garden, nursery, or landscape merchandise is stored and sold on the site.

“Detailing or waterless car wash” means a facility that offers interior or exterior cleaning of chrome trim, windows, wheels and other visible components on a vehicle’s exterior. Cleaning typically includes the use of pre-mixed cleaners that are sprayed on and wiped off and very little use of water.

“Drive-in and drive-through sales and service” means facilities where food or other products may be purchased by motorists without leaving their vehicles. These facilities include fast-food restaurants, drive-through coffee, dairy products, photo stores, etc.

“Dwelling, accessory unit” means an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats.

“Dwelling, multifamily” means a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium).

“Dwelling, single-family” means a building designed exclusively for occupancy by one family on a single lot. This classification includes manufactured homes (defined in California Health and Safety Code Section 18007) and model homes for the first sale of homes within the subdivision.

“Dwelling, two-family” means an attached building (e.g., duplex) designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot. For the purposes of this title, this definition also includes halfplexes (two attached units, each with a separate lot). More than one two-family dwelling may be located on a single lot consistent with the density provisions of the General Plan. Does not include accessory dwelling units (see “Dwelling, accessory unit”).

“E-cigarette lounge” and “vapor bar” mean any business, facility, building, establishment, structure or location, whether fixed or mobile, where customers or others utilize a heating element or other device that vaporizes a liquid solution that releases nicotine or flavored vapor, including but not limited to e-cigarettes, hookah pens, e-hookahs, or vape pipes. E-cigarette lounge and vapor bar shall include private smokers lounge and smokers lounge as defined below. “E-cigarette” or “electronic cigarette” shall have the same definition as that in RCMC 6.84.020(F).

1. “Hookah bar” means any business, facility, building, establishment, structure or location, whether fixed or mobile, where customers or others utilize hookahs, pipes, or other mechanisms placed at various locations throughout the establishment to smoke tobacco or other substances.

2. “Private smokers’ lounges” or “smokers’ lounges” means any enclosed or unenclosed area within or attached to a retail or wholesale tobacco store or smoke shop that is dedicated, in whole or in part, to the use of tobacco or e-cigarette products, including but not limited to cigarettes, cigars, pipes, hookahs, e-cigarettes, hookah pens,

e-hookahs, or vape pipes or pens. Such area need not be separated from the main floor area of the retail establishment.

“Emergency facilities” means a temporary facilities to accommodate emergency public health and safety needs and activities.

“Emergency shelter” means any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless.

“Equestrian facility, commercial” means commercial horse, donkey, and mule facilities including horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), pack stations, and barns, stables, corrals, and paddocks accessory and incidental to these uses.

“Equestrian facility, hobby” means stables, corrals, and paddocks used by the individual homeowners of corresponding property and their animals.

“Equipment sales and rental” means service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental (e.g., construction equipment).

“Family day care home, large” means state-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally for seven to 14 children. As described in the California Health and Safety Code, large day care homes may provide services for up to 16 children when specific conditions are met.

“Family day care home, small” means state-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally to six or fewer children. As described in the California Health and Safety Code, small day care homes for children may provide services for up to eight children when specific conditions are met.

“Fuel storage and distribution” means a large-scale facility where fuel (such as propane and gasoline) is stored and distributed without retail sales.

“Furniture, furnishings, and appliance stores” means stores engaged primarily in selling the following products and related services, including incidental repair services: draperies, floor coverings, furniture, glass and chinaware, home appliances, home furnishings, home sound systems, interior decorating materials and services, large musical instruments, lawn furniture, moveable spas and hot tubs, office furniture, other household electrical and gas appliances, outdoor furniture, refrigerators, stoves, and televisions.

“Garden center/plant nursery” means establishments providing for the cultivation and sale of ornamental trees, shrubs, and plants, including the sale of garden and landscape materials (packaged and/or bulk sale of unpackaged materials) and equipment.

“Golf courses/clubhouse” means golf courses and accessory facilities and uses including clubhouses with bar and restaurant, locker and shower facilities, driving ranges, “pro shops” for on-site sales of golfing equipment, and golf cart storage and sales facilities.

“Grocery store/supermarket” means a retail business of more than 15,000 square feet in size, where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store. These full-service businesses do not typically have limited hours of operation. See separate but related listings for “Neighborhood market” and “Convenience store.”

“Group residential” means shared living quarters without separate kitchen and/or bathroom facilities for each room or unit. This classification includes residential hotels, fraternities, sororities, convents, rectories, and private residential clubs but does not include living quarters shared exclusively by a family. This category includes boarding houses, which are defined as a building other than a hotel or restaurant where meals or lodging or both meals and lodging are provided for compensation for four or more persons.

“Guest house” means a detached structure accessory to a single-family dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities.

“Heliport” means a designated, marked area on the ground or the top of a structure where helicopters may land at any time.

“Hog farm, commercial” means any premises used for the raising or keeping of hogs when raised, fed, and fattened for purposes of sale and consumption by other than the owner of the site. In agricultural and agricultural-residential zoning districts, the term “hog farm, commercial” does not exclude the raising of hogs as part of general agricultural practices and 4-H purposes (also see “Animal keeping”).

“Home improvement supplies” means establishments (retail or wholesale) that sell kitchen, bath, furnishings, carpeting, and other home-oriented supplies. Other retail uses are permitted if accessory to the primary use. These uses may include an expansive showroom. This category does not include the sale of lumber and does not permit the outdoor display of merchandise. This use classification is a subcategory of the larger building materials stores and yards use classification and may be combined with or separate from such uses.

“Home occupation” means the conduct of a business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property. Examples include, but are not limited to, accountants and financial advisors, architects, artists, attorneys, offices for construction businesses (no equipment or material storage), and real estate sales.

“Hookah bar” means any business, facility, building, establishment, structure or location, whether fixed or mobile, where customers or others utilize hookahs, pipes, or other mechanisms placed at various locations throughout the establishment to smoke tobacco or other substances.

“Hotels and motels” means facilities with guest rooms or suites, provided without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway and typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

“Hotels and motels, extended stay” means facilities with guest rooms or suites, provided with kitchen facilities, rented to the general public for transient lodging (less than 30 days) or for longer periods of time. Hotels provide access to most guest rooms from an interior walkway and typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

“Hydroponics” means a method of growing plants in soil-less medium or an aquatic-based environment in which plant nutrients are distributed via water.

“Indoor amusement/entertainment facilities” means establishments providing indoor amusement and entertainment services for a fee or admission charge, including dance halls and ballrooms and electronic game arcades, as primary uses. Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or less machines are not considered a land use separate from the primary use of the site.

“Indoor fitness and sports facilities” means predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs, and health clubs. This use does not include special studios not a part of an athletic or health club (e.g., karate studio, dance studio, etc.). Also see “Schools, private and special/studio.”

Kennels, Commercial. These facilities provide boarding of animals as the primary use of the facility. May also include day-time boarding and activity for animals (e.g., “doggie day care”) and ancillary grooming facilities. Also see “Animal sales and grooming.”

“Kennels, hobby” means facilities for the keeping, boarding, or maintaining of five or more dogs (four months of age or older) or five or more cats. Excludes dogs or cats for sale in pet shops or patients in animal hospitals. This includes a kennel where the animals are owned or kept by the owner or occupant for personal, noncommercial purposes, including hunting, tracking, exhibiting at shows, exhibitions, field trials or other competitions, or for enhancing or perpetuating a given breed, other than dogs or cats used in conjunction with an agricultural operation on the lot or premises.

“Libraries and museums” means public or quasi-public facilities including aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally noncommercial in nature.

“Live-work facility” means a structure or portion of a structure:

1. That combines a commercial or manufacturing activity allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner’s employee, and that person’s household;

2. Where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed; and

3. Where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.

“Low barrier navigation center” means a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

“Maintenance and repair, small equipment” means establishments providing on-site repair and accessory sales of supplies for appliances, office machines, home electronic/mechanical equipment, bicycles, tools, or garden equipment, conducted entirely within an enclosed building. This classification does not include maintenance and repair of vehicles.

Manufactured Home. California Health and Safety Code Section 18007 defines a manufactured home as a structure that meets the following criteria:

1. Transportable in one or more sections;

2. When in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet;

3. Built on a permanent chassis;

4. Designed to be used as a residential dwelling;

5. Erected with or without a permanent foundation when connected to the required utilities;

6. Includes the plumbing, heating, air conditioning, and electrical systems contained therein.

This term shall include any structure which meets all the requirements of this definition except the size requirements so long as the manufacturer voluntarily files a certification and complies with the standards established under this definition. “Manufactured home” includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 USC Section 5401 et seq.).

“Manufacturing, major” means manufacturing, fabrication, processing, and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, and plastics and rubber products manufacturing. Also see “Manufacturing, minor” and “Manufacturing, small scale.” “Manufacturing” shall not mean any uses involving medical or recreational marijuana products.

"Manufacturing, minor" means manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, and food and beverage manufacturing, processing and assembly. Also see "Manufacturing, major" and "Manufacturing, small scale." "Manufacturing" shall not mean any uses involving medical or recreational marijuana products.

"Manufacturing, small scale" means establishments manufacturing and/or assembling small products primarily by hand, including but not limited to jewelry, pottery and other ceramics, as well as small glass and metal art and craft products. This use category also includes minor manufacturing, so long as the activity occurs on a small scale and within spaces less than 20,000 square feet in size. Also see "Manufacturing, major" and "Manufacturing, minor."

"Market garden" means the cultivation of fruits, vegetables, flowers, fiber, nuts, or seeds that involves the sale or donation of its produce to the public to the public located outside of agricultural zoning districts.

"Massage parlor" means an establishment where customers can receive a massage.

"Medical marijuana dispensary" means (1) any facility, building, structure, delivery service, vehicle or location, whether fixed or mobile, where a primary caregiver makes available, sells, transmits, gives or otherwise provides medical marijuana (cannabis) to two or more of the following: a qualified patient or a person with an identification card, or a primary caregiver, in strict accordance with California Health and Safety Code Section 11362.5 et seq.; or (2) any facility, building, structure, delivery service, vehicle or location, whether fixed or mobile, where qualified patients and/or persons with identification cards and/or primary caregivers meet or congregate in order to collectively or cooperatively distribute, sell, dispense, transmit, process, deliver, exchange or give away marijuana for medicinal purposes pursuant to California Health and Safety Code Section 11362.5 et seq. and such group is organized as a medical marijuana cooperative or collective as set forth in the Attorney General Guidelines; or (3) any facility, building, structure, vehicle or location, whether fixed or mobile, where medical marijuana, medical marijuana products, or devices for the use of medical marijuana or medical marijuana products are offered, either individually or in any combination, for retail sale, including an establishment that delivers medical marijuana and medical marijuana products as part of a retail sale. The terms "primary caregiver," "qualified patient," and "person with an identification card" shall be as defined in California Health and Safety Code Section 11362.5 et seq.

The terms "primary caregiver," "qualified patient," and "person with an identification card" shall be as defined in California Health and Safety Code Section 11362.5 et seq.

A "medical marijuana dispensary" shall not include the following uses, as long as the location of such uses is otherwise regulated by applicable law: a clinic licensed pursuant to Chapter 1 of Division 2 of the California Health and Safety Code; a health care facility licensed pursuant to Chapter 2 of Division 2 of the California Health and Safety Code; a residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the California Health and Safety Code; a residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the California Health and Safety Code; a residential hospice, or a home health agency licensed pursuant to Chapter 8 of the California Health and Safety Code, as long as any such use complies strictly with applicable law including, but not limited to, California Health and Safety Code Section 11362.5 et seq.

"Medical services, extended care" means residential facilities providing nursing and health-related care as a primary use with inpatient beds, such as board and care homes, convalescent and rest homes, extended care facilities, and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential care home."

"Medical services, general" means facilities primarily engaged in providing outpatient medical, mental health, surgical, and other personal health services, but which are separate from hospitals, including medical and dental laboratories, medical, dental and psychiatric offices, outpatient care facilities, and other allied health services. Counseling services by other than medical doctors or psychiatrists are included under "Offices."

“Medical services, hospitals” means hospitals and similar facilities engaged primarily in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses (see the separate definition of “Retail, accessory”), and emergency heliports.

“Mobile home” means a transportable structure which is built on a permanent chassis and designed as a dwelling when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein (California Health and Safety Code Sections 18007 and 18008). A mobile home is included in the definition of “Manufactured home,” and the minimum dimensions for a mobile home are eight feet wide, 40 feet long, and a total area of 320 square feet.

“Mobile home park” means a residential facility arranged or equipped for the accommodation of two or more mobile homes, with spaces for such mobile homes available for rent, lease, or purchase, and providing utility services and other facilities either separately or in common to mobile home spaces therein.

“Mobile home park” means any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

“Mobile/manufactured home” means a trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including a recreational vehicle, commercial coach, or factory-built (modular) housing (single-family dwelling). A mobile home on a permanent foundation is included under the definition of single-family dwellings.

“Mortuaries and funeral homes” means funeral homes and parlors, where the deceased are prepared for burial or cremation and funeral services may be conducted.

“Neighborhood market” means a pedestrian-oriented grocery/specialty market store offering food products packaged for preparation and consumption away from the site of the store and oriented to the daily shopping needs of surrounding residential areas. Neighborhood markets are more than 3,500 square feet and less than 15,000 square feet in size and operate less than 18 hours per day. For larger stores, see “Grocery store/supermarket.” Neighborhood markets may include deli or beverage tasting facilities that are ancillary to the market/grocery portion of the use.

“Offices, accessory” means offices that are incidental and accessory to another business or sales activity that is the primary use (part of the same tenant space or integrated development). The qualification criteria for this definition is that the floor area of the accessory office use shall not exceed 50 percent of the total net habitable or leaseable floor area of the tenant space for a single-use development or the combined floor area of an integrated development for a mixed-use project.

Offices, Business and Professional. This use listing includes offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies), government agency and service facilities (e.g., post office, civic center), professional offices (e.g., accounting, attorneys, employment, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architectural, computer programming, photography studios). This use does not include medical offices (see “Medical services”), temporary offices (see Chapter 23.922 RCMC, Temporary Uses), or offices that are incidental and accessory to another business or sales activity that is the primary use (see “Offices, accessory”). Outdoor storage of materials is prohibited.

“Outdoor commercial recreation” means facilities for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic clubs with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos).

“Park and ride facility” means a designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

“Parking facility” means a parking lot or parking structure used for parking motor vehicles where the facility is the primary use of the site. Parking structures and lots that are developed in conjunction with another primary use of the site to satisfy the on-site parking requirements for the development are not included in this definition.

“Parks and public plazas” means public parks including playgrounds and athletic fields/courts and public plazas and outdoor gathering places for community use. If privately owned and restricted to the public (e.g., require payment of fee), the same facilities are included under the definition of “Outdoor commercial recreation.”

“Pawnshop” means, consistent with RCMC 4.30.010, any room, store, building, or other place in which the business of pawn brokering, or the business of lending money upon personal property, pawns or pledges, or the business of purchasing articles from vendors or their assignees at prices agreed upon at or before the time of such purchase is engaged in, carried on, or conducted.

“Personal services” means establishments providing nonmedical services as a primary use, including, but not limited to, barber and beauty shops, permanent makeup application, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), shoe repair shops, and tailors. These uses may also include accessory retail sales of products related to the services provided, spas and hot tubs for rent, and tanning salons.

“Printing and publishing” means establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books, and periodicals, and establishments manufacturing business forms and binding devices. Does not include “quick printing” services or desktop publishing, which are included in “Business support services.”

“Private garden” means a private food-producing garden located in the front, side, or rear yard, courtyard, balcony, fence, wall, window sill or basement that is accessory to the primary use of a site. This definition does not include incidental fruit and vegetable plants as part of an ornamental garden for individual, rather than resale, use.

“Private smokers’ lounges” or “smokers’ lounges” means any enclosed or unenclosed area within or attached to a retail or wholesale tobacco store or smoke shop that is dedicated, in whole or in part, to the use of tobacco or e-cigarette products, including but not limited to cigarettes, cigars, pipes, hookahs, e-cigarettes, hookah pens, e-hookahs, or vape pipes or pens. Such area need not be separated from the main floor area of the retail establishment.

“Public safety facility” means a facility operated by public agencies including fire stations, other fire prevention and firefighting facilities, and police and sheriff substations and headquarters, including interim incarceration facilities.

“Recreational vehicle park” means a site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents. Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. May include accessory retail uses where they are clearly incidental and intended to serve RV park patrons only.

“Recycling facility – collection” means a recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures, and unattended containers placed for the donation of recyclable materials. This also includes so-called “reverse vending machines,” an automated mechanical device that accepts one or more types of empty beverage containers including, but not limited to, aluminum cans, glass bottles and plastic bottles, and issues a cash refund or a redeemable credit slip with value of not less than the container’s redemption value as determined by the state.

“Recycling facility – processing” means a recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. “Processing” means the preparation of material for efficient shipment or to an end user’s specifications by such means as baling, briquetting, compacting, flattening, grinding,

crushing, mechanical sorting, shredding, cleaning, and remanufacturing. Collection of recycling materials as the sole activity is included in the definition of "Recycling facility – collection."

"Recycling facility – scrap and dismantling" means uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials. This use does not include landfills or other terminal waste disposal sites. Also see "Auto vehicle dismantling" for related use for automobiles. Collection of recycling materials as the sole activity is included in the definition of "Recycling facility – collection."

"Religious institutions" means facilities operated by religious organizations for worship or the promotion of religious activities (e.g., churches, mosques, synagogues, temples) and accessory uses on the same site (e.g., living quarters for ministers and staff, child day care facilities which were authorized in conjunction with the primary use). Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (e.g., recreational camp), are classified according to their respective activities.

"Research and development" means indoor facilities for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes but is not limited to chemical and biotechnology research and development. Does not include computer software companies (see "Offices, business and professional"), soils and other materials testing laboratories (see "Business support services"), or medical laboratories (see "Medical services, general"). Does not include medical or recreational marijuana (cannabis) research facilities.

"Residential care facility" means, consistent with the definitions of state law, a facility that provides 24-hour nonmedical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state of California.

"Residential care home (large)" means, consistent with the definitions of state law, a home that provides 24-hour nonmedical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of "Medical services, extended care."

"Residential care home (small)" means, consistent with the definitions of state law, a home that provides 24-hour nonmedical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of "Medical services, extended care."

"Resource protection and restoration" means activities and management of an area to preserve, re-create, and enhance natural resource values such as fish and wildlife habitat, rare and endangered plants, vernal pools, erosion control, and floodwater conveyance.

"Resource-related recreation" means facilities related to passive recreation in open space areas including bicycle and pedestrian trails, picnic areas, parking areas, and interpretive centers.

"Restaurant" means a retail business selling food and beverages prepared and/or served on the site, for on- or off-premises consumption. Includes eating establishments where customers are served from a walk-up ordering counter for either on- or off-premises consumption and establishments where most customers are served food at tables for on-premises consumption, but may include providing food for take-out. Also includes coffee houses and accessory cafeterias as part of office and industrial uses.

"Retail, accessory" means the retail sales of various products (including food service) in a store or similar facility that is located within a health care, hotel, office, or industrial complex. These uses include but are not limited to pharmacies, gift shops, and food service establishments within hospitals, and convenience stores and food service establishments within hotel, office, and industrial complexes. This use category also includes retail associated with industrial uses for the products sold, distributed, or manufactured on site. The permitted retail area of the accessory use is based on the total square footage of the tenant space of a single-use development or the combined floor area of an integrated development in a mixed-use project.

"Retail, general" means stores and shops selling multiple lines of merchandise. These stores and lines of merchandise include but are not limited to art galleries, bakeries (all production in support of on-site sales), clothing and accessories, collectibles, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores (indoor sales only; outdoor sales are plant nurseries and included in the definition of "Garden center/plant nursery"), furniture, home furnishings and equipment, general stores, gift shops, hardware, hobby materials, musical instruments, parts and accessories, newsstands, pet supplies, specialty shops, sporting goods and equipment, stationery, and variety stores.

"Retail, warehouse club" means retail stores that emphasize the packaging and sale of products in large quantities or volumes, some at discounted prices. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.

"Schools, private and special/studio" includes private educational institutions (e.g., boarding schools, business, secretarial and vocational schools, colleges and universities, establishments providing for courses by mail or online), and special schools/studios (e.g., art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). This also includes dormitories as an accessory use to a private school. Also includes facilities, institutions, and conference centers that offer specialized programs in personal growth and development (e.g., fitness training studios, gymnastics instruction, and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see "Indoor fitness and sports facilities."

"Schools, public" means public educational institutions such as community colleges, universities, elementary schools, middle/junior high schools, high schools, and military academies. This also includes dormitories as an accessory use to a public school.

"Service station" means a retail business selling gasoline or other motor vehicle fuels, which may include a convenience store and/or self service car wash. Vehicle services which are incidental to fuel and car washservices are included under "Vehicle services – minor."

"Sexually oriented business" means adult bookstores, adult motion picture theaters, adult live theaters, adult video stores, or any establishment that consists of a combination of such uses. An adult bookstore is a building or a portion thereof used by an establishment either (1) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of books, magazines, or other publications, is devoted to the sale of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (2) where 25 percent or more of the total number of books, magazines, or other publications offered for sale to the public consist of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18. An adult motion picture theater is a building or portion thereof or an area, open or enclosed, which regularly features motion pictures distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070 or specified anatomical areas as defined in RCMC 23.1104.070. An adult live theater is a building or portion thereof or an area, open or enclosed, which regularly features live performances distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070 or specified anatomical areas as defined in RCMC 23.1104.070 for observation by patrons or customers. An adult video store is a building or portion thereof used by an establishment either (1) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of videos, is devoted to the sale or rental of videos which are distinguished or

characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (2) where 25 percent or more of the total number of videos offered for sale or rental to the public consist of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

“Single room occupancy (SRO) facilities” means multi-unit housing for very low income persons that typically consists of a single room and shared bath and also may include a shared common kitchen and common activity area. SROs may be restricted to seniors or be available to persons of all ages. Subsidized versions may be supervised by a government housing agency.

“Smoke shop” means an establishment selling smoking, drug, and/or traditional or electronic tobacco paraphernalia or products where 15 percent or more of the total floor or shelf area is devoted to selling tobacco products (as defined in RCMC 4.07.030). Limited sales of tobacco products that commonly occur within convenience stores or service stations are not included in this definition. Smoking, as defined in RCMC 6.84.020(S), shall be prohibited within all smoke shops, unless the establishment has been formally permitted to operate a private smokers’ lounge under applicable state and local laws.

“Storage, personal storage facility” means a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

“Storage, warehouse” means a facility for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public (see “Storage, personal storage facility”) or warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see “Wholesaling and distribution”).

“Storage, yards” means the storage of various materials outside of a structure other than fencing, either as an accessory or principal use.

“Supportive housing” means a combination of affordable housing and services. Supportive housing is typically for individuals and families confronted with homelessness and who also have very low incomes and/or serious life challenges. Supportive housing can be coupled with such social services as job training, life skills training, alcohol and drug abuse programs, and case management to populations in need of assistance, including the developmentally disabled, those suffering from dementia, including Alzheimer’s disease, and the frail elderly.

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Tasting room, off-site” means a facility allowing beer, wine, or spirits tasting with on-site and off-site retail sales directly to the public (or shipped). The tasting room facility must be directly affiliated with a minimum of one brewery, winery, or distillery, meeting all applicable requirements of state and federal licensure. The tasting room may be operated as a standalone retail use. Food preparation is not permitted. Prepackaged foods may be sold on premises. Patrons may carry food on site for personal consumption. Tasting rooms must comply with the retail hours of operation of 10:00 a.m. to 11:00 p.m. On-site tasting rooms are included as an accessory use in “Brewery, winery, distillery.” Any facilities not operating with these standards are considered “Bars and nightclubs.”

“Tattoo parlor” means any establishment that engages in the business of tattooing and/or branding human beings.

“Telecommunication facility” means a facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including a transmission tower, antenna, and/or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities

operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not telecommunication facilities.

“Theaters and auditoriums” means indoor facilities for public assembly and group entertainment, other than sporting events (e.g., civic theaters, facilities for “live” theater and concerts, exhibition and convention halls, motion picture theaters, auditoriums). Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see “Outdoor commercial recreation.”

“Thrift store” means a retail establishment selling secondhand goods donated by members of the public.

“Trade school” means a type of higher learning school that focuses on job skill training rather than academics in the liberal arts. Trade schools focus on a particular set of skills that are taught to students looking to enter a certain career field. These schools help to train workers to perform the tasks needed to work in certain fields, and they usually do it in a shorter period of time than traditional universities.

“Transit facilities” means maintenance and service centers for the vehicles operated in a mass transportation system. Includes buses, taxis, railways, etc.

“Transit stations and terminals” means passenger stations for vehicular and rail mass transit systems.

“Transitional housing” means housing that has a predetermined end point in time and operated under a program which provides supportive services to assist in finding and keeping permanent housing. The program length is typically no less than six months.

“Urban agriculture” means the production of food in a form and scale that is appropriate for the urban context. Urban agriculture includes: market garden, private community garden, public community garden, private garden, and aquaculture.

“Urban agriculture stand” means a temporary produce stand that is accessory to an urban agriculture use.

“Utility facilities and infrastructure” includes the following:

1. Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091: electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, treatment plants and storage, telephone switching facilities, wastewater treatment plants, settling ponds and disposal fields. These uses do not include office or customer service centers (classified in “Offices”) or equipment and material storage yards.

2. Pipelines for potable water, reclaimed water, natural gas, and sewage collection and disposal, and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television, and other communications transmission facilities utilizing direct physical conduits.

“Vehicle services – major” means the repair, alteration, restoration, towing, painting, cleaning (e.g., self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.

“Vehicle services – minor” means minor facilities that specialize in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, smog check). Does not include repair shops that are part of a vehicle dealership on the same site (see “Auto and vehicle sales”) or automobile dismantling yards, which are included under “Recycling facility – scrap and dismantling.”

“Veterinary facility” means a veterinary facility that is primarily enclosed, containing only enough cage arrangements as necessary to provide services for domestic and exotic animals requiring acute medical or surgical

care with accessory outdoor use that provides long-term medical care. Grooming and boarding of animals is allowed only if accessory to the facility use.

“Wholesaling and distribution” means establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment. [Ord. 1-2022 § 3 (Exh. A); Ord. 8-2021 § 3 (Exh. A); Ord. 1-2021 § 3 (Exh. A); Ord. 3-2019 § 5 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 1-2016 § 6; Ord. 8-2015 § 4 (Exh. B); Ord. 13-2014 § 7; Ord. 15-2013 § 3; Ord. 13-2013 § 4 (Exh. B); Ord. 17-2013 § 3; Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 10.1.020). Formerly 23.1101.020].

Folsom Boulevard Specific Plan Amendments

Chapter 2
Land Use Plan dna Allowed Uses

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Permitted use provisions are symbolized in Tables 2-1 and 2-2 as follows:

- P = land use permitted by right
- A = land use permitted with approval of and Administrative Use Permit
- C = land use permitted with approval of a Conditional Use Permit
- N = land use not permitted

Table 2-1 Use Table for Medium and High Density Residential Classifications

Land Use Classifications	FBSP Land Use Designations	
	FB-MDR	FB-HDR
Residential Use Listings		
Child Day Care Facility	C	C
Caretaker Housing	N	P
Day Care Home (Adult Day Care, Family Day Care (Small), and Residential Care)	P	P
Dwelling, Multifamily	P[1]	P[1]
Dwelling, Second Unit	P[2]	N
Dwelling, Single-Family	P[1]	A[1]
Dwelling, Two-Family	P[1]	A[1]
Family Day Care Home, Large	C	C
Home Occupation	P	P
Live-Work Facility	P[1]	P[1]
Community Service Use Listings		
Club, Lodge, Private Meeting Hall	A	N
Community Center	A	N
Community Garden	A	N
Library, Museum	P	N

Land Use Classifications	FBSP Land Use Designations	
	FB-MDR	FB-HDR
Park, Public Plaza	P	P
Public Safety Facility	P	P
Religious Institution	P	N
School – Public	P	P
School – Private, Special/Studio	P	N
Utility, Transportation, and Communication Use Listings		
Telecommunications Facility	A[3]	A[3]
Utility Facility or Infrastructure	A[4]	A[4]
Retail, Service, and Office Listings		
Bed and Breakfast	A	A
Medical Services – Extended Care	C	N

Notes:

1. *For allowed density range, see development standards listed in Chapters 4 (Development Standards) and 5 (Opportunity Sites).*
2. *Second dwelling units shall be consistent with development standards listed in the City's Zoning Code.*
3. *Subject to the provisions of the Telecommunications Facility section of the City's Zoning Code (23.907.020).*
4. *Subject to the provisions of the Utility, Facilities, and Infrastructure section of the City's Zoning Code (23.907.030).*

Table 2-2 Use Table for Mixed Use Classifications

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Residential Use Listings			
Child Day Care Facility	P	C	C
Caretaker Housing	P	P	P
Day Care Home (Adult Day Care, Family Day Care (Small), and Residential Care)	P	N	N
Dwelling, Multifamily	P[1]	P[1]	N
Emergency Shelter	P	N	P
Family Day Care Home, Large	C	N	N
Live-Work Facility	P[1]	P[1]	P

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Community Service Use Listings			
Club, Lodge, Private Meeting Hall	P[2]	P	P
Community Center	P	P	A
Community Garden	P	A	A
Indoor Amusement/Entertainment	C[2]	P	P
Indoor Fitness and Sports Facility	C[2]	P	A
Library, Museum	P[2]	P	P
Outdoor Commercial Recreation	A	A	P
Park, Public Plaza	P[2]	P	A
Public Safety Facility	P[2]	P	P
Religious Institution	P[2]	P	P
School – Public	P[2]	P	P
School – Private, Special/Studio	P[2]	P	P
Theatre, Auditorium	C[2]	P	P
Utility, Transportation, and Communication Use Listings			
Heliport	N	C	C
Park-and-Ride Facility	N	P	P
Telecommunications Facility	A[2, 3]	A[3]	P[3]
Transit Station or Terminal	N	P	P
Utility Facility or Infrastructure	A[2, 4,]	A[4]	A[4]
Retail, Service, and Office Listings			
Alcoholic Beverage Sales	N	C	C
Artisan Shop	A	P	P
Artisanal and Specialty Manufacture, Display and Sales	N	P	P
Art, Antique, Collectable	A	P	P
Bail Bonds	N	N	N
Bank, Financial Services	P[2]	P	P
Bar, Nightclub	C[6, 2]	C[5]	C[5]
Bed and Breakfast	P[2]	N	N
Brewery, Winery, Distillery	N	C	C

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Brew Pub	N	P	A
Building Material Store and Yard	N	P[6]	A[7]
Business Support Services	A[7, 8, 2]	P	P
Drive-In/Drive-Through Sales/Services	N	C	C
Event and Office Equipment Sales and Rental	N	P[7]	P[7]
Grocery store/supermarket	N	P	A
Home Improvement Supplies	A[2]	A[2]	P[9]
Hotel/Motel	C[2]	P	C
Kennel	N	C	A
Medical Services – Extended Care	P[2]	C	C
Medical Services – General	P[2]	P	P
Medical Services – Hospital	P[2]	P	P
Neighborhood market	A[2]	P	C
Office – Business and Professional	A[2,]	P	P
Office – Accessory	P[2]	P	P
Personal Services	P[2, 8]	P	P
Restaurant	A[2]	P	A[2]
Retail – Accessory	A[2]	P	P
Retail – General	A[2, 9]	P	P
Tasting Room, Off-site	N	P	P
Veterinary Facility	N	P	P
Automotive and Vehicle Use Listings			
Auto Parts Sales	N	P[9]	N
Auto/Vehicle Retail Sales/Rental	N	C	N
Car Wash and Detailing	N	C[10]	N
Service Station	N	C	N
Vehicle Services – Minor	N	C[10]	A
Industrial, Manufacturing, and Processing Use Listings			
Manufacturing – Minor	N	P	P
Manufacturing – Small-Scale	N	P	P

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Printing and Publishing	N	C	P[10]
Research and Development	N	P	P
Storage, Personal	N	N	C
Storage, Warehouse	N	P	P
Wholesaling and distribution	N	A	P
Special Regulated Uses			
Bingo Parlor	N	N	P
Card Room	N	N	N
Check Cashing Business	N	N	N
Massage Parlor	N	N	N
Pawnshop	N	N	N
Recycling Facility, Collection Facility	N	N	C
Sexually Oriented Business	N	N	N
Smoke Shop	N	N	N
Tattoo Parlor	N	N	N
Thrift Store	N	N	N

Notes:

1. *See the density allowance in the development standards for the corresponding land use designation as listed in Chapters 4 (Development Standards) and 5 (Opportunity Sites).*
2. *Limited to less than 50 percent of the gross floor area of the integrated development as a secondary use only. See exception for vertical mixed use in the FB-CMU as outlined in Chapter 5 (Development Standards).*
3. *Subject to the provisions of the Telecommunications Facility section of the City's Zoning Code (23.907.020).*
4. *Subject to the provisions of the Utility, Facilities, and Infrastructure section of the City's Zoning Code (23.907.030).*
5. *In an effort to add retail vibrancy, formalize display opportunities, and create a free flow of sales interaction along Folsom Boulevard, the minimum amount of interior sales and display space shall be 25% located to maximize public accessibility.*
6. *All forms of speaker amplification exterior to the building shall be prohibited unless authorized in project approval.*
7. *All activities shall occur within a completely enclosed building or screened from view behind a fence or wall.*
8. *Maximum gross floor area is less than 5,000 square feet.*
9. *All activity and storage must be located within an enclosed structure.*
10. *No portion of the use shall be located within 500 feet of an intersection within the FB-CMU district.*
11. *Bingo Parlors are regulated by RCMC Chapter 4.28. The City has a limit of no more than two (2) Bingo Parlors in the City limits at any given time.*

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A. Use Classifications

The permitted land uses districts are unique to this Specific Plan. Where there are conflicts with existing definitions in the City's Zoning Code, the use classifications of this Specific Plan will prevail. The listing of use classifications below is organized alphabetically.

Alcoholic Beverage Sales. The retail sale of beer, wine, and/or other alcoholic beverages for consumption off-premises. On-premises consumption is not included in this definition and is considered accessory to the primary use.

Artisan Shop. A retail store selling art glass, ceramics, jewelry, and other handcrafted items and supplies needed to create finished items, where the facility includes an area for the crafting of the items being sold.

Artisanal and Specialty Manufacture, Display and Sales. The manufacture, display and sales of specialty food and goods requiring the transformation of raw materials into products that may be edible, useful or decorative. Outdoor display, sales and consumption on premises may be included subject to zoning and accessibility requirements, and any other applicable state or local regulations such as, but not limited to, the California Uniform Food Facilities Law (CURFFL).

Art, Antique, Collectable. Retail sales uses including antique shops, art galleries, curio, gift, and souvenir shops, and the sales of collectable items including sports cards and comic books. Stores selling handcrafted items that are produced on the site are defined separately as "Artisan Shops."

Auto and Vehicle Retail Sales and Rental. Retail establishments selling and/or renting automobiles, trucks, and vans. This use listing includes the sales and rental of mobile homes, recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. It does not include the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"), bicycle and moped sales (see "Retail – General"), tire recapping establishments (see "Vehicle Services – Major"), businesses dealing exclusively in used parts, (see "Recycling Facility– Scrap and Dismantling"), or "Service Stations," which are separately defined.

Auto and Vehicle Sales, Wholesale. Wholesale establishments selling new and used vehicles and used vehicle parts.

Auto and Vehicle Storage. Facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes but is not limited to storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreation vehicles. Does not include vehicle dismantling or retail sales.

Auto Parts Sales. Stores selling new and used automobile parts, tires, and accessories. May also include minor parts installation (see "Vehicle Services"). Does not include tire recapping establishments, which are found under "Vehicle Services – Major" or businesses dealing exclusively in used parts, which are included under "Recycling Facility – Scrap and Dismantling."

Banks and Financial Services. Financial institutions such as banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, and investment companies. Also includes automated teller machines (ATM) that are attached or stand-alone.

Bars and Nightclubs. Any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (e.g., music and/or dancing, comedy) in conjunction with alcoholic beverage sales. These facilities do not include bars that are part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Bars and nightclubs may include outdoor food and beverage areas.

Bed and Breakfast. A residential structure with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided subject to applicable Health Department regulations. A bed and breakfast inn with more than five guest rooms is considered a hotel or motel and is included under the definition of "Hotels/Motels."

Brewery, Winery, Distillery. A facility where specific alcoholic beverages are manufactured. A tasting room is permissible as part of the onsite manufacturing of alcoholic beverages for the brewery, winery or distillery that has been licensed by Alcoholic Beverage Control. Tasting rooms must comply with retail hours of operation from 10:00 AM to 10:00 PM. Tasting shall follow all guidelines established and enforced by Alcoholic Beverage Control (ABC). All manufacturing activities occur within a completely enclosed building or in an outdoor work area screened from view. Off-site sales of alcoholic beverages are allowed at this facility consistent with ABC licensure. Prior to occupancy, all craft breweries, wineries, or distilleries shall provide evidence of acquisition of all required state and federal permits.

Brew Pub. An establishment that produces ales, beers, meads, hard ciders, and/or similar beverages to serve on-site. Sale of beverages for off-site consumption is also permitted in keeping with the regulations of the Alcoholic Beverage Control. Service of brewed beverages must be in conjunction with the service of food. Manufacturing activities shall occur entirely within an enclosed building or outdoor work area screened from public view and be separated from the restaurant portion of the facility by applicable Building Codes. All beverage tasting shall occur within the restaurant portion of the facility. Brew pubs may not produce more than 5,000 barrels of beverage (all types of beverage combined) annually. May also include the wholesale distribution of beverages for off-site consumption.

Building Materials Stores and Yards. Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes

incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Warehousing and Distribution." Hardware stores are listed in the definition of "Retail – General," even if they sell some building materials. Also see "Home Improvement Supplies" for smaller specialty stores.

Business Support Services. Establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. Other support services include but are not limited to equipment repair services (except vehicle repair, see "Vehicle Services – Major"), commercial art and design (production), computer-related services (rental, repair), copying, quick printing, and blueprinting services (other than those defined as "Printing and Publishing"), equipment rental businesses within buildings (a rental yard is a "Storage Yard"), film processing laboratories, heavy equipment repair services where repair occurs on the client site, janitorial services, mail advertising services (reproduction and shipping), mailbox services, other "heavy service" business services, outdoor advertising services, and photocopying and photofinishing.

Card Room. Gambling establishments that offer card games for play by the public.

Caretaker Housing. A residence that is accessory to a nonresidential primary use of the site, where needed for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.

Car Wash and Detailing. Permanent, drive-through, self-service, and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes are typically fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day, and are not part of this use classification.

Check Cashing Business. An establishment that, for compensation, engages in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving a similar purpose. Also includes establishments primarily engaged in cashing payroll or personal checks for a fee or advancing funds on future checks. This classification does not include a state or federally chartered bank, savings association, credit union or similar financial institution (see "Banks and financial services").

Child Day Care Facility. A State-licensed facility which provides nonmedical, care, protection, and supervision to more than 14 children under 18 years of age on a less than 24-hour basis. Commercial or nonprofit child day care facilities include infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility or as an independent land use. Also see "Day Care Home (Adult Day Care, Family Day Care – Small, and Residential Care)."

Clubs, Lodges, and Private Meeting Halls. Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members (e.g.,

business associations, civic, social and fraternal organizations, labor unions and similar organizations, political organizations, professional membership organizations).

Community Center. Multipurpose meeting and recreational facility typically consisting of one or more meeting or multipurpose rooms, kitchen, and/or outdoor barbecue facilities that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

Community Garden. A privately or publicly owned vacant parcel of land used by the community or a neighborhood for the growing of fruits, vegetables, and culinary herbs for personal consumption and/or to be offered for sale on site or at a local Certified Farmers Market.

Day Care Home (Adult Day Care, Family Day Care – Small, and Residential Care). This classification includes Adult Day Care, Family Day Care – Small, and Residential Care Home as defined by the State. Generally, these homes provides supervision and nonmedical care to six or fewer persons, in the provider's own home, on a less than 24-hour basis.

Drive-In and Drive-Through Sales and Services. Facilities where food or other products and services may be obtained by motorists without leaving their vehicles. These facilities include but are not limited to fast-food restaurants, drive-through coffee, dairy product, photo stores, drive-up bank teller windows, and dry cleaners. Does not include automatic teller machines (ATMs), automobile service stations, or car washes, which are separately defined.

Dwelling, Multifamily. A building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium).

Dwelling, Second Unit. An attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats.

Dwelling, Single-Family. A building designed exclusively for occupancy by one family on one or more lots. This classification includes manufactured homes (defined in California Health and Safety Code Section 18007) and model homes for the first sale of homes within the subdivision.

Dwelling, Two-Family. An attached building (e.g., duplex) designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot. This definition also includes halfplexes (two attached units, each with a separate lot). More than one two-family dwelling may be located on a single lot consistent with the density provisions of the General Plan. Does not include second dwelling units.

Emergency Shelter. Any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless.

Event and Office Equipment Sales and Rental. Service establishments which may offer a wide variety of materials and equipment for rental (e.g., event table and chairs, portable dance floors, office equipment).

Family Day Care Home – Large. A State-licensed facility that provides nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally for 7 to 14 children. As described in the California Health and Safety Code, large day care homes may provide services for up to 16 children when specific conditions are met.

Fuel Storage and Distribution. A large-scale facility where fuel (such as propane and gasoline) is stored and distributed without retail sales.

Grocery Store/supermarket. A retail business of more than 15,000 square feet in size where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store. These full-service businesses do not typically have limited hours of operation. See separate listing for "Neighborhood Market".

Heliport. A designated, marked area on the ground or on the top of a structure where helicopters may land at any time.

Home Improvement Supplies. Establishments (retail or wholesale) that sell kitchen, bath, furnishings, carpeting, and other home-oriented supplies. Other retail uses are permitted if accessory to the primary use. These uses may include an expansive showroom. This category does not include the sale of lumber and does not permit the outdoor display of merchandise. This use classification is a subcategory of the larger Building Materials Stores and Yards use classification and may be combined with or separate from such uses.

Home Occupation. The conduct of business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property.

Hotels/Motels. Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway, and typically include a variety of services in addition to lodging (e.g., restaurants, meeting facilities, personal services). Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Indoor Amusement/Entertainment Facilities. Establishments providing indoor amusement and entertainment services for a fee or admission charge (e.g., dance halls and ballrooms, electronic game arcades). Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade; three or less machines are considered accessory to the primary use of the site.

Indoor Fitness and Sports Facilities. Predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs, and health clubs. This use does not include special studios not a part of an athletic or health club (e.g., karate studio, dance studio, etc.). Also see "Schools – Private and Special/Studio."

Kennels. These facilities provide boarding of animals. May also include day-time boarding and activity for animals (e.g., "doggie day care").

Libraries, Museums, and Similar Facilities. Public or quasi-public facilities such as aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally noncommercial in nature.

Live-Work Facility. Rowhouse or conventional house with the first story or the front of the home available as a commercial space. The commercial space may be independently leased or used by an occupant of the residential unit. The building construction must meet the building and fire code based on the use type. The work space shall contain an active use and not be used exclusively for storage or warehousing. For example, the unit may include:

- First-floor storefront for retail or service business activity;
- Restaurant, café, or catering establishment with a complete kitchen and sanitary facilities;
- Minor fabrication activities (e.g., carpentry, light welding, print shop, artist studio); and
- Office space.

Manufacturing – Major. Manufacturing, fabrication, processing, and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, plastics and rubber products manufacturing. Also see "Manufacturing – Minor" and "Manufacturing – Small-Scale."

Manufacturing – Minor. Manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, food and beverage manufacturing, etc. Also see "Manufacturing – Major" and "Manufacturing – Small-Scale."

Manufacturing – Small-Scale. Establishments manufacturing and/or assembling small products primarily by hand, including but not limited to jewelry, pottery, and other ceramics, as well as

small glass and metal art and craft products. Also see "Manufacturing – Major" and "Manufacturing – Minor."

Massage Parlor. An establishment where the primary service is to provide massages to customers. This does not include businesses where massage is a secondary use such as a beauty salon or chiropractor's office.

Medical Services – Extended Care. Residential facilities providing nursing and health-related care as a primary use with inpatient beds, including but not limited to board and care homes, convalescent and rest homes, extended care facilities, skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Day Care Home (Adult Day Care, Family Day Care – Small, and Residential Care)."

Medical Services – General. Facilities primarily engaged in furnishing outpatient medical, mental health, surgical, and other personal health services, but which are separate from hospitals (e.g., medical and dental laboratories, medical, dental and psychiatric offices, outpatient care facilities, allied health service). Counseling services by other than medical doctors or psychiatrists are included under "Offices – Business and Professional."

Medical Services – Hospitals. Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses (see the separate definition of "Retail – Accessory"), and emergency heliports.

Neighborhood Market. A pedestrian-oriented grocery/specialty market store offering food products packaged for preparation and consumption away from the site of the store and oriented to the daily shopping needs of surrounding residential areas. Neighborhood markets are more than 5,000 square feet and less than 15,000 square feet in size and operate less than 18 hours per day. Neighborhood markets may include deli services that are ancillary to the market/grocery portion of the use. See also "Grocery store/supermarket".

Offices – Accessory. Offices that are accessory to another business or sales activity that is the primary use. This does not apply to incidental office space that is part of the primary tenant space. The qualification criteria for this definition are that the floor area of the accessory office use shall not exceed 50 percent of the total net habitable or leasable floor area of the primary tenant space.

Offices – Business and Professional. This use listing includes offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies), government agency and service facilities (e.g., post office, civic center), professional offices (e.g., accounting, attorneys, employment, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architectural, computer programming, photography studios). This use does not include medical offices (see "Medical Services – General"), temporary

offices (see "Offices – Temporary"), or offices that are incidental and accessory to another business or sales activity that is the primary use (see "Offices – Accessory"). Outdoor storage of materials is prohibited.

Outdoor Commercial Recreation. Facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic club with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos).

Park and Ride Facility. A designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

Parks and Public Plazas. Public parks including playgrounds and athletic fields/courts and public plazas and outdoor gathering places for community use. If privately owned and restricted to the public (e.g., require payment of fee), the same facilities are included under the definition of "Outdoor Commercial Recreation."

Pawn Shop. Any room, store, building, or other place in which the business of pawn brokering, or the business of lending money upon personal property, pawns or pledges, or the business of purchasing articles from vendors or their assignees at prices agreed upon at or before the time of such purchase, is engaged in, carried on, or conducted.

Personal Services. Establishments providing nonmedical services as a primary use, including but not limited to barber and beauty shops, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), shoe repair shops, and tailors. These uses may also include accessory retail sales of products related to the services provided, massage parlors, spas and hot tubs for rent, and tanning salons.

Printing and Publishing. Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books, and periodicals, and establishments manufacturing business forms and binding devices. Does not include "quick printing" services or desktop publishing, which are included in "Business Support Services."

Public Safety Facility. A facility operated by public agencies including fire stations, other fire prevention and firefighting facilities, and police and sheriff substations and headquarters, including interim incarceration facilities.

Recycling Facility – Collection. A recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures, and unattended containers placed for the donation of recyclable

materials. This also includes so-called "reverse vending machines," an automated mechanical device that accepts one or more types of empty beverage containers including, but not limited to, aluminum cans, glass bottles and plastic bottles, and issues a cash refund or a redeemable credit slip with value of not less than the container's redemption value as determined by the state.

Recycling Facility – Processing. A recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment or to an end-user's specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing.

Recycling Facility – Scrap and Dismantling. Uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including the dismantling or wrecking of automobiles or other motor vehicles, and/or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. The presence on any lot or parcel of land of five or more inoperable vehicles from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard. This use does not include landfills or other terminal waste disposal sites.

Religious Institutions. Facilities operated by religious organizations for worship or the promotion of religious activities (e.g., churches, mosques, synagogues, temples) and accessory uses on the same site (e.g., living quarters for ministers and staff, child day care facilities which where authorized in conjunction with the primary use). Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (e.g., recreational camp), are classified according to their respective activities.

Research and Development. Indoor facilities for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes but is not limited to chemical and biotechnology research and development. Does not include computer software companies (see "Offices – Business and Professional"), soils and other materials testing laboratories (see "Business Support Services"), or medical laboratories (see "Medical Services – General").

Restaurant. A retail business selling food and beverages prepared and/or served on the site, for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption, and establishments where most customers are served food at tables for on-premise consumption, but may include providing food for take-out. Also includes coffee houses and accessory cafeterias as part of office and industrial uses.

Retail – Accessory. The retail sales of various products (including food service) in a store or similar facility that is located within a health care, hotel, office, or industrial complex. These uses

include but are not limited to pharmacies, gift shops, and food service establishments within hospitals, and convenience stores and food service establishments within hotel, office, and industrial complexes. This use category also includes retail associated with industrial uses for the products sold, distributed, or manufactured on-site. Such retail area shall not exceed 25 percent of the total square footage of the tenant space of a single-use development or the combined floor area of an integrated development in a mixed-use project.

Retail – General. Stores and shops selling multiple lines of merchandise. These stores and lines of merchandise include but are not limited to art galleries, bakeries (all production in support of on-site sales), clothing and accessories, collectibles, consignment stores, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores, furniture, home furnishings and equipment, general stores, gift shops, hardware, hobby materials, musical instruments, parts and accessories, newsstands, pet supplies specialty shops, sporting goods and equipment, stationery, and variety stores.

Schools – Private and Special/Studio. Includes private educational institutions (e.g., boarding schools, business, secretarial, and vocational schools, colleges and universities, establishments providing courses by mail or online) and special schools/studios (e.g., art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). Also includes facilities, institutions, and conference centers that offer specialized programs in personal growth and development (e.g., fitness training studios, gymnastics instruction and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see "Indoor Fitness and Sports Facilities."

Schools – Public. Public educational institutions such as community colleges, universities, elementary schools, middle/junior high schools, high schools, and military academies.

Service Station. A retail business selling gasoline or other motor vehicle fuels, which may include a convenience store and/or self-service car wash.Vehicle services which are incidental to fuel and car wash services are included under "Vehicle Services – Minor."

Sexually Oriented Business. Adult bookstores, adult motion picture theaters, adult live theaters, adult video stores, or any establishment that consists of a combination of such uses. An adult bookstore is a building or a portion thereof used by an establishment either (A) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of books, magazines, or other publications, is devoted to the sale of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (B) where 25 percent or more of the total number of books, magazines, or other publications offered for sale to the public consist of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 and which, because of their sexually

explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18. An adult motion picture theater is a building or portion thereof or an area, open or enclosed, which regularly features motion pictures distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 or specified anatomical areas as defined in RCMC 23.919.060. An adult live theater is a building or portion thereof or an area, open or enclosed, which regularly features live performances distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 or specified anatomical areas as defined in RCMC 23.919.060 for observation by patrons or customers. An adult video store is a building or portion thereof used by an establishment either (A) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of videos, is devoted to the sale or rental of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (B) where 25 percent or more of the total number of videos offered for sale or rental to the public consist of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

Smoke Shop. An establishment selling smoking, drug, and/or traditional or electronic tobacco paraphernalia or devotes 15 percent or more of the total floor area to selling tobacco products. Limited sales of tobacco products that commonly occur within convenience stores or service stations are not included in this definition.

Storage, Personal. A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

Storage Yard. The storage of various materials outside of a structure other than fencing, either as an accessory use or a principal use.

Storage, Warehouse. A facility for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public (see "Storage, personal storage facility") or warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see "Wholesaling and distribution").

Tasting Room, Off-site. A facility allowing beer, wine, or spirits tasting with on-site and off-site retail sales directly to the public (or shipped). The tasting room facility must be directly affiliated with a minimum of one brewery, winery, or distillery, meeting all applicable requirements of state and federal licensure. The tasting room may be

operated as a stand-alone retail use. Food preparation is not permitted. Pre-packaged foods may be sold on premises. Patrons may carry food onsite for personal consumption. Tasting rooms must comply with the retail hours of operation of 10:00 AM to 10:00 PM. On-site tasting rooms are included as an accessory use in "Artisanal and Specialty Manufacture, Display and Sales" or "Brewery, Winery, Distillery". Any facility not operating with these standards is considered "Bars and Nightclubs".

Tattoo Parlor. Any establishment that engages in the business of tattooing and/or branding human beings.

Telecommunications Facility. Facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including a transmission tower, antenna, and or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not telecommunication facilities.

Theatres and Auditoriums. Indoor facilities for public assembly and group entertainment, other than sporting events (e.g., civic theaters, facilities for "live" theater and concerts, exhibition and convention halls, motion picture theaters, auditoriums). Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see "Outdoor Commercial Recreation."

Thrift Store. A retail establishment selling secondhand goods donated by members of the public.

Transit Stations and Terminals. Passenger stations for vehicular and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc.

Utility Facility and Infrastructure. This includes fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091: electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, treatment plants and storage, telephone switching facilities, wastewater treatment plants, settling ponds and disposal fields. These uses do not include office or customer service centers (classified in "Offices"), or equipment and material storage yards.

Vehicle Services – Major. The repair, alteration, restoration, towing, painting, cleaning (e.g., attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work-repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.

Vehicle Services – Minor. Minor facilities specializing in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, smog check, self-service car wash). Does not include repair shops that are part of a vehicle dealership on the same site (see "Auto and Vehicle Sales") or automobile dismantling yards, which are included under "Recycling Facility – Scrap and Dismantling."

Veterinary Facility. A building that is primarily enclosed, containing only enough cage arrangements as necessary to provide veterinary services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long-term medical care. Grooming and boarding of animals is allowed only if accessory to the facility use.

Wholesaling and Distribution. Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, and heating and air conditioning supplies and equipment.

Rancho Cordova

Municipal Code Amendments

Title 16, Building and Construction, Title 17 Fire Prevention and Title 23 Zoning

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (***).

Chapter 16.18

Nuisance Code

Article II. Enforcement

***

16.18.205 Violations and penalties.

A. Notice to Appear Citation. Law enforcement agencies and the enforcement official may issue a notice to appear citation to the property owner, any person occupying or leasing the property or premises of another, and/or other responsible party for violation of this code under the procedures set forth in Municipal Section 16.18.503(A)(5)(b)..

B. Infractions. A property owner, any person occupying or leasing the property or premises of another, and/or other responsible party who violates any provision of this code shall be guilty of an infraction. Each day, or portion thereof, a violation exists may be a new and separate offense. Any person convicted of an infraction shall be subject to payment of a fine pursuant to the terms set forth in Section 36900 of the State of California Government Code, as that section or its successor reads at the time of the offense, plus any additional penalties assessed by the court. After a third conviction of the same section of this code, subsequent violations of the same section may be charged as a misdemeanor rather than as an infraction.

C. Misdemeanor. Any person convicted of a misdemeanor under this code shall be punished by a fine of not more than $1,000, or by imprisonment not to exceed six months, or by both such fine and imprisonment.

D. Notwithstanding subsections (A), (B) and (C) of this section, the prosecuting authority may file a misdemeanor for any violation of this code, including a failure to obey an administrative citation as described in RCMC 1.01.190(K). In addition, the city attorney or his or her authorized designee may take other steps and apply to such court to seek any and all legal or equitable relief as permitted under law.

E. Second or Subsequent Civil or Criminal Judgment – Treble Damages. Pursuant to Section 38773.7 of the Government Code, upon entry of a second or subsequent civil or criminal judgment within a two-year period finding that an owner of property is responsible for a condition that may be abated in accordance with the abatement procedure outlined in this chapter, the court may order the owner to pay treble the costs of the abatement. This section does not apply to conditions abated pursuant to Section 17980 of the Health and Safety Code.

F. Administrative Citations.

1. Applicability. This section provides for administrative citations, which are in addition to all other legal remedies, criminal or civil, which the city may pursue to address a violation of this code. Use of this section is at the sole discretion of the city. This section is authorized under Sections 36901 and 53069.4 of the Government Code.

The procedures in this section shall not be used to enforce a continuing violation regarding building, plumbing, electrical, or other similar structural or zoning issues, without first allowing the person in violation a reasonable time to correct the violation, consistent with the procedures set forth in subsection (F)(2) of this section.

2. Continuing Violations of Building and Zoning Issues. If a violation is a continuing one and pertains to a building, plumbing, electrical, or other structural or zoning issue that does not create an immediate danger to health or safety, the city shall provide a reasonable period of time for the responsible person to correct or otherwise remedy the violation before the imposition of an administrative citation or penalty.

3. Administrative Citation.

a. Authority. Whenever an enforcement officer determines that a violation of any of the provisions of any of the ordinances of the city has occurred, the enforcement officer has the authority to issue an administrative citation to the person responsible for the violation.

b. Contents of Citation. Each administrative citation shall contain the following information:

i. The date of the violation.

ii. The address or a definite description of the location where the violation occurred.

iii. The section of the code violated and a description of the violation.

iv. The amount of the fine for the code violation.

v. A description of the fine payment process, including a description of the time within which and the place to which the fine shall be paid.

vi. An order prohibiting the continuation or repeated occurrence of the code violation described in the administrative citation.

vii. A description of the administrative citation review process, including the time within which the administrative citation may be contested and the place from which a request for hearing form to contest the administrative citation may be obtained.

viii. The name and signature of the citing enforcement officer. In the case of a continuing violation involving building, plumbing, electrical, or other similar structural or zoning issues identified under subsection (F)(2) of this section, the administrative citation shall also have attached a copy of the prior notice that was sent to the responsible party.

c. Delivery of Citation. The administrative citation shall be delivered personally or sent by certified mail to the person responsible for the violation.

d. Dismissal of Citation. At any time before the hearing, if the enforcement officer determines that there was no violation as charged in the administrative citation or that the citation should be dismissed in the interest of justice, the enforcement officer shall dismiss the administrative citation, cancel the hearing, and refund any administrative citation fine.

4. Amount of Fine.

a. Maximum Amount of Fine. The maximum amount of the fine imposed for each code violation under this section is as follows:

i. One hundred dollars per day for a first violation;

ii. Two hundred dollars per day for a second violation of the same ordinance within one year; and

iii. Five hundred dollars per day for each additional violation of the same ordinance within one year.

b. Additional Amounts. Administrative costs, interest, late payment charges, costs of compliance reinspections, and collection costs are in addition to the fine. These include:

i. Administrative costs: based on time spent by code enforcement department staff, supervisors and city attorney's office, at the full-cost hourly rate of each employee, including salary, benefits and overhead.

ii. Late payment charges: due at the rate of 10 percent per month.

iii. Compliance reinspections: based on staff time at the full-cost hourly rate.

iv. Collection costs: actual collection costs.

c. Discretion of Enforcement Officer or Hearing Office – Factors in Establishing Fine. In determining the amount of the fine and additional amounts, the enforcement officer or hearing officer has the discretion to set the fine lower than the maximum amount, or to reduce the additional costs, based on any or all of the following factors:

i. The duration of the violation;

ii. The frequency, recurrence and number of violations, related or unrelated, by the same violator;

iii. The seriousness of the violation;

iv. The good faith efforts of the violator to come into compliance;

v. The economic impact of the fine on the violator;

vi. The impact of the violation on the community; and

vii. Such other factors as justice requires.

5. Payment of the Fine.

a. Due Date. The fine shall be paid to the city within 30 days from the date of the administrative citation. The city may suspend the imposition of fines for any period of time during which the violator has filed for necessary permits, and such permits are required to achieve compliance, and the permit applications are actively pending before the appropriate governmental agency.

b. Refund. The city shall refund a fine paid if the hearing officer determines, after a hearing held under subsection (F)(8) of this section, that the person charged in the citation was not responsible for the violation or that there was no violation as charged.

c. Further Violations Not Excused. Payment of a fine under this section shall not excuse or discharge any continuation or repeated occurrence of the code violation.

6. Hearing Request.

a. Hearing Request. A person who receives an administrative citation may contest the citation on the basis that there was no violation of the code or that he or she is not the responsible party. To contest the citation, the person shall submit a request for hearing form to the city within 30 days from the date of the administrative citation. Directions on how to obtain the request form will be provided on the administrative citation. The completed request must be submitted together with an advance deposit of the fine.

b. Notice of Hearing. The person requesting the hearing shall be notified of the time and place set for the hearing at least 10 days before the date of the hearing.

c. Additional Reports. If the enforcement officer submits an additional written report concerning the administrative citation to the hearing officer for consideration at the hearing, then a copy of this report also shall be provided to the person requesting the hearing at least five days before the date of the hearing.

7. Hearing Officer. Pursuant to RCMC 16.18.204, a hearing officer will be assigned the responsibility of conducting a hearing by the city manager. The city manager shall be authorized to assign hearing responsibilities from time to time to any person or persons, qualified by training or experience, whom the city manager may appoint, employ or who are retained by contract to conduct such hearings.

8. Hearing Procedure.

a. Setting the Hearing. A hearing before the hearing officer shall be set for a date that is not less than 15 days nor more than 60 days from the date that the request for hearing is filed. The person requesting the hearing shall be notified of the time and place set for the hearing as soon as it is set, and at least 10 days before the hearing. If the enforcement officer submits a written report concerning the citation to the hearing officer for consideration at the hearing, then a copy of the report shall be served on the person requesting the hearing at least five days before the hearing. No hearing shall be held unless the fine has been deposited in advance, under subsection (F)(6)(a) of this section.

b. Failure to Appear. The failure of the person requesting the hearing to appear at the hearing shall constitute a forfeiture of the fine and a failure to exhaust his or her administrative remedies.

c. At the Hearing. The administrative citation and any additional report submitted by the enforcement officer shall constitute prima facie evidence of the respective facts contained in those documents. At the hearing, the party contesting the citation shall be given the opportunity to testify and to present evidence concerning the citation.

d. Continuances. The hearing officer may continue the hearing and may request additional information from the enforcement officer or the person receiving the citation before issuing the decision.

9. Hearing Officer’s Decision.

a. Decision. After considering the testimony and evidence presented at the hearing, the hearing officer shall issue a written decision to uphold, dismiss or modify the administrative citation. The hearing officer shall state the reasons for the decision and shall send a copy of the decision to the person that requested the hearing and to the enforcement officer. The decision of the hearing officer is final, and may not be appealed.

b. Status of Fine. If the citation is upheld, then the fine amount on deposit with the city shall be retained by the city.

If the citation is dismissed, the city shall promptly refund the amount of any fine deposited, together with interest at the average rate earned on the city’s portfolio for the period of time that the fine was held by the city.

10. Late Payment Charges. A person who fails to pay to the city the fine imposed under this section on or before the date that fine is due is also liable for the payment of the applicable late payment charges set forth in subsection (F)(6)(b) of this section.

11. Recovery of Administrative Citation Fines and Costs.

a. Costs of Securing Payment. A person who fails to pay any fine or other charges owed to the city under this section is liable in any action brought by the city for all costs incurred in securing payment of the delinquent amount, including but not limited to administrative costs and attorneys’ fees. Such collection costs are in addition to any fines, interest, and late charges.

b. Other Costs. In addition to the administrative citation fine, the city may collect its administrative costs, interest, late payment charges, costs of compliance reinspections, and collection costs.

c. Collection. The city may collect any past due administrative citation fine and other costs and charges by any available legal means, including without limitation placing a lien on the property.

12. Right to Judicial Review. A person aggrieved by the hearing officer's decision on an administrative citation may obtain review of the decision by filing a lawsuit with the superior court in Sacramento County within 20 days after service of the final decision in accordance with the timelines and provisions set forth in Section 53069.4 of the California Government Code.

13. Notices.

a. Method of Service. The administrative citation and all notices required to be given by this section shall be served on the responsible party either by personal service, by first class mail, or by certified mail, return receipt requested.

b. Real Property. When real property is involved in the violation, the original notice, the administrative citation and all notices required to be given by this section shall be served on the responsible party and, if different, to the property owner at the address as shown on the last equalized county assessment roll. If personal service or service by mail on the property owner is unsuccessful, a copy of each notice and the citation shall be conspicuously posted at the property which is the subject of the violation. The city may, in its discretion, also serve notice on a tenant, a mortgagor or any other person having an interest in the property.

c. Failure to Receive Notice. The failure of a person to receive a required notice shall not affect the validity of any proceedings taken under this section.

G. Attorneys' Fees. Pursuant to Section 38773.5 of the Government Code, attorneys' fees may be recovered by the prevailing party. However, in no action, administrative proceeding, or special proceeding shall an award of attorneys' fees to a prevailing party exceed the amount of reasonable attorneys' fees incurred by the city in the action or proceedings.

H. In addition to the penalties provided for in this section, any condition caused or permitted to exist in violation of any of the provisions of any of the ordinances of the city is hereby declared to be a public nuisance and may, by the city, be abated as provided for in this code. [Ord. 43-2013 § 7; Ord. 60-2006 § 1; Ord. 54-2006 § 1; Ord. 50-2004 § 2; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

Article V. Abatement Generally

***

16.18.503 Notice.

A. The enforcement official shall issue a notice directed to the owner of record of the premises. The notice shall contain:

1. The street address and such other description as is required to identify the premises.

2. A statement specifying the conditions which constitute the nuisance.

3. A request that the nuisance be corrected by a date certain, which shall be a reasonable time in the judgment of the enforcement official, based upon the circumstances of the particular violation, the period of time the nuisance has existed, and the potential threat to public health and safety created by the violation. If the violation pertains to building, electrical, or other similar structural or zoning issues where the violation does not create an immediate threat to health or safety, the responsible party shall be provided not less than 10 calendar days in which to correct, abate, or otherwise remedy the violation.

4. A statement that the failure to correct or abate the nuisance may result in the nuisance being removed under authority of the city and the costs of such removal and abatement made a legal charge against the owner or owners of the property, a lien or special assessment on the property and subject to collection with property taxes in accordance with this chapter.

5. One of the following:

a. A statement referencing the right to appeal the enforcement official's determination. Such statement shall provide instruction on how to request an appeal hearing, a time frame for requesting an appeal hearing, and a statement that the failure to file a timely and proper appeal shall constitute a failure to exhaust administrative remedies and preclude judicial review. The time frame for requesting an appeal shall be consistent with the date set forth by the enforcement official for correcting the violation and in no event shall the time for requesting an appeal hearing be more than 15 days from the date the notice was issued unless in the judgment of the enforcement official an extension is warranted based upon the particular circumstances of the case. If requested, a hearing shall be set no less than 10 calendar days after the request is received. Enforcement of a notice shall be stayed during the pendency of an appeal therefrom which is properly and timely filed; or

b. Order to Show Cause. In the event the owner fails, neglects or refuses to comply with any notice under this Chapter, the enforcement officer may serve an "Order to Show Cause" to show cause why the premises should not be declared a public nuisance and the same abated in accordance with this code. The order shall advise the owner that he has the option of voluntarily abating the nuisance prior to the date set for hearing. If the owner chooses voluntary abatement, such abatement must be completed prior to the hearing date. The owner must advise the enforcement official in writing that he will abate the nuisance, and the date of completion. The enforcement official will inspect the premises on the completion date, and if the nuisance has been abated, the hearing will be taken off the calendar. The owner may request a continuance of the hearing pursuant to RCMC 16.18.506. The Order to Show Cause shall be served and posted, and an affidavit filed with the City Clerk, in the manner specified in this Section.

The Order to Show Cause shall be on a form provided by the Neighborhood Services Manager or his or her designee.

Any hearing conducted pursuant to an Order to Show Cause, shall be set for a date not less than fifteen (15) days nor more than sixty (60) days from the date that the Order to Show Cause is filed in accordance with the provisions of this Chapter, unless the enforcement officer determines that the matter is urgent or that good cause exists for an extension of time, in which case the date for such hearing may be shortened or extended as warranted by the circumstances.

If the enforcement officer issues an Order to Show Cause, a copy of the Order to Show Cause shall be served on the violator in the manner described in Section 16.18.513. Where real property is involved, if the violator is not the owner of the property, a copy of the Order to Show Cause shall also be served on the property owner at the address, as it appears on the last county assessment roll available on the date the Order to Show Cause is prepared. Every Order to Show Cause shall contain the date, time, and place at which the hearing shall be conducted.

Failure of the owner or responsible party to appear at the hearing on the Order to Show Cause after notice has been served shall be deemed a waiver of the right to a hearing and an admission by such owner or responsible party of the existence of the nuisance conditions as specified. In the event of an unexcused failure to appear, the hearing officer may issue an Administrative Order as specified in this Section.

Upon the conclusion of the hearing on the Order to Show Cause, the hearing officer shall determine whether the activity or the premises, or any part thereof, as maintained, constitutes a public nuisance. If the hearing officer finds that a public nuisance does not exist, he or she shall dismiss the proceedings. If the hearing officer finds that a public nuisance does exist and that there is sufficient cause to order the abatement of the public nuisance, the hearing officer shall issue an Administrative Order, which shall contain findings of fact and shall direct and order the public nuisance abated within the time, and in the manner set forth in the Administrative Order. The Order to Show Cause hearing shall be conducted by a hearing officer as provided by Article V of this Chapter. Notwithstanding anything in this Chapter to the contrary, there shall be no right to appeal such Administrative Order.

~~b. An order to appear before a hearing examiner at a stated time, but in no event less than 20 calendar days after having mailed such notice, to show cause why the premises should not be declared a public nuisance and the same abated in accordance with this code. The order shall advise the owner that he has the option of voluntarily abating the nuisance prior to the date set for hearing. If the owner chooses voluntary abatement, such abatement must be completed prior to the hearing date. The owner must advise the enforcement official in writing that he will abate the nuisance, and the date of completion. The enforcement official will inspect the premises on the completion date, and if the nuisance has been abated, the hearing will be taken off the calendar. The owner may request a continuance of the hearing pursuant to RCMC 16.18.506.~~

6. A statement advising the owner that he may be responsible for all costs incurred by the city for any abatement activities, including hearings.

7. A statement advising the owner that, pursuant to Section 38773.5 of the Government Code, the city intends to seek recovery of attorneys' fees incurred in any abatement activity, and that attorneys' fees may be recovered by the prevailing party.

B. The notice, and any amended or supplemental notice, shall be served either by personal delivery or by mailing a copy by certified mail, postage prepaid, return receipt requested, upon the owner of record or his/her/their address as it appears on the latest equalized assessment roll of Sacramento County, or as known to the enforcement official; a copy of the notice shall also be posted on the premises. The failure of any person to receive a notice of violation that was sent via certified mail shall not affect the validity of any enforcement proceedings under this code.

C. Proof of service of the hearing notice shall be certified by written declaration under penalty of perjury executed by the person effecting service, declaring the time, date and manner in which service was made.

D. The failure of a notice to satisfy all of the requirements of this provision shall not affect the validity of any other enforcement proceedings under this code. [Ord. 50-2004 § 6; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

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Chapter 17.12

Weed Control

***

17.12.020 Definitions.
As used in this chapter:

"Accumulation of weeds" includes, but is not limited to, permitting or allowing the growth of weeds.

"Garbage" includes, but is not limited to, the following: waste resulting from the handling of edible foodstuffs or resulting from decay, and solid or semisolid putrescible waste, and all other mixed, nonrecyclable wastes which are generated in the day-to-day operation of any business, residential, governmental, public or private activity, and may include tin cans, bottles and paper or plastic, or other synthetic material, food or beverage containers.

"Refuse" includes rubbish and garbage, as defined herein.

"Rubbish" includes all the following, but is not restricted to, nonputrescible wastes, such as paper, cardboard, grass clippings, tree or shrub trimmings, wood, bedding, crockery, rubber tires, construction waste and similar waste materials.

"Weeds," as used in this chapter, includes any of the following:

1. Weeds which bear seeds of a downy or wingy nature;

2. Sagebrush, chaparral, and any other brush or weeds which attain such hard growth as to become, when dry, a fire menace to adjacent improved property;

3. Weeds and grasses which are otherwise noxious;

4. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health;

5. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard. [Ord. 40-2013 § 1; Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].
6. Weeds and grasses exceeding eight inches in height.

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Article 3. Zoning Districts, Allowable Uses, and General Development Standards

Chapter 23.313

Mixed-Use Zoning Districts

***

23.313.030 Allowed land uses and permit requirements.
Table 23.313-1 identifies allowed uses and corresponding permit requirements for the mixed-use districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with a representative symbol by use classification listing: “P” symbolizes uses allowed by right, “AUP” symbolizes uses that require approval of an administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

Table 23.313-1: Allowed Use and Permit Requirements for Mixed-Use Districts

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Residential Uses									
Adult Day Care Home	P	N	N	N	N	N	N	N	
Caretaker Housing	P	P	P	P	P	P	P	P	RCMC 23.901.020
Dwelling, Multifamily	P[1]	P[1, 2]	P[1, 2]	N	N	P[1]	P[1]	P[1]	
Dwelling, Accessory Unit	P	N	N	N	N	N	N	N	RCMC 23.901.060
Dwelling, Single-Family	P[1]	P[1, 2]	P[1, 2]	N	N	P[1]	P[1]	P[1]	
Dwelling, Two-Family	P[1]	P[1, 2]	P[1, 2]	N	N	P[1]	P[1]	P[1]	
Emergency Shelter	C	C	C	C	N	N	N	N	
Family Day Care Home, Small	P	N	N	N	N	N	N	N	
Family Day Care Home, Large[17]	P	N	N	N	N	N	N	N	RCMC 23.901.080

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Group Residential	AUP	N	N	N	N	N	N	N	
Home Occupations	P	P	P	N	N	P	P	P	RCMC 23.901.030
Live-Work Facility	P[1]	P[1]	P[1]	N	N	P[1]	P[1]	P[1]	RCMC 23.901.040
Residential Care Home, Small	P	N	N	N	N	N	N	N	
Residential Care Home, Large[18]	AUP	N	N	N	N	N	N	N	RCMC 23.901.090
Transitional Housing	P	N	N	N	N	N	N	N	
Low-Barrier Navigation Center	P	N	N	N	N	N	N	N	
Agriculture, Resource, and Open Space Uses									
Beekeeping	N	N	N	N	N	N	N	N	Chapter 8.12 RCMC
Recreation, Education, and Public Assembly Uses									
Clubs, Lodges, and Private Meeting Halls	P	P	P	P	AUP	P	P	P	
Community Centers/Civic Uses	P	P	P	P	AUP	P	P	P	
Indoor Amusement/ Entertainment Facility[32, 33]	AUP	P	P	P	AUP	AUP	P	P	
Indoor Fitness and Sports Facility[32, 33]	AUP	P	P	P	AUP	AUP	P	P	
Libraries and Museums	P	P	P	P	P	P	P	P	
Outdoor Commercial Recreation[32, 33]	N	C	N	N	P	C	C	C	
Parks and Public Plazas	P	P	P	P	C	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	
Religious Institutions	P	P	P	P	P	P	P	P	
Schools, Private and Special/Studios[31]	P	P	P	P	C	P	P	P	
Schools, Public[31]	P	P	P	P	P	P	P	P	
Theaters and Auditoriums[32, 33]	C	P	P	P	N	AUP	P	P	
Urban Agriculture									
Aquaculture	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	RCMC 23.904.030
Community Garden, Public	C	C	C	C	C	C	C	C	RCMC 23.904.030
Community Garden, Private	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	RCMC 23.904.030
Market Garden	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	P[24]	RCMC 23.904.030
Private Garden	P	P	P	P	P	P	P	P	RCMC 23.904.030

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Urban Ag Stand	P[25]	P[25]	P[25]	P[25]	P[25]	P[25]	P[25]	P[25]	RCMC 23.904.030
Utility, Transportation, and Communication Use Listings									
Broadcasting and Recording Studios	N	P	P	P	P	N	N	N	
Bus and Transit Shelters	P	P	P	P	P	P	P	P	
Freight Yard/Truck Terminal	N	N	N	C	C	N	N	N	
Fuel Storage and Distribution	N	N	N	N	C	N	N	N	
Heliports	N	AUP	AUP	AUP	AUP	N	N	N	
Park and Ride Facility	C	P	P	P	P	C	C	P	
Parking Facility	AUP	P	P	P	P	AUP	P	P	
Telecommunication Facility	C	AUP/ C[21]	AUP/C[21]	AUP/ C[21]	AUP/C[21]	AUP/C[21]	AUP/ C[21]	AUP/ C[21]	RCMC 23.907.020
Transit Facilities	N	N	N	C	P	N	N	N	
Transit Stations and Terminals	C	P	P	P	P	P	P	P	
Utility Facility and Infrastructure	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	RCMC 23.907.030
Retail, Service, and Office Uses[22]									
Adult Day Care Facility	N	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Alcoholic Beverage Sales, Off-Site[16]	N	C	C[2]	C[2]	C[2]	C	C	C	
Ambulance Service	N	AUP	AUP	P	P	N	N	N	
Animal Sales and Grooming	AUP	P	N	N	N	P	P	P	
Art, Antique, Collectable	P[2]	P	P[2]	P[2]	N	P	P	P	
Artisan Shops	AUP	P	P[2]	P[2]	P[2]	P	P	P	
Bail Bonds	N	C	N	N	N	N	N	N	
Banks and Financial Services	P[2]	P	P	P	P	P	P	P	
Bars and Nightclubs[23]	C[3]	C[3]	C[2, 3]	C[2, 3]	C[2, 3]	C[3]	C[3]	C[3]	
Bed and Breakfast Inns	P	P	N	N	N	N	N	N	
Brew Pub[23]	N	P	P[2]	P[2]	P[2]	P	P	P	
Building Materials Stores and Yards	N	P[4]	N	C[4]	N	N	C[4]	C[4]	
Business Support Services	AUP[2, 4, 5]	P	P	P	AUP	P[5]	P	P	
Call Centers	N	N	P	P	AUP	N	N	N	
Commercial Marijuana Uses	N	N	N	N	N	N	N	N	
Child Day Care Facility	P	AUP	AUP[2]	AUP[2]	AUP[2]	P	C	C	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Consignment Store	N	P	N	N	N	N	AUP	N	
Convenience Stores	AUP[2, 26]	AUP[26]	AUP[2, 26]	AUP[2, 26]	AUP[2, 26]	AUP[26]	AUP[26]	AUP[26]	RCMC 23.910.020
Drive-In and Drive-Through Sales and Service	N	C[20, 21]	N	N	C[6, 20, 21]	C[20, 21]	C[20, 21]	C[20, 21]	RCMC 23.910.030
Equipment Sales and Rental	N	N	N	P	P	N	N	N	
Furniture, Furnishings, and Appliance Stores	N	P	N	N	N	N	C	P	
Garden Center/Plant Nursery	N	P	N	AUP	N	N	C	C	
Grocery Stores/Supermarkets	AUP[2]	P	P[2]	AUP[2]	N	AUP[8]	P	P	
Home Improvement Supplies	N	P[9]	N	P	P	N	P[9]	P[9]	
Hotels and Motels[32, 33]	C[2]	P	P	C	N	C	P	P	
Hotels and Motels, Extended Stay[32, 33]	C[2]	C	C	C	N	C	C	C	
Kennels, Commercial	C[2, 4]	N	N	N	AUP[4]	N	N	N	
Maintenance and Repair, Small Equipment	N	P	N	P	P	AUP	P	P	
Medical Services, General	AUP[2]	P	P	P	P	P	P	P	
Medical Services, Extended Care	P	C	C	C	N	N	N	N	
Medical Services, Hospitals	N	P	P	P	P	P	P	P	
Mortuaries and Funeral Homes[15]	N	P	N	N	P[15]	N	N	N	
Neighborhood Market	P[2]	P	P[2]	AUP[2]	N	P	P	P	
Offices, Business and Professional	P[2]	P[2]	P	P	N	P[2]	P[2]	P[2]	
Offices, Accessory	P	P	P	P	P	P	P	P	
Personal Services	P[2, 5]	P	P[2]	P[2]	P[2]	P	P	P	
Residential Care Facility	AUP	C	C	N	N	N	N	N	
Restaurants	P[2]	P	P[2]	P[2]	P[2]	P	P	P	
Retail, Accessory	P[2]	P	P[6]	P[6]	P[6]	P	P	P	
Retail, General	P[2, 11]	P	N	N	N	P	P	P	
Retail, Warehouse Club	N	P	N	N	N	N	C	P	
Smokers' Lounge, Hookah Bar, E-Cigarette Lounge, and Vapor Lounge	N	N	N	N	N	N	N	N	RCMC 23.919.100
Tasting Room, Off-Site[23]	N	P	P[2]	P[2]	P[2]	P	P	P	
Veterinary Facility	AUP[2]	P	N	AUP	AUP	AUP	P	P	
Automobile and Vehicle Uses									

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Auto and Vehicle Sales and Rental	N	P[19]	N	N	P[19]	N	N	N	RCMC 23.913.040
Auto and Vehicle Sales, Wholesale	N	N	N	C	P	N	N	N	
Auto and Vehicle Storage	N	N	N	C[12]	P[12]	N	N	N	
Auto Parts Sales	N	P[11, 12]	N	N	P[11, 12]	N	N	N	
Car Washing	N	C	C	C	C	N	C	C	RCMC 23.913.050
Detailing/Waterless Car Wash	N	AUP	AUP	AUP	N	N	N	N	
Service Stations	N	AUP	C	C	P	N	C	C	
Vehicle Services, Major	N	N	N	C[12]	P[12]	N	N	N	
Vehicle Services, Minor	N	AUP[12, 13]	N	AUP[12]	P[12]	N	N	N	
Industrial, Manufacturing, and Processing Uses									
Agricultural Products Processing	N	N	N	N	C	N	N	N	
Artisanal and Specialty Manufacture, Display, and Sales	N	P	P	P	P	P	P	P	
Brewery, Winery, Distillery	N	P[29]	P[29]	P[29]	P[29]	P[29]	P[29]	P[29]	
Manufacturing, Major	N	N	N	N	C[14]	N	N	N	
Manufacturing, Minor	N	N	N	P	P	N	N	N	
Manufacturing, Small Scale	N	P	P	P	P	P	N	N	
Printing and Publishing	N	C	C	P	P	N	N	N	
Recycling Facility, Processing	N	N	N	N	C	N	N	N	
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	C	N	N	N	
Research and Development	N	N	P	P	P	N	N	N	
Storage, Personal Storage Facility	N	N	N	C[27]	P[27]	N	N	N	Chapter 23.915 RCMC
Storage, Warehouse	N	N	N	P	P	N	N	N	
Storage, Yards	N	N	N	P[14]	P[14]	N	N	N	Chapter 23.728 RCMC
Wholesaling and Distribution	N	N	N	P[14]	P[14]	N	N	N	
Special Regulated Uses									
Bingo Parlors	N	P[30]	P[30]	P[30]	N	N	N	N	Chapter 4.26 RCMC
Card Rooms	N	P	C	C	C	N	N	N	RCMC 23.919.020
Check Cashing Businesses	N	P	N	N	N	N	N	N	RCMC 23.919.030
Massage Parlors, Massage Establishments	N	P[28]	N	N	N	N	N	N	Chapter 4.33 RCMC

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Pawnshops	N	P	N	N	N	N	N	N	RCMC 23.919.040
Recycling Facility, Collection Facility	N	C	C	C	P	C	C	C	RCMC 23.919.050
Sexually Oriented Businesses	N	N	N	N	P	N	N	N	RCMC 23.919.060
Smoke Shops	N	P	N	N	C	N	N	N	RCMC 23.919.070
Tattoo Parlors	N	P	N	N	N	N	N	N	RCMC 23.919.080
Thrift Stores	N	P	N	AUP	AUP	N	N	N	RCMC 23.919.090

Notes:
1. See the density restrictions in the underlying zoning district.
2. This use is permitted or permitted with a use permit as specified only in conjunction with the predominant use of the mixed-use district. In other words, this use is only allowed as part of an integrated development and not as a standalone use. Other uses in the table are allowed as standalone uses.
3. All forms of speaker amplification exterior to the building shall be prohibited unless authorized in combination with project approval or amendment thereto.
4. All activities shall occur within a completely enclosed building or shall be located behind a solid/screened enclosure directly adjacent to the building.
5. Maximum gross floor area is less than 5,000 square feet.
6. Limited to a maximum of 25 percent of the gross floor area of the integrated development.
7. Maximum tenant space shall be 25,000 square feet.
8. Maximum tenant space shall be 50,000 square feet.
9. Uses 25,000 square feet and over require a conditional use permit.
10. Limited to less than 50 percent of the gross floor area of the integrated development.
11. Maximum tenant space shall be 15,000 square feet.
12. All activity and storage must be located within an enclosed structure.
13. No portion of the use shall be located within 500 feet of an intersection.
14. All activity must be entirely screened from public view and not within 500 feet of a residential use. The 500-foot separation from residential uses may be waived if the storage yard adheres to the standards in RCMC 23.728.030(C)(1).
15. A crematory is prohibited in all zones with the exception of LIBP, where it is permitted in association with a mortuary or funeral home.
16. Only establishments that sell alcoholic beverages for off-site consumption require a conditional use permit.
17. See additional provisions in RCMC 23.901.080, Family day care (large).
18. See additional provisions in RCMC 23.901.090, Residential care home (large).
19. This use is not permitted if incidental to and not a primary part of the operation of the primary use. Rentals that are an integral part of a primary use are subject to the additional provisions of RCMC 23.913.040.
20. Drive-throughs that are added to existing buildings may be processed with an AUP.
21. Conditional use permit required if any portion of proposed facility is within 500 feet of a residential zoning district or existing residential use.
22. All commercial activity, display and storage shall occur within a building or within a screen enclosure. A temporary use permit, administrative use permit, or conditional use permit may be obtained to deviate from this requirement.
23. Uses which serve alcohol for on-site consumption and which have an “on-sale” license from the California Department of Alcoholic Beverage Control must be located at least 250 feet from any adult live theater at which live nude dancing is performed and which is subject to Section 143.3 of the California Code of Regulations.
24. Private community gardens and market gardens are allowed in the city’s mixed-use districts up to a maximum three acres in size and pursuant to applicable regulations in RCMC 23.904.030. Approval of an administrative use permit is required for said uses greater than three acres in size.
25. On-site urban agriculture stands are allowed up to 120 square feet, on the site of an urban agricultural use consistent with applicable regulations in RCMC 23.904.030.
26. See RCMC 23.910.020 (Convenience stores).
27. See Chapter 23.915 RCMC (Storage, Personal Storage Facility Development Standards).
28. Massage parlors and massage establishments must be located at least 1,000 feet from other massage parlors and massage establishments, as measured from the entrance of each establishment. This shall not apply to any home occupation massage business that is in full compliance with home occupation requirements in Chapter 23.901 RCMC.
29. Over 20,000 square feet requires an administrative use permit.
30. Bingo games and parlors are regulated by Chapter 4.26 RCMC. The city has a limit of no more than two bingo parlors in the city limits at any given time.
31. Dormitories on any parcel that is part of a contiguous campus are permitted as an accessory use to a public or private school.
32. On-site consumption of food is considered a permitted use if the related primary use is a permitted use.
33. On-site consumption of alcohol, as an accessory use to a permitted use, requires approval of an administrative use permit.
[Ord. 1-2022 § 3 (Exh. A); Ord. 11-2021 § 3 (Exh. A); Ord. 1-2021 § 3 (Exh. A); Ord. 1-2020 § 3 (Exh. A); Ord. 5-2019 § 3 (Exh. A); Ord. 3-2019 § 5 (Exh. A); Ord. 17-2018 § 4 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 5-2017 § 3 (Exh. A); Ord. 4-2017 § 3

(Exh. B); Ord. 3-2017 § 3 (Exh. A); Ord. 1-2016 § 4; Ord. 15-2015 §§ 2, 3; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.030)].

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Chapter 23.325

OVERLAY ZONING DISTRICTS

Sections:

23.325.010 Purpose.
23.325.020 Convention (CO) overlay zoning district.
23.325.030 Transit oriented development (TOD) overlay zoning district.
23.325.040 Flood (F) overlay zoning district.
23.325.050 Planned development (PD) overlay zoning district.
23.325.060 Planned development – County/city initiated (PDC) overlay zoning district.
23.325.070 Parkway corridor (PC) overlay zoning district.
23.325.080 Surface mining (SM) overlay zoning district.
~~23.325.090 Sunridge general commercial (SGC) overlay zoning district.~~

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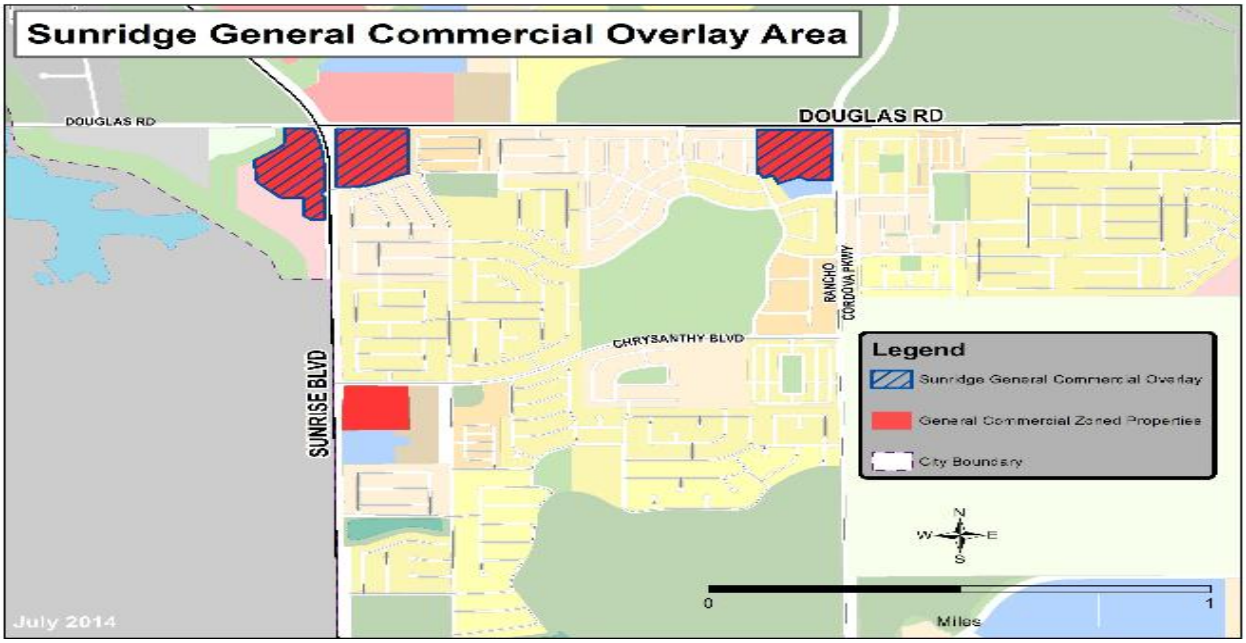
~~**23.325.090 Sunridge general commercial (SGC) overlay zoning district.**~~

~~A. Purpose and Intent. The purpose of the Sunridge general commercial (SGC) overlay is to ensure commercial development sites will be available to meet the retail and commercial demands of residents in the southern portion of the city. The SGC overlay district is intended to provide ample opportunity for a variety of community serving commercial endeavors while limiting those land uses that may detract from successful retail, grocery, and restaurant users. Where there is a conflict between this overlay district and the underlying base district, the overlay district regulations prevail.~~

~~B. The Sunridge general commercial overlay zoning district is applied to those parcels described in Figure 23.325-8 (Sunridge General Commercial Overlay District). The district is generally defined as those parcels zoned general commercial (GC) located south of Douglas Road within the Sunridge Specific Plan Area.~~

~~C. The SGC overlay shall expire January 14, 2022, unless the council approves an extension of the SGC overlay district.~~

~~Figure 23.325-8 Sunridge General Commercial Overlay District~~



~~D. Allowed Uses. The permitted uses in the GC zone are set forth in Table 23.316-1, Allowed Use and Permit Requirements for General Commercial and Industrial Zoning Districts, except that in the SGC overlay zone the following additional restrictions apply:~~

~~Land Use Category~~	~~Sunridge General Commercial Overlay Zoning District[1]~~
~~Dwelling, Multifamily~~	~~N/P~~
~~Recreational Vehicle Parks~~	~~N~~
~~Equipment Sales and Rental~~	~~C~~
~~Maintenance and Repair, Small Equipment~~	~~C~~
~~Auto and Vehicle Sales~~	~~C~~
~~Auto and Vehicle Rental~~	~~C~~
~~Auto and Vehicle Storage~~	~~N~~
~~Vehicle Services, Major~~	~~C~~
~~Vehicle Services, Minor~~	~~C~~
~~Manufacturing, Small Scale~~	~~C~~
~~Storage, Warehouse~~	~~N~~
~~Wholesaling and Distribution~~	~~N~~
~~[1] No residential development will be allowed on properties within the SGC overlay until 180,000 square feet of predominantly retail commercial development is built on GC-zoned properties identified on Figure 23.325-8; such development must include a neighborhood grocery store.~~	

~~Land Use Category~~	~~Sunridge General Commercial Overlay Zoning District[1]~~
~~Once 180,000 square feet of predominantly retail commercial development (including a grocery store) has been constructed upon one or more of the GC sites identified on Figure 23.325-8, residential development would be allowed by right on remaining SGC overlay sites, subject to the regulations of the GC zoning district.~~	

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Article 11. Definitions

Chapter 23.1104

General Definitions

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23.1104.040 Land use definitions.

"Adult day care facilities" means state-licensed facilities that provide supervised care of older adults, providing activities such as meals and socialization one or more days a week during specified daytime hours. The participants, primarily persons with physical and/or mental limitations who need socialization, physical assistance, and/or psychological assistance, return to their homes each evening. The program is often used as respite by family members caring for an older person who cannot be left alone safely in the home. Supervision for more than six adults for periods of less than 24 hours, with no overnight stays.

"Adult day care home" is defined by state law as the provision of nonmedical care to six or fewer adults, including seniors, in the provider's own home, for a period of less than 24 hours at a time. Homes serving more than six adults are included in "Adult day care facilities."

"Agricultural employee" means an employee engaged in agriculture, which includes farming in all its branches, including but not limited to the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, furbearing animals, or poultry, and any practices performed by a farmer or on a farm, as further defined in California Labor Code Section 1140.4(b). "Agricultural employee" also means farm worker, farmworker, or farm laborer.

"Agricultural employer" means an employer engaged in agricultural operations who employs employees, as defined in California Labor Code Section 1140.4(c).

"Agricultural housing, employer provided" means housing accommodations described in Section 17008(a) of the Employee Housing Act for five or more farmworkers by their employer and maintained in connection with any work or place where work is being performed, whether or not rent is involved.

"Agricultural housing, single-family farmworker housing" means housing accommodations occupied by no more than six farmworkers for which the owner/operator has obtained or seeks a license pursuant to Section 17021.5 of the Employee Housing Act, which allows such projects to be deemed a single-family dwelling and a residential use of the property.

"Agricultural products processing" means the act of changing an agricultural crop after harvest from its natural state to the initial stage of processing in order to prepare it for market and for further processing at an off-site location. Examples of this processing include nut hulling and shelling, bean cleaning, corn shelling and sorting, grape sorting and crushing, primary processing of fruits to juice and initial storage of the juice, without fermentation, cleaning and packing of fruits.

“Agricultural tourism” means establishments that cater to tourists and provide agricultural products either produced on the site or within the community. Such uses include but are not limited to wineries with tasting rooms and permanent roadside crop stands or fruit stands.

“Airport” means a facility where aircraft such as airplanes can take off and land. An airport minimally consists of one runway but other common components are hangars and terminal buildings.

“Alcoholic beverage sales” means the retail sale of beer, wine, and/or other alcoholic beverages for off-premises consumption.

“Ambulance service” means emergency medical care and transportation, including incidental storage and maintenance of vehicles.

“Animal husbandry” means raising and breeding of animals or production of animal products. Typical uses include grazing, ranching, dairy farming, poultry farming, and beekeeping, but exclude slaughterhouses and feedlot operations. This classification includes accessory agricultural buildings accessory to such uses. Animal sales, boarding, and grooming are defined separately under “Animal sales and grooming.” Keeping of animals is defined separately under “Animal keeping.”

“Animal keeping” means care and maintenance of animals on private property. The listing below provides a distinction between various types of animals related to allowed use provisions in Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). This classification is distinct from animal husbandry, animal sales and grooming, and equestrian facilities (commercial or hobby). Also see “Kennels, commercial,” which provides for the boarding of animals (e.g., “doggie day care”).

1. “Domestic pets” means small animals (no larger than the largest breed of dogs) customarily kept as pets within a dwelling unit. This classification includes dogs, cats, fish, and birds (excluding large tropical birds and poultry).

2. “Exotic animals” means wild animals not customarily confined or cultivated by man for domestic or commercial purposes, but kept as a pet or for display, including miniature pigs, snakes, reptiles, and large tropical birds (including peacocks).

3. “Livestock animals” means domesticated animals that may be kept or raised in pens, barns, houses, and pastures, whether for commercial or private use. Livestock includes, but is not limited to, cattle, sheep, swine, goats, equine, and fowl.

4. “Poultry” means domesticated birds (fowl) customarily kept for eggs or meat. This classification includes chickens, roosters, ducks, geese, turkeys, guinea fowl, and Cornish game hens.

“Animal sales and grooming” means retail sales of domestic and exotic animals, bathing and trimming services, and boarding of said animals for a maximum period of 72 hours, conducted entirely within an enclosed building with no outdoor use.

“Aquaculture” means the cultivation of marine or freshwater fish, shellfish, or plants under controlled conditions. Aquaponics is a subset of aquaculture which integrates aquaculture with hydroponics by recycling the waste products from fish to fertilize hydroponically growing plants.

“Art, antique, collectable” means retail sales uses including antique shops, art galleries, curio, gift, and souvenir shops, and the sales of collectible items including sports cards and comic books. Stores selling handcrafted items that are produced on the site are defined separately as “Artisan shops.”

“Artisan shops” means retail stores selling art, glass, ceramics, jewelry, and other handcrafted items, where the facility includes an area for the crafting of the items being sold.

“Artisanal and specialty manufacture, display and sales” means the manufacture, display, and sales of specialty food and goods requiring the transformation of raw materials into products that may be edible, useful, or decorative. Outdoor display, sales and consumption on premises may be included subject to zoning and accessibility

requirements, and any other state or local regulations such as, but not limited to, the California Uniform Food Facilities Law (CURFFL).

“Auto and vehicle sales and rental” means retail establishments selling and/or renting automobiles, trucks, and vans. This use listing includes the sales and rental of mobile homes, recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. It does not include the sale of auto parts/accessories separate from a vehicle dealership (see “Auto parts sales”), bicycle and moped sales (see “Retail, general”), tire recapping establishments (see “Vehicle services – major”), businesses dealing exclusively in used parts (see “Recycling facility – scrap and dismantling”), or “Service station,” all of which are separately defined.

“Auto and vehicle sales, wholesale” means wholesale establishments selling new and used vehicles and used vehicle parts. This use is normally developed as part of an auto wrecking yard, junkyard, or salvage yard. Conventional automobile dealerships are listed under “Auto and vehicle sales and rental.”

“Auto and vehicle storage” means facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes but is not limited to storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreation vehicles. Does not include vehicle dismantling (see “Auto vehicle dismantling”) or retail sales (see “Auto and vehicle sales, wholesale”).

“Auto parts sales” means stores that sell new automobile parts, tires, and accessories. May also include minor parts installation (see “Vehicle services – minor”). Does not include tire recapping establishments, which are found under “Vehicle services – major” or businesses dealing exclusively in used parts, which are included under “Auto and vehicle sales, wholesale.”

“Auto vehicle dismantling” means establishments for the dismantling of automobile vehicles, including the dismantling or wrecking of automobiles or other motor vehicles, and/or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. Retail sales are included under the definition of “Auto and vehicle sales, wholesale.”

“Banks and financial services” means financial institutions such as banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, and investment companies. Also includes automated teller machines (ATM). “Banks and financial services” shall not mean check cashing or finance lending businesses that do not qualify as a “financial institution” under California Financial Code statutes.

“Bars and nightclubs” means any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (e.g., music and/or dancing, comedy) in conjunction with alcoholic beverage sales. These facilities do not include bars that are part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Bars and nightclubs may include outdoor food and beverage areas.

“Bed and breakfast inns” means residential structures with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided subject to applicable health department regulations. A bed and breakfast inn with more than five guest rooms is considered a hotel or motel and is included under the definition of “Hotels and motels.”

“Brew pub” means an establishment that produces ales, beers, meads, hard ciders, and/or similar beverages to serve on site. Sale of beverages for off-site consumption is also permitted in keeping with the regulations of the ABC. Service of brewed beverages must be in conjunction with the service of food. Manufacturing activities shall occur entirely within an enclosed building or outdoor work area screened from public view and be separated from the restaurant portion of the facility by applicable building codes. All beverage tasting shall occur within the restaurant portion of the facility. Brew pubs may not produce more than 5,000 barrels of beverage (all types of beverage combined) annually per ABC licensing standards. May also include the wholesale distribution of beverages for off-site consumption.

“Brewery, winery, distillery” means a facility where specific alcoholic beverages are manufactured. ~~Incidental to the manufacturing process, a tasting area not to exceed 50 percent of the floor area is allowed~~ A tasting room is

permissible as part of the on-site manufacturing of alcoholic beverages for ~~the~~a brewery, winery or distillery that has been licensed by Alcoholic Beverage Control. Tasting rooms must comply with retail hours of operation from 10:00 a.m. to 11:00 p.m. Tasting shall follow all guidelines established and enforced by Alcoholic Beverage Control. All manufacturing activities occur within a completely enclosed building or in an outdoor work area screened from view. Off-site sales of alcoholic beverages are allowed at this facility consistent with regulations of ABC licensure. Prior to occupancy, all breweries, wineries, or distilleries shall provide evidence of acquisition of all required state and federal permits. See also "Tasting room, off-site."

"Broadcasting and recording studios" means commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings. Does not include transmission and receiving apparatus such as antennas and towers, which are under the definition of "Telecommunication facility."

"Building materials stores and yards" means retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Wholesaling and distribution." Hardware stores are listed in the definition of "Retail, general," even if they sell some building materials. Also see "Home improvement supplies" for smaller specialty stores.

"Bus and transit shelter" means a small structure designed for the protection and convenience of waiting transit passengers and that has a roof and usually two or three sides.

"Business support services" means establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. Support services include, but are not limited to:

1. Equipment repair services (except vehicle repair; see "Vehicle services");
2. Commercial art and design (production);
3. Computer-related services (rental, repair);
4. Copying, quick printing, and blueprinting services (other than those defined as "Printing and publishing");
5. Equipment rental businesses within buildings (rental yards are "storage yards");
6. Film processing laboratories;
7. Heavy equipment repair services where repair occurs on the client site;
8. Janitorial services;
9. Mail advertising services (reproduction and shipping);
10. Mailbox services;
11. Outdoor advertising services; and
12. Photocopying and photofinishing.

"Call center" means an office equipped to handle a large volume of calls, especially for taking orders or servicing customers.

"Car washing" means permanent, drive-through, self-service, and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes (e.g., fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day) are not part of this use classification.

“Card rooms” means gambling establishments that offer card games for play by the public.

“Caretaker housing” means a residence that is accessory to a site with a nonresidential primary use and that is needed for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.

“Cemeteries” or “mausoleums” means land used for the burial of the dead and dedicated for cemetery purposes, including crematories, columbariums, and mausoleums. Also see “Mortuaries and funeral homes.”

“Check cashing business” means an establishment that, for compensation, engages in the business of cashing checks, warrants, drafts, money orders, title cashing, or other commercial paper serving a similar purpose. Also includes establishments primarily engaged in cashing payroll or personal checks for a fee or advancing funds on future checks. This classification does not include a state or federally chartered bank, savings association, credit union or similar financial institution (see “Banks and financial services”).

“Child day care facility” means a state-licensed facility which provides nonmedical care, protection, and supervision to more than 14 children under 18 years of age, on a less than 24-hour basis. Commercial or nonprofit child day care facilities include infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.

“Clubs, lodges, and private meeting halls” means permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for business associations; civic, social and fraternal organizations; labor unions and similar organizations; political organizations; professional membership organizations; and other membership organizations.

“Commercial marijuana uses” means any and all commercial and nonprofit entities, businesses, organizations, facilities, enterprises, buildings, structures, delivery service, vehicle or location, whether fixed or mobile, where recreational or medical marijuana (cannabis), recreational or medical marijuana products, or devices for the use of recreational or medical marijuana or marijuana products are offered, either individually or in any combination, for retail sale, including an establishment that delivers recreational or medical marijuana and recreational marijuana products. “Commercial marijuana uses” also includes any and all uses involving the cultivation, testing, research, distribution, possession, processing, storing, labeling, transporting, or sale of medical or recreational marijuana or recreational or medical marijuana products, regardless of whether such uses are permitted under state laws.

“Community centers/civic uses” means multipurpose meeting and recreational facilities typically consisting of one or more meeting or multipurpose rooms, kitchens and/or outdoor barbecue facilities that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

“Community garden” means a site used for growing plants for food, fiber, herbs, or flowers, which is shared and maintained by city residents.

“Community garden, private” means an otherwise undeveloped lot divided into multiple plots for the growing and harvesting of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs, primarily for the personal use of the growers, and that is established, operated, and maintained by a group of persons, other than the city. This does not include a private garden or edible landscaping that is incidental to the primary use of the lot.

“Community garden, public” means public land divided into multiple plots that are available to the public for growing and harvesting of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs primarily for the personal use of the growers, and that is established, operated, and maintained by the city.

“Convenience stores” means easy-access retail stores of 5,000 square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers’ shopping needs. These stores may be part of a service station or an independent facility. Also see “Neighborhood market” and “Grocery store/supermarket” for larger stores or stores oriented toward the daily shopping needs of residents.

“Cottage food operation” means a cottage food operation as defined in the California Health and Safety Code.

“Crop production” means raising and harvesting of plants, tree crops, row crops, or field crops on an agricultural or commercial basis, including packing and processing. Includes horticulture establishments engaged in the cultivation of flowers, fruits, vegetables, or ornamental trees and shrubs for wholesale and incidental retail sales. This classification includes accessory agricultural buildings accessory to such uses and roadside stands for display/sale of agricultural products grown on the premises. Excludes uses for which other garden, nursery, or landscape merchandise is stored and sold on the site.

“Detailing or waterless car wash” means a facility that offers interior or exterior cleaning of chrome trim, windows, wheels and other visible components on a vehicle’s exterior. Cleaning typically includes the use of pre-mixed cleaners that are sprayed on and wiped off and very little use of water.

“Drive-in and drive-through sales and service” means facilities where food or other products may be purchased by motorists without leaving their vehicles. These facilities include fast-food restaurants, drive-through coffee, dairy products, photo stores, etc.

“Dwelling, accessory unit” means an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats.

“Dwelling, multifamily” means a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium).

“Dwelling, single-family” means a building designed exclusively for occupancy by one family on a single lot. This classification includes manufactured homes (defined in California Health and Safety Code Section 18007) and model homes for the first sale of homes within the subdivision.

“Dwelling, two-family” means an attached building (e.g., duplex) designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot. For the purposes of this title, this definition also includes halfplexes (two attached units, each with a separate lot). More than one two-family dwelling may be located on a single lot consistent with the density provisions of the General Plan. Does not include accessory dwelling units (see “Dwelling, accessory unit”).

“E-cigarette lounge” and “vapor bar” mean any business, facility, building, establishment, structure or location, whether fixed or mobile, where customers or others utilize a heating element or other device that vaporizes a liquid solution that releases nicotine or flavored vapor, including but not limited to e-cigarettes, hookah pens, e-hookahs, or vape pipes. E-cigarette lounge and vapor bar shall include private smokers lounge and smokers lounge as defined below. “E-cigarette” or “electronic cigarette” shall have the same definition as that in RCMC 6.84.020(F).

1. “Hookah bar” means any business, facility, building, establishment, structure or location, whether fixed or mobile, where customers or others utilize hookahs, pipes, or other mechanisms placed at various locations throughout the establishment to smoke tobacco or other substances.

2. “Private smokers’ lounges” or “smokers’ lounges” means any enclosed or unenclosed area within or attached to a retail or wholesale tobacco store or smoke shop that is dedicated, in whole or in part, to the use of tobacco or e-cigarette products, including but not limited to cigarettes, cigars, pipes, hookahs, e-cigarettes, hookah pens, e-hookahs, or vape pipes or pens. Such area need not be separated from the main floor area of the retail establishment.

“Emergency facilities” means a temporary facilities to accommodate emergency public health and safety needs and activities.

“Emergency shelter” means any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless.

“Equestrian facility, commercial” means commercial horse, donkey, and mule facilities including horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), pack stations, and barns, stables, corrals, and paddocks accessory and incidental to these uses.

“Equestrian facility, hobby” means stables, corrals, and paddocks used by the individual homeowners of corresponding property and their animals.

“Equipment sales and rental” means service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental (e.g., construction equipment).

“Family day care home, large” means state-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally for seven to 14 children. As described in the California Health and Safety Code, large day care homes may provide services for up to 16 children when specific conditions are met.

“Family day care home, small” means state-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally to six or fewer children. As described in the California Health and Safety Code, small day care homes for children may provide services for up to eight children when specific conditions are met.

“Fuel storage and distribution” means a large-scale facility where fuel (such as propane and gasoline) is stored and distributed without retail sales.

“Furniture, furnishings, and appliance stores” means stores engaged primarily in selling the following products and related services, including incidental repair services: draperies, floor coverings, furniture, glass and chinaware, home appliances, home furnishings, home sound systems, interior decorating materials and services, large musical instruments, lawn furniture, moveable spas and hot tubs, office furniture, other household electrical and gas appliances, outdoor furniture, refrigerators, stoves, and televisions.

“Garden center/plant nursery” means establishments providing for the cultivation and sale of ornamental trees, shrubs, and plants, including the sale of garden and landscape materials (packaged and/or bulk sale of unpackaged materials) and equipment.

“Golf courses/clubhouse” means golf courses and accessory facilities and uses including clubhouses with bar and restaurant, locker and shower facilities, driving ranges, “pro shops” for on-site sales of golfing equipment, and golf cart storage and sales facilities.

“Grocery store/supermarket” means a retail business of more than 15,000 square feet in size, where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store. These full-service businesses do not typically have limited hours of operation. See separate but related listings for “Neighborhood market” and “Convenience store.”

“Group residential” means shared living quarters without separate kitchen and/or bathroom facilities for each room or unit. This classification includes residential hotels, fraternities, sororities, convents, rectories, and private residential clubs but does not include living quarters shared exclusively by a family. This category includes boarding houses, which are defined as a building other than a hotel or restaurant where meals or lodging or both meals and lodging are provided for compensation for four or more persons.

“Guest house” means a detached structure accessory to a single-family dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities.

“Heliport” means a designated, marked area on the ground or the top of a structure where helicopters may land at any time.

“Hog farm, commercial” means any premises used for the raising or keeping of hogs when raised, fed, and fattened for purposes of sale and consumption by other than the owner of the site. In agricultural and agricultural-residential

zoning districts, the term “hog farm, commercial” does not exclude the raising of hogs as part of general agricultural practices and 4-H purposes (also see “Animal keeping”).

“Home improvement supplies” means establishments (retail or wholesale) that sell kitchen, bath, furnishings, carpeting, and other home-oriented supplies. Other retail uses are permitted if accessory to the primary use. These uses may include an expansive showroom. This category does not include the sale of lumber and does not permit the outdoor display of merchandise. This use classification is a subcategory of the larger building materials stores and yards use classification and may be combined with or separate from such uses.

“Home occupation” means the conduct of a business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property. Examples include, but are not limited to, accountants and financial advisors, architects, artists, attorneys, offices for construction businesses (no equipment or material storage), and real estate sales.

“Hookah bar” means any business, facility, building, establishment, structure or location, whether fixed or mobile, where customers or others utilize hookahs, pipes, or other mechanisms placed at various locations throughout the establishment to smoke tobacco or other substances.

“Hotels and motels” means facilities with guest rooms or suites, provided without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway and typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

“Hotels and motels, extended stay” means facilities with guest rooms or suites, provided with kitchen facilities, rented to the general public for transient lodging (less than 30 days) or for longer periods of time. Hotels provide access to most guest rooms from an interior walkway and typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

“Hydroponics” means a method of growing plants in soil-less medium or an aquatic-based environment in which plant nutrients are distributed via water.

“Indoor amusement/entertainment facilities” means establishments providing indoor amusement and entertainment services for a fee or admission charge, including dance halls and ballrooms and electronic game arcades, as primary uses. Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or less machines are not considered a land use separate from the primary use of the site.

“Indoor fitness and sports facilities” means predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs, and health clubs. This use does not include special studios not a part of an athletic or health club (e.g., karate studio, dance studio, etc.). Also see “Schools, private and special/studio.”

Kennels, Commercial. These facilities provide boarding of animals as the primary use of the facility. May also include day-time boarding and activity for animals (e.g., “doggie day care”) and ancillary grooming facilities. Also see “Animal sales and grooming.”

“Kennels, hobby” means facilities for the keeping, boarding, or maintaining of five or more dogs (four months of age or older) or five or more cats. Excludes dogs or cats for sale in pet shops or patients in animal hospitals. This includes a kennel where the animals are owned or kept by the owner or occupant for personal, noncommercial purposes, including hunting, tracking, exhibiting at shows, exhibitions, field trials or other competitions, or for enhancing or perpetuating a given breed, other than dogs or cats used in conjunction with an agricultural operation on the lot or premises.

“Libraries and museums” means public or quasi-public facilities including aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally noncommercial in nature.

“Live-work facility” means a structure or portion of a structure:

1. That combines a commercial or manufacturing activity allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner’s employee, and that person’s household;

2. Where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed; and

3. Where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.

“Low barrier navigation center” means a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

“Maintenance and repair, small equipment” means establishments providing on-site repair and accessory sales of supplies for appliances, office machines, home electronic/mechanical equipment, bicycles, tools, or garden equipment, conducted entirely within an enclosed building. This classification does not include maintenance and repair of vehicles.

Manufactured Home. California Health and Safety Code Section 18007 defines a manufactured home as a structure that meets the following criteria:

1. Transportable in one or more sections;

2. When in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet;

3. Built on a permanent chassis;

4. Designed to be used as a residential dwelling;

5. Erected with or without a permanent foundation when connected to the required utilities;

6. Includes the plumbing, heating, air conditioning, and electrical systems contained therein.

This term shall include any structure which meets all the requirements of this definition except the size requirements so long as the manufacturer voluntarily files a certification and complies with the standards established under this definition. “Manufactured home” includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 USC Section 5401 et seq.).

“Manufacturing, major” means manufacturing, fabrication, processing, and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, and plastics and rubber products manufacturing. Also see “Manufacturing, minor” and “Manufacturing, small scale.” “Manufacturing” shall not mean any uses involving medical or recreational marijuana products.

“Manufacturing, minor” means manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, and food and

beverage manufacturing, processing and assembly. Also see “Manufacturing, major” and “Manufacturing, small scale.” “Manufacturing” shall not mean any uses involving medical or recreational marijuana products.

“Manufacturing, small scale” means establishments manufacturing and/or assembling small products primarily by hand, including but not limited to jewelry, pottery and other ceramics, as well as small glass and metal art and craft products. This use category also includes minor manufacturing, so long as the activity occurs on a small scale and within spaces less than 20,000 square feet in size. Also see “Manufacturing, major” and “Manufacturing, minor.”

“Market garden” means the cultivation of fruits, vegetables, flowers, fiber, nuts, or seeds that involves the sale or donation of its produce to the public to the public located outside of agricultural zoning districts.

“Massage parlor” means an establishment where customers can receive a massage.

“Medical marijuana dispensary” means (1) any facility, building, structure, delivery service, vehicle or location, whether fixed or mobile, where a primary caregiver makes available, sells, transmits, gives or otherwise provides medical marijuana (cannabis) to two or more of the following: a qualified patient or a person with an identification card, or a primary caregiver, in strict accordance with California Health and Safety Code Section 11362.5 et seq.; or (2) any facility, building, structure, delivery service, vehicle or location, whether fixed or mobile, where qualified patients and/or persons with identification cards and/or primary caregivers meet or congregate in order to collectively or cooperatively distribute, sell, dispense, transmit, process, deliver, exchange or give away marijuana for medicinal purposes pursuant to California Health and Safety Code Section 11362.5 et seq. and such group is organized as a medical marijuana cooperative or collective as set forth in the Attorney General Guidelines; or (3) any facility, building, structure, vehicle or location, whether fixed or mobile, where medical marijuana, medical marijuana products, or devices for the use of medical marijuana or medical marijuana products are offered, either individually or in any combination, for retail sale, including an establishment that delivers medical marijuana and medical marijuana products as part of a retail sale. The terms “primary caregiver,” “qualified patient,” and “person with an identification card” shall be as defined in California Health and Safety Code Section 11362.5 et seq.

The terms “primary caregiver,” “qualified patient,” and “person with an identification card” shall be as defined in California Health and Safety Code Section 11362.5 et seq.

A “medical marijuana dispensary” shall not include the following uses, as long as the location of such uses is otherwise regulated by applicable law: a clinic licensed pursuant to Chapter 1 of Division 2 of the California Health and Safety Code; a health care facility licensed pursuant to Chapter 2 of Division 2 of the California Health and Safety Code; a residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the California Health and Safety Code; a residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the California Health and Safety Code; a residential hospice, or a home health agency licensed pursuant to Chapter 8 of the California Health and Safety Code, as long as any such use complies strictly with applicable law including, but not limited to, California Health and Safety Code Section 11362.5 et seq.

“Medical services, extended care” means residential facilities providing nursing and health-related care as a primary use with inpatient beds, such as board and care homes, convalescent and rest homes, extended care facilities, and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under “Residential care home.”

“Medical services, general” means facilities primarily engaged in providing outpatient medical, mental health, surgical, and other personal health services, but which are separate from hospitals, including medical and dental laboratories, medical, dental and psychiatric offices, outpatient care facilities, and other allied health services. Counseling services by other than medical doctors or psychiatrists are included under “Offices.”

“Medical services, hospitals” means hospitals and similar facilities engaged primarily in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses (see the separate definition of “Retail, accessory”), and emergency heliports.

“Mobile home” means a transportable structure which is built on a permanent chassis and designed as a dwelling when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein (California Health and Safety Code Sections 18007 and 18008). A mobile home is included in the definition of “Manufactured home,” and the minimum dimensions for a mobile home are eight feet wide, 40 feet long, and a total area of 320 square feet.

“Mobile home park” means a residential facility arranged or equipped for the accommodation of two or more mobile homes, with spaces for such mobile homes available for rent, lease, or purchase, and providing utility services and other facilities either separately or in common to mobile home spaces therein.

“Mobile home park” means any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

“Mobile/manufactured home” means a trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including a recreational vehicle, commercial coach, or factory-built (modular) housing (single-family dwelling). A mobile home on a permanent foundation is included under the definition of single-family dwellings.

“Mortuaries and funeral homes” means funeral homes and parlors, where the deceased are prepared for burial or cremation and funeral services may be conducted.

“Neighborhood market” means a pedestrian-oriented grocery/specialty market store offering food products packaged for preparation and consumption away from the site of the store and oriented to the daily shopping needs of surrounding residential areas. Neighborhood markets are more than 5,000 square feet and less than 15,000 square feet in size and operate less than 18 hours per day. For larger stores, see “Grocery store/supermarket.” Neighborhood markets may include deli or beverage tasting facilities that are ancillary to the market/grocery portion of the use.

“Offices, accessory” means offices that are incidental and accessory to another business or sales activity that is the primary use (part of the same tenant space or integrated development). The qualification criteria for this definition is that the floor area of the accessory office use shall not exceed 50 percent of the total net habitable or leaseable floor area of the tenant space for a single-use development or the combined floor area of an integrated development for a mixed-use project.

Offices, Business and Professional. This use listing includes offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies), government agency and service facilities (e.g., post office, civic center), professional offices (e.g., accounting, attorneys, employment, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architectural, computer programming, photography studios). This use does not include medical offices (see “Medical services”), temporary offices (see Chapter 23.922 RCMC, Temporary Uses), or offices that are incidental and accessory to another business or sales activity that is the primary use (see “Offices, accessory”). Outdoor storage of materials is prohibited.

“Outdoor commercial recreation” means facilities for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic clubs with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos).

“Park and ride facility” means a designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

“Parking facility” means a parking lot or parking structure used for parking motor vehicles where the facility is the primary use of the site. Parking structures and lots that are developed in conjunction with another primary use of the site to satisfy the on-site parking requirements for the development are not included in this definition.

“Parks and public plazas” means public parks including playgrounds and athletic fields/courts and public plazas and outdoor gathering places for community use. If privately owned and restricted to the public (e.g., require payment of fee), the same facilities are included under the definition of “Outdoor commercial recreation.”

“Pawnshop” means, consistent with RCMC 4.30.010, any room, store, building, or other place in which the business of pawn brokering, or the business of lending money upon personal property, pawns or pledges, or the business of purchasing articles from vendors or their assignees at prices agreed upon at or before the time of such purchase is engaged in, carried on, or conducted.

“Personal services” means establishments providing nonmedical services as a primary use, including, but not limited to, barber and beauty shops, permanent makeup application, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), shoe repair shops, and tailors. These uses may also include accessory retail sales of products related to the services provided, spas and hot tubs for rent, and tanning salons.

“Printing and publishing” means establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books, and periodicals, and establishments manufacturing business forms and binding devices. Does not include “quick printing” services or desktop publishing, which are included in “Business support services.”

“Private garden” means a private food-producing garden located in the front, side, or rear yard, courtyard, balcony, fence, wall, window sill or basement that is accessory to the primary use of a site. This definition does not include incidental fruit and vegetable plants as part of an ornamental garden for individual, rather than resale, use.

“Private smokers’ lounges” or “smokers’ lounges” means any enclosed or unenclosed area within or attached to a retail or wholesale tobacco store or smoke shop that is dedicated, in whole or in part, to the use of tobacco or e-cigarette products, including but not limited to cigarettes, cigars, pipes, hookahs, e-cigarettes, hookah pens, e-hookahs, or vape pipes or pens. Such area need not be separated from the main floor area of the retail establishment.

“Public safety facility” means a facility operated by public agencies including fire stations, other fire prevention and firefighting facilities, and police and sheriff substations and headquarters, including interim incarceration facilities.

“Recreational vehicle park” means a site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents. Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. May include accessory retail uses where they are clearly incidental and intended to serve RV park patrons only.

“Recycling facility – collection” means a recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures, and unattended containers placed for the donation of recyclable materials. This also includes so-called “reverse vending machines,” an automated mechanical device that accepts one or more types of empty beverage containers including, but not limited to, aluminum cans, glass bottles and plastic bottles, and issues a cash refund or a redeemable credit slip with value of not less than the container’s redemption value as determined by the state.

“Recycling facility – processing” means a recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. “Processing” means the preparation of material for efficient shipment or to an end user’s specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. Collection of recycling materials as the sole activity is included in the definition of “Recycling facility – collection.”

“Recycling facility – scrap and dismantling” means uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials. This use does not include landfills or other terminal waste disposal sites. Also see “Auto vehicle dismantling” for related use for automobiles. Collection of recycling materials as the sole activity is included in the definition of “Recycling facility – collection.”

“Religious institutions” means facilities operated by religious organizations for worship or the promotion of religious activities (e.g., churches, mosques, synagogues, temples) and accessory uses on the same site (e.g., living quarters for ministers and staff, child day care facilities which were authorized in conjunction with the primary use). Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (e.g., recreational camp), are classified according to their respective activities.

“Research and development” means indoor facilities for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes but is not limited to chemical and biotechnology research and development. Does not include computer software companies (see “Offices, business and professional”), soils and other materials testing laboratories (see “Business support services”), or medical laboratories (see “Medical services, general”). Does not include medical or recreational marijuana (cannabis) research facilities.

“Residential care facility” means, consistent with the definitions of state law, a facility that provides 24-hour nonmedical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state of California.

“Residential care home (large)” means, consistent with the definitions of state law, a home that provides 24-hour nonmedical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of “Medical services, extended care.”

“Residential care home (small)” means, consistent with the definitions of state law, a home that provides 24-hour nonmedical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of “Medical services, extended care.”

“Resource protection and restoration” means activities and management of an area to preserve, re-create, and enhance natural resource values such as fish and wildlife habitat, rare and endangered plants, vernal pools, erosion control, and floodwater conveyance.

“Resource-related recreation” means facilities related to passive recreation in open space areas including bicycle and pedestrian trails, picnic areas, parking areas, and interpretive centers.

“Restaurant” means a retail business selling food and beverages prepared and/or served on the site, for on- or off-premises consumption. Includes eating establishments where customers are served from a walk-up ordering counter for either on- or off-premises consumption and establishments where most customers are served food at tables for on-premises consumption, but may include providing food for take-out. Also includes coffee houses and accessory cafeterias as part of office and industrial uses.

“Retail, accessory” means the retail sales of various products (including food service) in a store or similar facility that is located within a health care, hotel, office, or industrial complex. These uses include but are not limited to pharmacies, gift shops, and food service establishments within hospitals, and convenience stores and food service establishments within hotel, office, and industrial complexes. This use category also includes retail associated with industrial uses for the products sold, distributed, or manufactured on site. The permitted retail area of the accessory use is based on the total square footage of the tenant space of a single-use development or the combined floor area of an integrated development in a mixed-use project.

"Retail, general" means stores and shops selling multiple lines of merchandise. These stores and lines of merchandise include but are not limited to art galleries, bakeries (all production in support of on-site sales), clothing and accessories, collectibles, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores (indoor sales only; outdoor sales are plant nurseries and included in the definition of "Garden center/plant nursery"), furniture, home furnishings and equipment, general stores, gift shops, hardware, hobby materials, musical instruments, parts and accessories, newsstands, pet supplies, specialty shops, sporting goods and equipment, stationery, and variety stores.

"Retail, warehouse club" means retail stores that emphasize the packaging and sale of products in large quantities or volumes, some at discounted prices. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.

"Schools, private and special/studio" includes private educational institutions (e.g., boarding schools, business, secretarial and vocational schools, colleges and universities, establishments providing for courses by mail or online), and special schools/studios (e.g., art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). This also includes dormitories as an accessory use to a private school. Also includes facilities, institutions, and conference centers that offer specialized programs in personal growth and development (e.g., fitness training studios, gymnastics instruction, and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see "Indoor fitness and sports facilities."

"Schools, public" means public educational institutions such as community colleges, universities, elementary schools, middle/junior high schools, high schools, and military academies. This also includes dormitories as an accessory use to a public school.

"Service station" means a retail business selling gasoline or other motor vehicle fuels, which may include a convenience store and/or self service car wash. Vehicle services which are incidental to fuel and car wash services are included under "Vehicle services – minor."

"Sexually oriented business" means adult bookstores, adult motion picture theaters, adult live theaters, adult video stores, or any establishment that consists of a combination of such uses. An adult bookstore is a building or a portion thereof used by an establishment either (1) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of books, magazines, or other publications, is devoted to the sale of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (2) where 25 percent or more of the total number of books, magazines, or other publications offered for sale to the public consist of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18. An adult motion picture theater is a building or portion thereof or an area, open or enclosed, which regularly features motion pictures distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070 or specified anatomical areas as defined in RCMC 23.1104.070. An adult live theater is a building or portion thereof or an area, open or enclosed, which regularly features live performances distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070 or specified anatomical areas as defined in RCMC 23.1104.070 for observation by patrons or customers. An adult video store is a building or portion thereof used by an establishment either (1) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of videos, is devoted to the sale or rental of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (2) where 25 percent or more of the total number of videos offered for sale or rental to the public consist of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

“Single room occupancy (SRO) facilities” means multi-unit housing for very low income persons that typically consists of a single room and shared bath and also may include a shared common kitchen and common activity area. SROs may be restricted to seniors or be available to persons of all ages. Subsidized versions may be supervised by a government housing agency.

“Smoke shop” means an establishment selling smoking, drug, and/or traditional or electronic tobacco paraphernalia or products where 15 percent or more of the total floor or shelf area is devoted to selling tobacco products (as defined in RCMC 4.07.030). Limited sales of tobacco products that commonly occur within convenience stores or service stations are not included in this definition. Smoking, as defined in RCMC 6.84.020(S), shall be prohibited within all smoke shops, unless the establishment has been formally permitted to operate a private smokers’ lounge under applicable state and local laws.

“Storage, personal storage facility” means a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

“Storage, warehouse” means a facility for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public (see “Storage, personal storage facility”) or warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see “Wholesaling and distribution”).

“Storage, yards” means the storage of various materials outside of a structure other than fencing, either as an accessory or principal use.

“Supportive housing” means a combination of affordable housing and services. Supportive housing is typically for individuals and families confronted with homelessness and who also have very low incomes and/or serious life challenges. Supportive housing can be coupled with such social services as job training, life skills training, alcohol and drug abuse programs, and case management to populations in need of assistance, including the developmentally disabled, those suffering from dementia, including Alzheimer’s disease, and the frail elderly.

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Tasting room, off-site” means a facility allowing beer, wine, or spirits tasting with on-site and off-site retail sales directly to the public (or shipped). The tasting room facility must be directly affiliated with a minimum of one brewery, winery, or distillery, meeting all applicable requirements of state and federal licensure. The tasting room may be operated as a standalone retail use. Food preparation is not permitted. Prepackaged foods may be sold on premises. Patrons may carry food on site for personal consumption. Tasting rooms must comply with the retail hours of operation of 10:00 a.m. to 11:00 p.m. On-site tasting rooms are included as an accessory use in “Brewery, winery, distillery.” Any facilities not operating with these standards are considered “Bars and nightclubs.”

“Tattoo parlor” means any establishment that engages in the business of tattooing and/or branding human beings.

“Telecommunication facility” means a facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including a transmission tower, antenna, and/or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not telecommunication facilities.

“Theaters and auditoriums” means indoor facilities for public assembly and group entertainment, other than sporting events (e.g., civic theaters, facilities for “live” theater and concerts, exhibition and convention halls, motion picture theaters, auditoriums). Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see “Outdoor commercial recreation.”

“Thrift store” means a retail establishment selling secondhand goods donated by members of the public.

“Trade school” means a type of higher learning school that focuses on job skill training rather than academics in the liberal arts. Trade schools focus on a particular set of skills that are taught to students looking to enter a certain career field. These schools help to train workers to perform the tasks needed to work in certain fields, and they usually do it in a shorter period of time than traditional universities.

“Transit facilities” means maintenance and service centers for the vehicles operated in a mass transportation system. Includes buses, taxis, railways, etc.

“Transit stations and terminals” means passenger stations for vehicular and rail mass transit systems.

“Transitional housing” means housing that has a predetermined end point in time and operated under a program which provides supportive services to assist in finding and keeping permanent housing. The program length is typically no less than six months.

“Urban agriculture” means the production of food in a form and scale that is appropriate for the urban context. Urban agriculture includes: market garden, private community garden, public community garden, private garden, and aquaculture.

“Urban agriculture stand” means a temporary produce stand that is accessory to an urban agriculture use.

“Utility facilities and infrastructure” includes the following:

1. Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091: electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, treatment plants and storage, telephone switching facilities, wastewater treatment plants, settling ponds and disposal fields. These uses do not include office or customer service centers (classified in “Offices”) or equipment and material storage yards.

2. Pipelines for potable water, reclaimed water, natural gas, and sewage collection and disposal, and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television, and other communications transmission facilities utilizing direct physical conduits.

“Vehicle services – major” means the repair, alteration, restoration, towing, painting, cleaning (e.g., self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.

“Vehicle services – minor” means minor facilities that specialize in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, smog check). Does not include repair shops that are part of a vehicle dealership on the same site (see “Auto and vehicle sales”) or automobile dismantling yards, which are included under “Recycling facility – scrap and dismantling.”

“Veterinary facility” means a veterinary facility that is primarily enclosed, containing only enough cage arrangements as necessary to provide services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long-term medical care. Grooming and boarding of animals is allowed only if accessory to the facility use.

“Wholesaling and distribution” means establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical,

plumbing, heating and air conditioning supplies and equipment. [Ord. 1-2022 § 3 (Exh. A); Ord. 8-2021 § 3 (Exh. A); Ord. 1-2021 § 3 (Exh. A); Ord. 3-2019 § 5 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 1-2016 § 6; Ord. 8-2015 § 4 (Exh. B); Ord. 13-2014 § 7; Ord. 15-2013 § 3; Ord. 13-2013 § 4 (Exh. B); Ord. 17-2013 § 3; Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 10.1.020). Formerly 23.1101.020].

Folsom Boulevard Specific Plan Amendments

Chapter 2
Land Use Plan dna Allowed Uses

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Permitted use provisions are symbolized in Tables 2-1 and 2-2 as follows:

- P = land use permitted by right
- A = land use permitted with approval of and Administrative Use Permit
- ~~L = land use permitted with approval of a Limited Use Permit~~
- C = land use permitted with approval of a Conditional Use Permit
- N = land use not permitted

Table 2-1 Use Table for Medium and High Density Residential Classifications

Land Use Classifications	FBSP Land Use Designations	
	FB-MDR	FB-HDR
Residential Use Listings		
Child Day Care Facility	C	C
Caretaker Housing	N	P
Day Care Home (Adult Day Care, Family Day Care (Small), and Residential Care)	P	P
Dwelling, Multifamily	P[1]	P[1]
Dwelling, Second Unit	P[2]	N
Dwelling, Single-Family	P[1]	A~~L~~[1]
Dwelling, Two-Family	P[1]	A~~L~~[1]
Family Day Care Home, Large	C	C
Home Occupation	P	P
Live-Work Facility	P[1]	P[1]
Community Service Use Listings		
Club, Lodge, Private Meeting Hall	A~~L~~	N
Community Center	A~~L~~	N
Community Garden	A~~L~~	N

Land Use Classifications	FBSP Land Use Designations	
	FB-MDR	FB-HDR
Library, Museum	P	N
Park, Public Plaza	P	P
Public Safety Facility	P	P
Religious Institution	P	N
School – Public	P	P
School – Private, Special/Studio	P	N
Utility, Transportation, and Communication Use Listings		
Telecommunications Facility	AL[3]	AL[3]
Utility Facility or Infrastructure	AL[4]	AL[4]
Retail, Service, and Office Listings		
Bed and Breakfast	AL	AL
Medical Services – Extended Care	C	N

Notes:

1. *For allowed density range, see development standards listed in Chapters 4 (Development Standards) and 5 (Opportunity Sites).*
2. *Second dwelling units shall be consistent with development standards listed in the City's Zoning Code.*
3. *Subject to the provisions of the Telecommunications Facility section of the City's Zoning Code (23.907.020).*
4. *Subject to the provisions of the Utility, Facilities, and Infrastructure section of the City's Zoning Code (23.907.030).*

Table 2-2 Use Table for Mixed Use Classifications

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Residential Use Listings			
Child Day Care Facility	P	C	C
Caretaker Housing	P	P	P
Day Care Home (Adult Day Care, Family Day Care (Small), and Residential Care)	P	N	N
Dwelling, Multifamily	P[1]	P[1]	N
Emergency Shelter	P	N	P
Family Day Care Home, Large	C	N	N

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Live-Work Facility	P[1]	P[1]	P
Community Service Use Listings			
Club, Lodge, Private Meeting Hall	P[2]	P	P
Community Center	P	P	A
Community Garden	P	A	A
Indoor Amusement/Entertainment	C[2]	P	P
Indoor Fitness and Sports Facility	C[2]	P	A
Library, Museum	P[2]	P	P
Outdoor Commercial Recreation	A	A	P
Park, Public Plaza	P[2]	P	A
Public Safety Facility	P[2]	P	P
Religious Institution	P[2]	P	P
School – Public	P[2]	P	P
School – Private, Special/Studio	P[2]	P	P
Theatre, Auditorium	C[2]	P	P
Utility, Transportation, and Communication Use Listings			
Heliport	N	C	C
Park-and-Ride Facility	N	P	P
Telecommunications Facility	A~~L~~[2, 3]	A~~L~~[3]	P[3]
Transit Station or Terminal	N	P	P
Utility Facility or Infrastructure	A~~L~~[2, 4,	~~L~~A[4]	~~L~~A[4]
Retail, Service, and Office Listings			
Alcoholic Beverage Sales	N	C	C
Artisan Shop	~~L~~A	P	P
Artisanal and Specialty Manufacture, Display and Sales	N	P	P
Art, Antique, Collectable	~~L~~A	P	P
Bail Bonds	N	N	N
Bank, Financial Services	P[2]	P	P
Bar, Nightclub	C[6, 2]	C[5]	C[5]
Bed and Breakfast	P[2]	N	N

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Brewery, Winery, Distillery	N	C	C
Brew Pub	N	P	A
Building Material Store and Yard	N	P[6]	AL[7]
Business Support Services	AL[7, 8, 2]	P	P
Drive-In/Drive-Through Sales/Services	N	C	C
Event and Office Equipment Sales and Rental	N	P[7]	P[7]
Grocery store/supermarket	N	P	AL
Home Improvement Supplies	AL[2]	AL[2]	P[9]
Hotel/Motel	C[2]	P	C
Kennel	N	C	AL
Medical Services – Extended Care	P[2]	C	C
Medical Services – General	P[2]	P	P
Medical Services – Hospital	P[2]	P	P
Neighborhood market	AL[2]	P	C
Office – Business and Professional	AL[2,]	P	P
Office – Accessory	P[2]	P	P
Personal Services	P[2, 8]	P	P
Restaurant	AL[2]	P	AL[2]
Retail – Accessory	AL[2]	P	P
Retail – General	AL[2, 9]	P	P
Tasting Room, Off-site	N	P	P
Veterinary Facility	N	P	P
Automotive and Vehicle Use Listings			
Auto Parts Sales	N	P[9]	N
Auto/Vehicle Retail Sales/Rental	N	C	N
Car Wash and Detailing	N	C[10]	N
Service Station	N	C	N
Vehicle Services – Minor	N	C[10]	A
Industrial, Manufacturing, and Processing Use Listings			
Manufacturing – Minor	N	P	P

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Manufacturing – Small-Scale	N	P	P
Printing and Publishing	N	C	P[10]
Research and Development	N	P	P
Storage, Personal	N	N	C
Storage, Warehouse	N	P	P
Wholesaling and distribution	N	A	P
Special Regulated Uses			
Bingo Parlor	N	N	P
Card Room	N	N	N
Check Cashing Business	N	N	N
Massage Parlor	N	N	N
Pawnshop	N	N	N
Recycling Facility, Collection Facility	N	N	C
Sexually Oriented Business	N	N	N
Smoke Shop	N	N	N
Tattoo Parlor	N	N	N
Thrift Store	N	N	N

Notes:

1. *See the density allowance in the development standards for the corresponding land use designation as listed in Chapters 4 (Development Standards) and 5 (Opportunity Sites).*
2. *Limited to less than 50 percent of the gross floor area of the integrated development as a secondary use only. See exception for vertical mixed use in the FB-CMU as outlined in Chapter 5 (Development Standards).*
3. *Subject to the provisions of the Telecommunications Facility section of the City's Zoning Code (23.907.020).*
4. *Subject to the provisions of the Utility, Facilities, and Infrastructure section of the City's Zoning Code (23.907.030).*
5. *In an effort to add retail vibrancy, formalize display opportunities, and create a free flow of sales interaction along Folsom Boulevard, the minimum amount of interior sales and display space shall be 25% located to maximize public accessibility.*
6. *All forms of speaker amplification exterior to the building shall be prohibited unless authorized in project approval.*
7. *All activities shall occur within a completely enclosed building or screened from view behind a fence or wall.*
8. *Maximum gross floor area is less than 5,000 square feet.*
9. *All activity and storage must be located within an enclosed structure.*
10. *No portion of the use shall be located within 500 feet of an intersection within the FB-CMU district.*
11. *Bingo Parlors are regulated by RCMC Chapter 4.28. The City has a limit of no more than two (2) Bingo Parlors in the City limits at any given time.*

***

Chapter 8
Glossary

***

B. Use Classifications

***

Artisanal and Specialty Manufacture, Display and Sales. The manufacture, display and sales of specialty food and goods requiring the transformation of raw materials into products that may be edible, useful or decorative. Outdoor display, sales and consumption on premises may be included subject to zoning and accessibility requirements, and any other applicable state or local regulations such as, but not limited to, the California Uniform Food Facilities Law (CURFFL). ~~This listing includes craft breweries, small scale winery production facilities, and craft distilleries. Such facilities manufacture alcoholic beverages with an annual production of less than 60,000 barrels of beer or 60,000 gallons of wine or spirits respectively. Incidental to the manufacturing process, a tasting area not to exceed 50% of the floor area is allowed. Tasting rooms must comply with retail hours of operation from 10:00 AM to 10:00 PM. Tasting shall follow all guidelines established and enforced by Alcoholic Beverage Control (ABC). All manufacturing activities occur within a completely enclosed building or in an outdoor work area screened from view. Off-site sales of alcoholic beverages are allowed at this facility consistent with regulations of ABC licensure. Prior to occupancy, all craft breweries, wineries, or distilleries shall provide evidence of acquisition of all required state and federal permits. See also "Tasting Room, Off-site".~~

***

Brewery, Winery, Distillery. A facility where specific alcoholic beverages are manufactured~~,~~ ~~with an annual production of more than 60,000 barrels of beer or 60,000 gallons of wine or spirits per year. Incidental to the manufacturing process, a tasting area not to exceed 50% of the overall floor area is allowed~~ A tasting room is permissible as part of the on-site manufacturing of alcoholic beverages for a~~the~~ brewery, winery or distillery that has been licensed by Alcoholic Beverage Control. Tasting rooms must comply with retail hours of operation from 10:00 AM to 10:00 PM. Tasting shall follow all guidelines established and enforced by Alcoholic Beverage Control (ABC). All manufacturing activities occur within a completely enclosed building or in an outdoor work area screened from view. Off-site sales of alcoholic beverages are allowed at this facility consistent with ABC licensure. Prior to occupancy, all craft breweries, wineries, or distilleries shall provide evidence of acquisition of all required state and federal permits. ***

MEMORANDUM

ITEM 17.6.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director
Dalia Fadl, Principal Engineer

SUBJECT: **A RESOLUTION DECLARING A PROTEST HEARING AND AUTHORIZING THE MAILING OF PROPERTY OWNER BALLOT RELATING TO THE IMPOSITION OF THE ANNUAL STORMWATER UTILITY FEE FOR THE SUNDANCE PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would declare the results of the property owner's protest and, if there exists less than a majority protest, authorize the mailing of a ballot to the property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for the Sundance project. The action also sets 1:30 p.m. on August 16, 2022 in the office of the City Clerk, as the time and date for the ballot tabulation for the matter.

BACKGROUND

The Sundance project has a condition of approval which requires funding for operation and maintenance of the storm drainage system. This condition will be satisfied by the participation in the new Stormwater Utility Fee for storm drainage and flood protection services which is the subject of tonight's action.

The property owner of the Sundance project has requested the City annex the project to the City's Stormwater Utility Fee pursuant to the California Health and Safety Code Section 5471 et seq. to provide the method of financing for storm drainage and flood protection services required to meet the condition.

On June 20, 2022, Council adopted a resolution which established Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Stormwater Utility Fee (the "Procedures") and designated July 18, 2022, at 5:30 p.m. as the time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Sundance project.

DISCUSSION

The property owner has submitted a petition and waiver for the City to institute the proceedings to participate in the Stormwater Utility Fee. This annexation to the Stormwater Utility Fee will include the project generally known as the Sundance project, see Attachment 2. The maintenance services to be funded include the furnishing of services and materials for the ordinary and usual operation, maintenance, and servicing of the storm drain and flood protection systems.

Attachment 1 is the Resolution declaring the results of the property owner protest and authorizing the mailing of the property owner ballot, as required by Article XIII D of the California Constitution (also known as Proposition 218). The Resolution sets forth the tabulation of ballots on August 16, 2022, at 1:30 p.m. in the office of the City Clerk. The results of the mailed ballot election will be presented to City Council at their regularly scheduled meeting September 6, 2022, and additional actions will be recommended based on the ballot results.

A “Rate Analysis Report” was approved by City Council on September 4, 2014, by Resolution 103-2014 setting Fiscal Year 2014/2015 maximum annual Stormwater Utility Fee amount for each parcel proportionate to the estimated stormwater runoff for each parcel, see Attachment 3. The maximum annual fee will increase each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics. A sample of the Stormwater Utility Fees for Fiscal Year 2022-2023 are summarized in Attachment 4.

FISCAL IMPACT AND FUNDING SOURCE

There is no impact to the City’s General Fund. Funds collected by this fee will pay for maintenance of storm drainage and flood protection systems.

ATTACHMENT(S)

1. Resolution
2. Annexation Boundary Map
3. Stormwater (SWU) Rate and Analysis Report
4. Stormwater Utility Fee- Rate Sheet FY22-23

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, DECLARING THE RESULTS OF THE PROPERTY OWNER PROTEST AND AUTHORIZING THE MAILING OF A PROPERTY OWNER BALLOT RELATING TO THE IMPOSITION OF AN ANNUAL STORMWATER UTILITY FEE FOR THE SUNDANCE PROJECT

WHEREAS, this Council has received petitions and waivers from the owners of not less than 100% of the area of land proposed to be annexed into the Stormwater Utility Fee; and

WHEREAS, on June 20, 2022, the City Clerk caused a notice of the time and place of the hearing thereon and on the proposed annexation to the Stormwater Utility Fee to be published and such public hearing was opened on July 18, 2022; and

WHEREAS, the Council adopted Resolution 103-2014 approving a written report entitled, "Rate Analysis Report", dated September 4, 2014 (the "Written Report") prepared by Harris & Associates and filed with the City Clerk containing a description of each parcel of real property within the City to which the Stormwater Utility Fee is applicable (collectively, the "Identified Parcels") and the amount of the Stormwater Utility Fee for each such Identified Parcel for Fiscal Year 2014-15. The Written Report is on file in the office of the City Clerk and is available for public inspection; and

WHEREAS, this Council adopted a resolution which established Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Stormwater Utility Fee (the “Procedures”) and set the date of public hearing; and

WHEREAS, this Council has conducted the public hearing and all interested persons have been afforded the opportunity to be heard, and the City Council has considered all protests against the annexation to the Stormwater Utility Fee; and

WHEREAS, there was no majority protest of the owner of the Identified Parcel subject to the Proposed Stormwater Utility Fee.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA as follows:

1. The foregoing recitals are true and correct.

2. The City Clerk is hereby authorized and directed to mail a property owner ballot in accordance with law and the Procedures.

3. The date of the ballot tabulation shall be August 16, 2022 at 1:30 pm.

4. The date of the Council Meeting to report the results of the mailed ballot election shall be September 6, 2022 at 5:30 or as soon thereafter as the matter may be heard.

5. The City Council hereby designates Elizabeth Sparkman, Community Development Director,

telephone number, (916) 851-8714 to answer inquiries regarding the ballot proceedings and procedural or technical matters.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July 2022 by the following vote:

AYES:

NOES:

ABSENT:

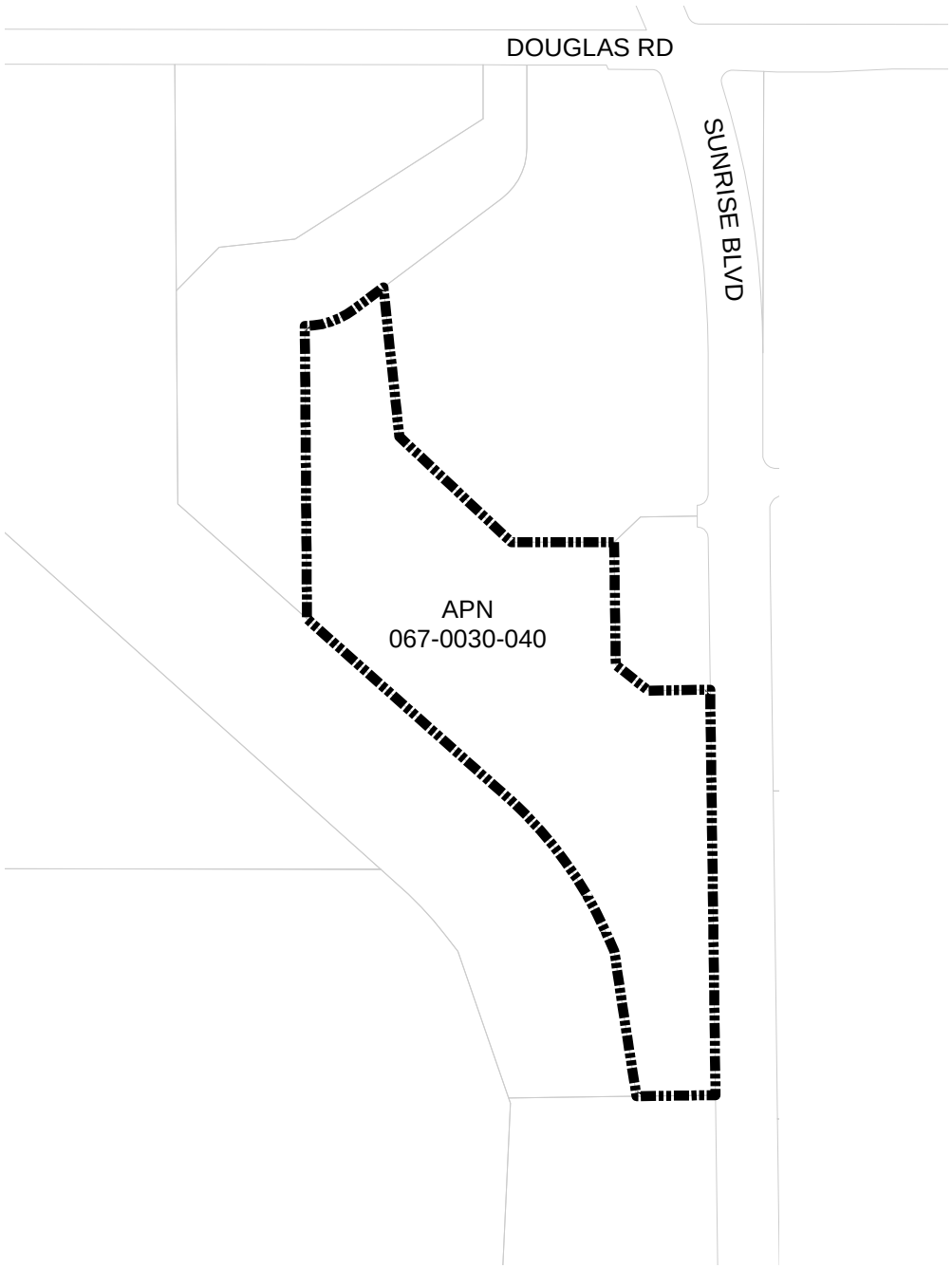
ABSTAIN:

ATTEST:

_____
Donald Terry, Mayor

_____
Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 12
(SUNDANCE PROJECT)



Harris & Associates℠

SHAPING THE FUTURE ONE PROJECT AT A TIME℠

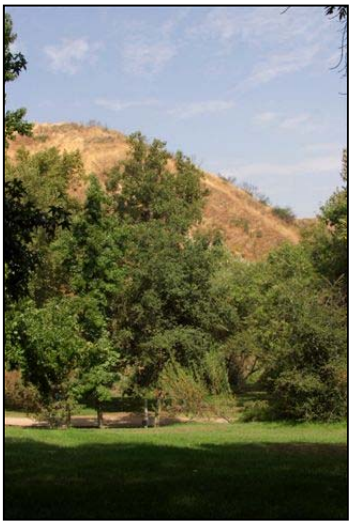
Rate Analysis Report

for the

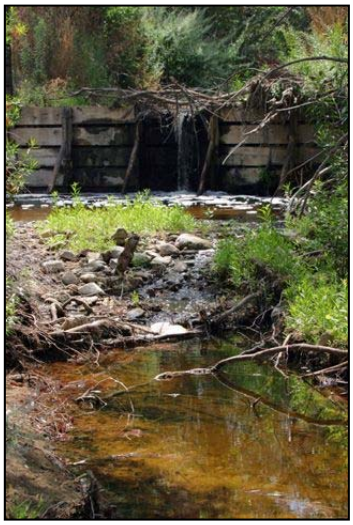
Stormwater Utility Fee

For the

City of Rancho Cordova







August 7, 2014

Introduction

The City of Rancho Cordova (City) is detaching from the County of Sacramento fee and is creating their own Stormwater Utility Fee, which is being levied per the California Health and Safety Code Section 5471 et seq.

The purpose of this Rate Analysis Report is to:

- Review the Stormwater Utility Fee and improvements to be funded.
- Review the requirements of Article XIIID of the State Constitution (Proposition 218) relating to requirements for apportioning the costs associated with the City's stormwater runoff system.
- Analyze and recommend an appropriate rate structure and provide estimated rates based on cost data information provided by the City.

Proposition 218 Requirements

This fee must comply with the provisions of Article XIIID of the California Constitution (Proposition 218). Section 6 of Proposition 218 has the following requirements for all "new, extended, imposed or increased" fees and charges:

1) "Revenues derived from the fee or charge shall not exceed the funds required to provide the property-related service."

2) "Revenues derived from the fee or charge shall not be used for any purpose other than that for which the fee or charge was imposed."

3) "The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel."

4) "No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question. Fees or charges based on potential or future use of service are not permitted. Standby charges, whether characterized as charges or assessments, shall be classified as assessments and shall not be imposed without compliance with [the assessment section of this code]."

5) "No fee or charge may be imposed for general governmental services including, but not limited to, police, fire, ambulance or library services where the service is available to the public at large in substantially the same manner as it is to property owners."

Background Information

In accordance with the Federal Clean Water Act of 1972, the United States Environmental Protection Agency (EPA) is required to establish regulations setting forth National Pollution Discharge Elimination System (NPDES) permit standards. The enactment of 1987 amendments to the Federal Clean Water Act (Act) of 1972 imposes permit requirements for discharge of storm waters. The Act allows the EPA to delegate its NPDES permitting authority to states with an approved environmental regulatory program. The State of California is one of the delegated states.

The responsibility for implementing various NPDES permits in the State of California has been delegated to the State Water Resources Control Board (SWRCB). The SWRCB administers NPDES authority through its nine Regional Boards. As an NPDES permittee, the City is required to manage stormwater pollution within its jurisdiction.

In order to provide for the safety of the residents of the City and protect property in the City from the damage associated with flooding and to meet the requirements of the NPDES permit, it is necessary to design, construct, operate, maintain, improve and replace storm drainage facilities which collect storm and surface water runoff and convey and treat such runoff in a safe manner to an acceptable point of discharge. It is also necessary to inspect, monitor, and take enforcement action related to illegal dumping, and illicit discharges. In order to properly fund such facilities and activities, the City has determined that it is necessary to impose on all developing properties in Rancho Cordova a user charge for storm drainage service.

Based on the 2030 General Plan and current specific plan areas, Rancho Cordova is expected to develop as shown in Table 1 below. The proposed boundary for the stormwater utility is shown in Appendix A.

Table 1 – Land Use

	Land Use/ Zoning Description	Total Acres	Total Units
Residential:			
LDR	SF (2.1-6.0 DU/AC)	2,635	13,156
	MD (6.1-12 DU/AC)	322	2,524
MDR	MD (6.1-18.0 DU/AC)	1,852	13,231
	MD (14.0-29.9 DU/AC)	60	885
HDR	HD (18.1-40.0 DU/AC)	192	4,372
	HD (30+ DU/AC)	30	825
	Residential Total	**5,090**	**34,993**
Non-Residential:			
VC	Village Commercial	202	
LTC	Local Town Center	134	
RTC	Regional Town Center	172	
BP	Business Park	158	
MP	Industrial Park	283	
Education:			
HS/MS	High School/Middle School	356	
MS	Middle School	20	
ES	Elementary School	102	
Open Space & Public:			
CP	Community Park	313	
P/QP	Public/Quasi Public	37	
NP	Neighborhood Park	194	
SWD	Storm Water Detention	186	
WP	Wetland Preserve	745	
DP	Drainage Parkway	270	
PR	Private Recreation	63	
OS	Open Space	168	
OS/P	Open Space/Preserve	279	
LC	Landscape Corridors	123	
GB	Green Belts	54	
ROW	Right-of-way	596	
BR/WP	Reservoir / Wetland Preserve	528	
S	Sewer Lift Station / Utility Substa	14	
	Vacant (unknown dev plan)	595	
	Total Non-residential	5,590	
	Total Residential & Non-Res	**10,680**	

A more detailed land use table by development area is shown in Appendix D.

This development is expected to require significant stormwater drainage and flood control facilities. Based on the development area and improvements that were required in four (4) recent developments

within the County of Sacramento, Table 2 summarizes the improvements that are expected once development is complete.

Table 2 – Expected Improvements

Infrastructure Type	Quantity	
Inlets	6,400	LF
Manholes	4,460	LF
66" Pipe	3,950	LF
60" Pipe	10,280	LF
54" Pipe	11,140	LF
48" Pipe	10,210	LF
42" Pipe	28,620	LF
36" Pipe	42,420	LF
30" Pipe	51,050	LF
27" Pipe	540	LF
24" Pipe	91,960	LF
21" Pipe	2,230	LF
18" Pipe	100,300	LF
15" Pipe	101,300	LF
12" Pipe	529,890	0
10" Pipe	4,170	0
Creeks and Channels	80	AC
Basins	320	AC

Services Funded

Expenditures from the revenue generated from the Stormwater Utility Fee are intended to comply with the requirements set forth in the NPDES permit. The activities and services funded by this fee include, but are not limited to:

1. Administration and oversight of the requirements set forth in the NPDES permit to City departments, developments, and local agencies.
2. Respond to and investigate incidents of illicit discharges and illegal connections to the storm drain system.
3. Periodically inspect facilities for proper handling of materials, chemicals, pollutants, garbage, waste, and debris and prevent any discharges to the storm drain system.
4. Regularly clean and maintain catch basins, the flowline, and storm drainage facilities.
5. Installation and maintenance of water quality devices required to keep pollutants out of the storm drain system.
6. Discourage illegal dumping or discharge of pollutants into the storm drain system by stenciling all City-owned catch basins with a "No Dumping" message.
7. Augment public education and outreach programs in regards to the proper use and function of the storm drainage system and the receiving waters.

8. Develop programs to promote, publicize, and facilitate public reporting of illicit discharges to the storm drain system.

9. Encourage the proper disposal of household hazardous waste (HHW) to prevent the improper disposal to the storm drain system or to the sewer system.

10. Discourage the improper disposal of litter, garden clippings, leaves, and pet waste into the street or the storm drain system.

11. Capital replacement of storm drainage and flood control improvements at the end of the expected useful life for such improvements.

Rate Structure Analysis

Section 6.b of Article XIIID of the State Constitution (Proposition 218) states that:

> "The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel."
>
> and
>
> "No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question."

By definition, all properties that shed stormwater into the City's stormwater drainage system use, or are served by, the City's stormwater drainage system. The amount of use attributed to each parcel is measurable by the amount of storm runoff contributed by the property, which is directly proportional to the amount of impervious area on a parcel (such as buildings and concrete). The more impervious area on a property, the more storm runoff the property generates, the more demand placed on the storm drain system.

The amount each parcel uses the stormwater drainage system is computed by the following formula:

(Parcel Area) x (Impervious Percentage) = Drainage Units

The typical percent impervious (% Impervious) for land uses in the City, have been applied for the purposes of estimating the runoff generated by each property. These are shown in Appendix B.

The more Drainage Units a parcel has, the more storm run-off it generates, and the more it uses and impacts the stormwater drainage system.

It is standard practice to relate other land uses to a developed single family residential (SFR) parcel, instead of working exclusively with drainage units. The median size of a SFR parcel will be approximately 0.16 acre. Therefore, it makes sense to relate all parcels to this median residential property. The runoff from a 0.16-acre SFR parcel is set equal to one Drainage Measurement Unit (DMU) and this base DMU is calculated as follows:

(0.16 acres of area) x 50% = 0.0800 Impervious Area = 1 DMU

Single Family Residential Parcels

As a SFR property increases in size over the median parcel size, the typical percentage of impervious area decreases, as shown in Appendix B. Conversely, as a SFR parcel decreases in size below the median parcel size, the typical percentage of impervious area increases, and such increase is typically proportional to the decrease in size. Therefore, SFR properties are separated into five (5) groups. The median parcel area for each group was used and their DMUs are calculated as follows:

SFR Category	DMU/ Formula
SFR1 – SFR parcels 0.16 acres or less	1.00 DMU
SFR2 – SFR parcels 0.17 - 0.25 acres	1.10 DMUs
SFR3 – SFR parcels 0.26 – 0.33 acres	1.175 DMUs
SFR4 – SFR parcels 0.34 – 0.50 acres	1.25 DMUs
SFR5 – SFR parcels greater than 0.50 acres	$1.25 + \frac{[(\text{acres} - 0.50) \times 5\%]}{0.0800} = \text{DMUs}$

Multi-Family Residential Parcels

Multi-Family Residential (MFR) units (including condominiums) are split into categories by the density, or number of dwelling units per acre (DU/Ac) as follows:

MFR Category	Density	% Impervious
MFR1 - High Density	Greater than 18 DU/Ac	75%
MFR 2 - Med Density	10 – 18 DU/Ac	70%

$$\frac{\text{Acreage} \times \%\text{Impervious}}{0.0800} = \text{DMUs}$$

Condominium unit parcel areas are calculated by dividing the total area of the condominium complex (which includes the common area) by the number of condominium units, and the total imperviousness of the entire complex is attributed to each individual condo parcel in the complex. (This divides the runoff of the entire complex to each of the individual units.) Because these condominium common areas are taken into consideration in this manner, they are exempt from the charge.

Non- Residential Parcels

All non-residential parcel DMUs will be based on the impervious area (runoff coefficient) table shown in Exhibit B, using the following formula:

$$\frac{\text{Acreage} \times \%\text{Impervious}}{0.0800} = \text{DMUs}$$

All parcels draining into Rancho Cordova Stormwater Utility Fee-maintained drainage infrastructure are proposed to be charged the same user fee rate per DMU for stormwater runoff treatment. The Rancho Cordova Stormwater Utility Fee is proposed in perpetuity.

For the purposes of this report, City-maintained drainage infrastructure includes streets, pipes, inlets, outlets, and natural drainage courses. Parcels related to these types of property uses are exempt from the runoff charge, as they are part of the infrastructure being funded. Also exempt from the runoff charge is Caltrans right-of-way, because Caltrans handles its own runoff under a separate NPDES permit.

Drainage units may be adjusted based on appeal from the property owner. See the Appeals Process below.

Table 3, below, provides a preliminary summary of DMUs for the various land uses in Rancho Cordova.

Table 3 – Drainage Measurement Unit Summary Table

Landuse Description	Number of Units	Total Area (acres)	Impervious Area (acres)	DMUs
SINGLE FAMILY RESIDENTIAL (SFR1)	15,107	2,028		15,107.00
SINGLE FAMILY RESIDENTIAL (SFR2)	13,790	2,776		15,169.00
SINGLE FAMILY RESIDENTIAL (SFR3)	14	4		16.45
SINGLE FAMILY RESIDENTIAL (SFR4)				-
SINGLE FAMILY RESIDENTIAL (SFR5)				-
MULTI-FAMILY RESIDENTIAL (MFR1)	6,082	282		2,639.06
COMMERCIAL		666	499	6,240.00
INDUSTRIAL		283	226	2,830.00
SCHOOLS		478	239	2,985.00
PRIVATE RECREATION		63	16	195.31
PARKS/GREENBELTS		561	140	1,752.47
PUBLIC		51	15	190.13
TOTAL	**34,993**	**7,190**		**47,124**

Cost Estimate

Table 4 below shows the estimated costs to maintain infrastructure in the developing areas. Unit costs for maintenance were derived using budget information provided by the County, since the County currently maintains the storm drainage system. The budget information is shown in Appendix C.

Table 4 – Estimated Costs

	Estimated Quantity	Unit	Cost ($/unit)	Frequency	Total Cost/Year
Maintenance Costs:					
Trunk Lines (larger than 24") - TV Lines	158210	LF	$ 7.50	25 years	$ 47,463.00
Drainage Lines 10"-24" Cleaning	829850	LF	$ 3.00	10 years	$ 248,955.00
Drainage Lines 10"-24" TV	829850	LF	$ 7.50	25 years	$ 248,955.00
Creek and Channel Maintenance and Repair	65070	LF	$ 0.75	1 year	$ 49,009.83
Pipe Repairs	998920	LF	$ 0.45	1 year	$ 451,380.43
Creeks and Channels Mowing	80	AC	$6,825	1 year	$ 546,000.00
Creeks and Channels Herbicides	80	AC	$680	1 year	$ 54,400.00
HydroMod Basin Maintenance	320	AC	$4,830	1 year	$ 1,545,600.00
Basin De-silt	320	AC	$1,000	25 years	$ 12,800.00
Basins Herbicides	320	AC	$761	1 year	$ 243,360.00
Replacement Costs:					
Inlets	6400	EA	$2,000	75 years	$170,667
Manholes	4460	EA	$3,500	75 years	$208,133
66" Pipe	3950	LF	$550	100 years	$21,725
60" Pipe	10280	LF	$475	100 years	$48,830
54" Pipe	11140	LF	$400	100 years	$44,560
48" Pipe	10210	LF	$325	100 years	$33,183
42" Pipe	28620	LF	$275	100 years	$78,705
36" Pipe	42420	LF	$225	100 years	$95,445
30" Pipe	51050	LF	$175	100 years	$89,338
27" Pipe	540	LF	$150	100 years	$810
24" Pipe	91960	LF	$125	100 years	$114,950
21" Pipe	2230	LF	$115	100 years	$2,565
18" Pipe	100300	LF	$105	100 years	$105,315
15" Pipe	101300	LF	$95	100 years	$96,235
12" Pipe	529890	LF	$85	100 years	$450,407
10" Pipe	4170	LF	$75	100 years	$3,128

Total:	$5,011,917
Annual Fee Administration:	$45,000
Operating (Cash Flow) Reserve (10% of Maintenance Costs):	$344,792
Estimated Total:	**$5,401,709**

Fee Calculations

The estimated annual costs for the proposed storm drain improvements are $5,401,709 as shown in Table 4 above. Dividing that by the total number of proposed DMU's in Rancho Cordova (47,124), the maximum estimated annual Stormwater Utility Fee rate is **$114.63 per DMU**.

This would be the proposed maximum fee rate for fiscal year 2014-15. The maximum rate will be increased each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics (or a reasonably equivalent index should the stated index be discontinued, as determined by the Director of Public Works).

The actual rate to be levied each year will be as approved by the City at a public hearing, after they consider an Annual Fee Report outlining the estimated annual costs of the program for the ensuing fiscal year.

Table 5 provides sample fee calculations for various land uses and parcel sizes.

Table 5 – Sample Calculations

Land Use Description	Total Area (acres)	Impervious Area (acres)	DMUs	Sample Fee
SINGLE FAMILY RESIDENTIAL (SFR1)	0.16		1.000	$ 114.63
SINGLE FAMILY RESIDENTIAL (SFR2)	0.22		1.100	$ 126.09
SINGLE FAMILY RESIDENTIAL (SFR3)	0.30		1.175	$ 134.69
SINGLE FAMILY RESIDENTIAL (SFR4)	0.40		1.250	$ 143.28
SINGLE FAMILY RESIDENTIAL (SFR5)	1.00		1.563	$ 179.10
MULTI-FAMILY RESIDENTIAL (MFR1)	5.00	3.75	46.875	$ 5,373.12
COMMERCIAL[1]	1.00	0.75	9.375	$ 1,074.62
INDUSTRIAL	1.00	0.80	10.000	$ 1,146.27
SCHOOLS	5.00	2.50	31.250	$ 3,582.08
PRIVATE RECREATION	1.00	0.25	3.125	$ 358.21
PARKS/GREENBELTS	2.00	0.20	2.500	$ 286.57
PUBLIC	2.00	0.60	7.500	$ 859.70

[1] Average of Downtown and Neighborhood Commercial as shown in Appendix B

The Preliminary Charge Roll, which is a listing of each parcel to be charged a fee and its proposed maximum fee for FY 2014-15, is on file in the office of the City Clerk.

Appeals Process

If a property owner disagrees with the calculation of his or her fee, based on the parcel area and estimated impervious percentage assigned to the property, then the property owner may appeal the calculation as follows:

1. Property owner must provide written documentation explaining the reason why the charge should be changed. This documentation must include:
    a. The name, phone number, mailing address, and email address, if available, of the property owner.
    b. The Assessor's Parcel Number (APN) of the property in question.
2. If additional documentation is required or insufficient documentation was submitted, a representative of the Department of Public Works (Staff) will notify the property owner in writing.
3. Once Staff has determined that sufficient documentation has been submitted, Staff will perform the initial review. Staff will notify the property owner in writing within four (4) weeks from the time sufficient documentation was submitted as to whether or not the fee amount will be changed.
    a. If the determination is to change the fee amount, then the new fee amount will be documented within the City's fee database.

b. If the determination is that the fee should not be changed, the property owner can appeal Staff's decision to the Director of Public Works. The appeal must be made in writing and returned no later than four (4) weeks from the date of mailing of Staff's initial review decision. The Director of Public Works will notify the property owner in writing within four (4) weeks from the date of receipt of the appeal as to whether or not the fee amount will be changed.

   If the owner of any parcel shall have reason to feel that the computation of the DMU for his/her parcel is not correct, that person may file an appeal with the Director of Public Works in the manner prescribed by the Director of Public Works. The Director of Public Works will consider all data provided by the appellant and shall render a decision in writing. The decision of the Director of Public Works will be final with respect to City action on the appeal.

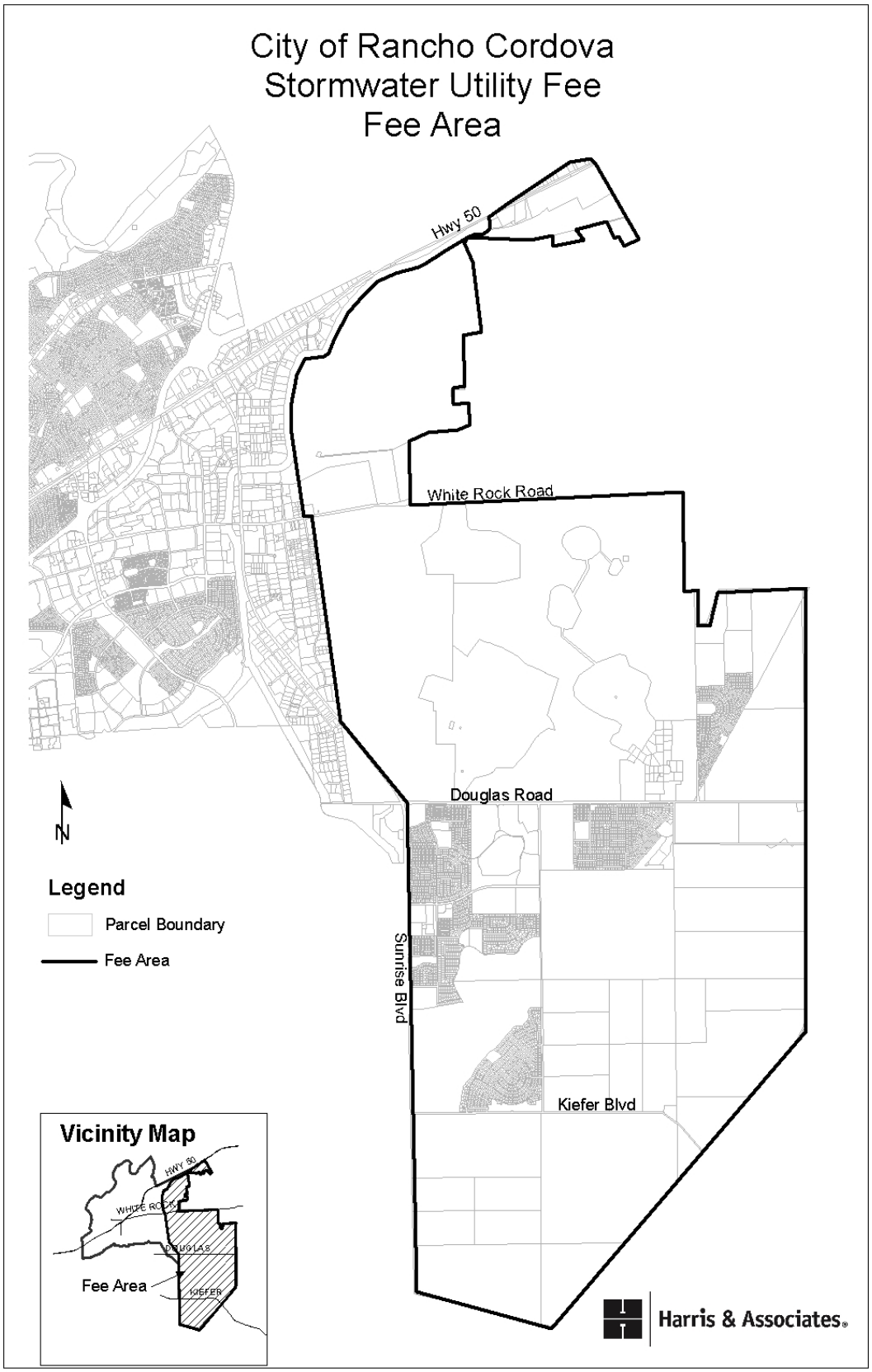
Appeals will be accepted annually up until June 30 for inclusion on the following fiscal year's property tax roll submittal. However, if an appeal is granted by Staff or the Director of Public Works that does not permit inclusion for the following fiscal year's property tax roll submittal, a reimbursement will be provided to the property owner by the City.

Respectfully submitted:

Harris & Associates

Dennis A. Anderson
Senior Project Manager

APPENDIX A


City of Rancho Cordova
Stormwater Utility Fee
Fee Area
Hwy 50
White Rock Road
Douglas Road
Sunrise Blvd
Kiefer Blvd
N
Legend
Parcel Boundary
Fee Area
Vicinity Map
HWY 50
WHITE ROCK
DOUGLAS
KIEFER
Fee Area
Harris & Associates

APPENDIX B

Runoff Coefficient

Land Use		Impervious
Single Family Residential	less than 0.166 acres	50%
Single Family Residential	0.166 acres to 0.250 acres	40%
Single Family Residential	0.251 acres to 0.330 acres	30%
Single Family Residential	0.331 acres to 0.500 acres	25%
Single Family Residential	Over 0.500 acres (excluding the first 0.500 acres)	5%
High-Density Residential (including Apartments and Mobile Home Parks)		75%
Condominiums		70%
Commercial Downtown Areas[1]		80%
Commercial Neighborhood Areas		70%
Industrial		80%
Schools		50%
Parks		25%
Greenbelts		10%

Footnotes:

[1] City of Rancho Cordova Municipal Code Chapter 15.

Sources:

1. Yolo County City/County Drainage Manual, February 2010.
2. Stormwater Quality Design Manual for the Sacramento and South Placer Regions, May 2007.

Appendix C

Cost Information

County of Sacramento/City of Rancho Cordova
Current Storm Drain Maintenance Costs

Pipe Repair Costs

Budget Classification		Repair Type	Actual Expenditures for FY 11/12	FY 13/14 Budget
County North	OCUO	Drain Line Upgrade or Repair	$ 630,912.90	$ 630,912.90
	OFFO	Fence Repair	$ 19,343.41	$ 19,343.41
	OHKO	Inlet Outfall Repair	$ 455,724.02	$ 455,724.02
	OMSO	Erosion Control	$ 26,189.60	$ 26,189.60
	OY8O	Manhole Repair	$ 63,362.44	$ 63,362.44
	RAMP	ADA Compliant Ramp	$ -	$ -
	Overhead	36.39%	$ 435,026.56	$ 435,026.56
		Total Budget=	**$ 1,630,558.93**	**$ 1,630,558.93**
County South	OCUO	Drain Line Upgrade or Repair	$ 105,317.24	$ 105,317.24
	OFFO	Fence Repair	$ 35,802.01	$ 35,802.01
	OHKO	Inlet Outfall Repair	$ 214,660.90	$ 214,660.90
	OMSO	Erosion Control	$ -	$ -
	OY8O	Manhole Repair	$ 8,585.40	$ 8,585.40
	RAMP	ADA Compliant Ramp	$ -	$ -
	Overhead	23.51%	$ 85,667.45	$ 85,667.45
		Total Budget=	**$ 450,033.00**	**$ 450,033.00**
Rancho Cordova	OCUO	Drain Line Upgrade or Repair	$ 222,809.74	$ 229,850.53
	OFFO	Fence Repair	$ 26,326.14	$ 27,158.05
	OHKO	Inlet Outfall Repair	$ 224,877.26	$ 231,983.38
	OMSO	Erosion Control	$ -	$ -
	OY8O	Manhole Repair	$ 4,498.84	$ 4,641.00
	RAMP	ADA Compliant Ramp	$ -	$ -
	Overhead	23.51%	$ 112,504.88	$ 116,060.03
		Total Budget=	**$ 591,016.86**	**$ 609,692.99**
Total LF of Pipes				
		County	7,865,755	7,865,755
		Rancho Cordova	1,349,271	1,349,271
Cost/LF of pipe for Repairs				
		County	**$ 0.26**	**$ 0.26**
		Rancho	**$ 0.44**	**$ 0.45**

* Costs were increased for 12/13 based on comparing actual expenditures in 11/12 with actual expenditures in 12/13.

County of Sacramento/City of Rancho Cordova
Current Storm Drain Maintenance Costs

Creek and Channel Cleaning

Budget Classification		Repair Type	Actual Expenditures FY 11/12	FY 13/14 Budget
County	OCCO	Inspect Channels	$ 149,684.06	$ 149,684.06
	ODSO	Clean, Inspect trach Racks and Box Culverts	$ 203,337.83	$ 203,337.83
	OF8O	Sandbag Distribution	$ 5,184.60	$ 5,184.60
	OFCO	Drainage Response	$ 82,451.66	$ 82,451.66
	OFDO	Concrete Channel Cleaning Bobcat	$ 552,150.54	$ 552,150.54
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	$ 191,840.84	$ 191,840.84
	OLCO	Access Road Maintenance	$ -	$ -
	OLDO	Mowing		
	OMPO	Expose Pipe End Mechanically	$ 2,720.90	$ 2,720.90
	OMRO	Channel Cleaning Mechanical	$ 49,087.50	$ 49,087.50
	OORC	Rodent Control	$ 32,695.06	$ 32,695.06
	OTVD	Tree Removal	$ 79,463.44	$ 79,463.44
	OVDO	Dry Spoil Dumping	$ 8,137.34	$ 8,137.34
	OWCO	Weed Control Chemical		
	Overhead	36.39%	$ 493,691.29	$ 493,691.29
		Total Budget=	**$ 1,850,445**	**$ 1,850,445**
County	OCCO	Inspect Channels	$ 1,797.15	$ 1,797.15
	ODSO	Clean, Inspect trach Racks and Box Culverts	$ -	$ -
	OF8O	Sandbag Distribution	$ 2,464.80	$ 2,464.80
	OFCO	Drainage Response	$ 1,293.11	$ 1,293.11
	OFDO	Concrete Channel Cleaning Bobcat	$ 144,294.58	$ 144,294.58
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	$ -	$ -
	OLCO	Access Road Maintenance	$ 57,345.54	$ 57,345.54
	OLDO	Mowing		
	OMPO	Expose Pipe End Mechanically	$ -	$ -
	OMRO	Channel Cleaning Mechanical	$ 32,935.75	$ 32,935.75
	OORC	Rodent Control	$ -	$ -
	OTVD	Tree Removal	$ 214,736.46	$ 214,736.46
	OVDO	Dry Spoil Dumping	$ -	$ -

Budget Classification		Repair Type	Actual Expenditures FY 11/12	FY 13/14 Budget
	OWCO	Weed Control Chemical		
	Overhead	23.51%	$ 106,945.71	$ 106,945.71
		Total Budget=	**$ 561,813**	**$ 561,813**
Rancho Cordova	OCCO	Inspect Channels	$ -	$ -
	ODSO	Clean, Inspect trach Racks and Box Culverts	$ 413.30	$ 413.30
	OF8O	Sandbag Distribution	$ -	$ -
	OFCO	Drainage Response	$ -	$ -
	OFDO	Concrete Channel Cleaning Bobcat	$ 65,905.39	$ 65,905.39
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	$ -	$ -
	OLCO	Access Road Maintenance	$ -	$ -
	OLDO	Mowing		
	OMPO	Expose Pipe End Mechanically	$ -	$ -
	OMRO	Channel Cleaning Mechanical	$ -	$ -
	OORC	Rodent Control	$ -	$ -
	OTVD	Tree Removal	$ -	$ -
	OVDO	Dry Spoil Dumping	$ -	$ -
	OWCO	Weed Control Chemical		
	Overhead	23.51%	$ 15,592.45	$ 15,592.45
		Total Budget=	**$ 81,911**	**$ 81,911**
Total LF of Channels				
		Rancho Cordova (unlined)	74,628	74,628
		Rancho Cordova (lined)	37,562	37,562
		Total Rancho Cordova	**112,189**	**112,189**
		County (unlined)	1,677,768	1,677,768
		County (lined)	216,153	216,153
		Total County	**1,893,920**	**1,893,920**
Cost/LF of Channel for Cleaning:				
		County	**$ 1.27**	**$ 1.27**
		Rancho	**$ 0.73**	**$ 0.75**

* Costs were increased for 12/13 based on comparing actual expenditures in 11/12 with actual expenditures in 12/13.

County of Sacramento/City of Rancho Cordova
Current Storm Drain Maintenance Costs

Activity	Size/Location	Cost/LF	Frequency	Notes
Pipes/Channels				
Hydro Cleaning	6"-24"	$ 3.00	10 years	
TV Lines	all	$ 7.50	25 years	
Creek and Channel Cleaning	Rancho	$ 0.75	each year	Within SWU Budget
	Sac County	$ 1.27		
Pump Mainteance	Covered within budget			Per County Staff Assume no pumps in new areas.
Repairs	2 crews year round	SWU funds support this		
Hydromod Basin		**cost/ac**		
Maintenance		$ 4,830.00	annul	see detailed estimate
Herbicides		$ 325.00	2 x's/year	
Additional costs				
Pesticide Control Advisor		$ 20,000.00	annually	
Engineering admin support with regulatory agencies		10%	of maint costs/year	
Supervisors and managers		5%	of maint costs/year	

Hydromod Basin Maintenance

Basin Maintenance Costs	Cost per Acre
Trash Clean-up and Disposal (4 x's/year)	$ 1,200
Mowing (2 x's/year)	$ 200
Inspection 4 x's/year	$ 1,600
Erosion Repair	$ 800
Vegetation and Landscape Maintenance	$ 800
Sub-total	**$ 4,600**
Over-head Mark-up (5%)	$ 230
Total Cost	**$ 4,830**

Inspection Includes: Examine gates, fences and access ramp for damage and overgrown vegetation, check basin slopes for erosion, excess vegetation, debris and animal burros, check flow line for excess vegetation and sediment, check for eriosion at water line, large/floating debris, and excess vegetation. Check for debris, creacks and instructure, and erosion at inlets and outlets. Also check access control racks for debris and to snrue they are locked and secured. Check riprap at inlet weir

Appendix D

Detailed Land Use Data

ATTACHMENT 3

Storm Drain User Fee
City of Rancho Cordova
December 20, 2013

AC, Landuse & units derived from GIS/Aerials

		Arista Del Sol		Arboretum		Douglas 98		Douglas 103		Grantline 208		Montelena		Rio Del Oro		Suncreek		The Ranch (Sunridge)		Sunridge Lot J		Westborough		North Douglas II		Heritage Falls		Anatolia IV		Anatolia		Sunridge			
	Land Use/ Zoning Description	**AC**	**Units**	**AC**	**Units**	**AC**	**Units**	**AC**	**Units**	**AC**	**Units**	**AC 2012**	**Units 2012**	**AC**	**Units**	**AC 2013**	**Units 2012**	**AC 2013**	**Units 2012**	**Est.**	**Units 2013**	**AC**	**Units**	**AC**	**Units**	**AC**	**Units**	**AC**	**Units**	**GIS AC**	**GIS Units**	**GIS AC**	**GIS Units**	**Total Acres**	**Total Units**
Residential:																																			
LDR	SF (2.1-6.0 DU/AC)	35.3	176	144.8	698			3.7	14	44.7	276	71.4	388	1,518.5	7,593	179.4	899	142.3	694	35.8	179	347.2	1,580	17.70	153.00	72.20	303.00	21.60	203.00					2,635	13,156
	MD (6.1-12 DU/AC)															321.5	2,524																	322	2,524
MDR	MD (6.1-18.0 DU/AC)	83.8	556	290.0	2,334 [a]	94.2	528	28.2	287	42.8	227	54.4	402	256.0	2,048	43.7	286 [c]	105.4	685	17.5	192	146.8	1,389			92.10	525.00			450.8	2,831	146.4	941	1,852	13,231
	MD (14.0-29.9 DU/AC)			60.4	885																													60	885
HDR	HD (18.1-40.0 DU/AC)													98.0	1,960	44.2	980	12.2	378 *			30.4	922			6.80	132.00							192	4,372
	HD (30+ DU/AC)			29.5	825														* These may be Attached															30	825
	Residential Total	119.1	732	524.7	4,742	94.2	528	31.9	301	87.5	503	125.8	790	1,872.5	11,601	588.8	4,689	259.9	1,757	53.3	371	524.4	3,891	17.7	153	171	960	22	203	450.8	2,831	146.4	941	**5,090**	**34,993**
Non-Residential:																																			
VC	Village Commercial			16.9				19.5				16.6		20.0		22.0		13.5				93.3												202	
LTC	Local Town Center			30.4										20.0								83.5												134	
RTC	Regional Town Center			0.9										113.0		58.4																		172	
BP	Business Park	6.6		65.0										86.0																				158	
MP	Industrial Park													283.0																				283	
Education:																																			
HS/MS	High School/Middle School			72.6										78.0		110.9 [b]						94.0 [b]												356	
MS	Middle School													20.0																				20	
ES	Elementary School			21.2						10.6				54.0												5.50				10.8				102	
Open Space & Public:																																			
CP	Community Park	11.4		60.7						7.8				107.0		44.9		29.3				52.3												313	
P/QP	Public/Quasi Public			2.0								3.2		7.5		12.3						10.6								1.1				37	
NP	Neighborhood Park	3.1		3.8		8.2		5.2		3.4		20.8		67.5		17.0		8.6		6.4				0.71		17.20		3.70		21.2		7.0		194	
SWD	Storm Water Detention	4.0								15.0		9.6		39.0		53.5		24.3						4.00		17.40				9.5		9.6		186	
WP	Wetland Preserve	55.8						43.8		81.0		54.5		510.0																				745	
DP	Drainage Parkway													138.0		5.0						104.6				15.30						7.2		270	
PR	Private Recreation													54.0												4.20				4.3				63	
OS	Open Space			144.5										22.0										0.60		0.80								168	
OS/P	Open Space/Preserve													12.0		45.6		174.0				47.7												279	
LC	Landscape Corridors	1.1				2.8								82.0		19.2										2.70		1.30		13.4		0.7		123	
GB	Green Belts							2.6						51.0																				54	
ROW	Right-of-way	9.5		104.3				8.5		5.3		22.4		192.0		82.6		20.5		14.5		127.1				6.90		2.20						596	
BR/WP	Reservoir / Wetland Preserve			302.8												205.1								19.80										528	
S	Sewer Lift Station / Utility Substation			1.0																										6.6		6.4		14	
	Vacant (unknown dev plan)																													567.4		27.3		595	
	Total Non-residential	91.5		826.1		11.0		79.6		123.1		127.1		1,956.0		676.5		270.2		20.9		613.1		25.1	0.0	70.0	0.0	7.2	0.0	634.3		58.2		5,590	
	Total Residential & Non-Res	210.6	732.0	1,350.8	4,742.0	105.2	528.0	111.5	301.0	210.6	503.0	252.9	790.0	3,828.5	11,601.0	1,265.3	4,689.0	530.1	1,757.0	74.1	371.0	1,137.5	3,891.0	42.8	153.0	241.1	960.0	28.8	203.0	1,085.1	2,831.0	204.6	941.0	**10,680**	

Notes: All data is from recent plans received in Nov 2013 unless specified otherwise.

[a] Arboretum has 2 MD residential classifications. The first line is for 6.1-13.9 DU/AC (instead of 6.1-18)

[b] Acreage for all schools

[c] Suncreek has 2 MD residential classifications. The second line is for 12.1-18 DU/AC (instead of 6.1-18)

Includes April 2012 Amendment

AC estimated

Stormwater Utility Fee

Sample of the Stormwater Utility Fees for Fiscal Year **2022-2023**:

Table 1

Land Use Description	Total Area (acres)	Sample Fee
Single Family Residential (SFR1)	0.16	$143.40
Single Family Residential (SFR2)	0.22	$157.73
Single Family Residential (SFR3)	0.30	$168.51
Single Family Residential (SFR4)	0.40	$179.24
Single Family Residential (SFR5)	1.00	$179.24
Multi-Family Residential (MFR1)	5.00	$1,254.93
Commercial	1.00	$1,344.58
Industrial	1.00	$1,434.24
Schools	5.00	$896.39
Private Recreation	1.00	$448.17
Parks/Greenbelts	2.00	$179.24
Public Property (with structures)	2.00	$537.81

MEMORANDUM

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Nicholas Sosa, Associate Planner

SUBJECT: **LOGISTICENTER AT RANCHO CORDOVA MAJOR DESIGN REVIEW – PROJECT NO. PLND-1021-0015**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
DPML Bear Hollow, LLC 5500 Equity Avenue Reno, NV 89502	Dermody Properties George Condon 5500 Equity Avenue Reno, NV 89502

PROJECT:	Logisticenter at Rancho Cordova – Major Design Review
FILE:	PLND-1021-0015
LOCATION:	Corner of Bear Hollow Drive and N. Mather Boulevard
APN:	072-2360-041-0000
PLANNER:	Nicholas Sosa, Associate Planner

RECOMMENDATION

There is no formal recommendation at this time. Staff is providing a response to Council's concerns that were raised at the April 18, 2022 council meeting and will be looking for any additional direction from Council for this project. The public hearing will be continued to a future council date. At that time, staff may bring back final action documents based upon Council's direction.

VILLAGES OF ZINFANDEL SPECIAL PLANNING AREA BACKGROUND

The Project, Logisticenter at Rancho Cordova, is located within the Villages of Zinfandel Special Planning Area (ZSPA). The Special Planning Area was approved in 2002 by Sacramento County. The ZSPA includes residential, commercial, business professional, light industrial, parks, bike trails, and open space uses. An Environmental Impact Report (EIR) was prepared, which took into consideration full build out impacts of the ZSPA, including biological, noise, traffic, and utilities. The EIR was certified for the Special Planning Area in 1998 by Sacramento County and a Mitigation Monitoring Reporting Program was adopted.

When the ZSPA was adopted, the property owners entered into a Development Agreement with Sacramento County, which had jurisdiction over the planning area at the time. This Development Agreement created vested rights for the property owner which effectively solidified all regulations and developments standards at that time (2003) to be applicable within the ZSPA for the life of the development agreement. At the time that these vested rights were created between the property owners and the County, the 2003 Sacramento County Zoning Code was the applicable document and therefore continues to be the regulatory document utilized for

permitted and conditionally permitted uses and development standards such as building size, setbacks, landscaping, and parking for projects under review today.

In addition to the vested rights established by the property's Development Agreement, the Villages of Zinfandel's allowed uses and development standards are further limited by the Mather Field Airport's overflight zone which is "governed" by the Sacramento Area of Council of Governments and the Mather Airport Land Use Plan. The Land Use Plan includes limitations based upon a property's proximity to the airport. Areas that are most restrictive are those within the flight safety zones which are within the direct approach/departure flight paths of the runway. These areas are limited in both use and construction to minimize potential destruction if an accident should occur. The Land Use Plan also includes "Sound Contours" which are areas of excessive noise from the approach and departure of planes on the runway. The noise levels in these areas range from 75-60 decibel's which further dictates allowed uses within the area as these noise levels would not be comfortable or appropriate for certain uses such as office space or residential housing which has a limitation of a maximum of 55 decibels. The Land Use Plan of the airport in conjunction with the vested rights of property owners in the Villages of Zinfandel SPA are both utilized in reviewing projects to determine which uses are allowed within certain areas of the ZSPA and which development standards are applicable to each project.

PROJECT BACKGROUND

The project was originally presented on April 18, 2022, at the regularly scheduled City Council Meeting. After City Council was presented the project, there were some concerns with the landscaping that was proposed with the project as well as the direction of the truck traffic to and from the subject property. The project was then continued to the May 16th council date and direction provided to the applicant to make modifications to the landscaping. On May 16th the item was continued to a date uncertain to continue working with the Applicant to address issues. Since that time, staff has continued to work with the Applicant to address these concerns and has provided the following revised project plans and conditions of approval will be updated to reflect these changes.

1. The Council had concerns with the visibility of the commercial truck parking and loading dock area from Bear Hollow Drive as well as from the elevated bike trail to the west of the project.

   The Applicant has worked with their landscape architect as well as the City's arborist in providing additional evergreen trees that would provide sufficient screening throughout the year. The original landscape plan included strategically positioned Interior Live Oak trees (*mature size: 75'W x 60'H)* along the City's existing bike trail to screen the visibility of the commercial loading dock area from the trails elevated position. The Applicant has expanded on the screening in this area by adding 17 additional trees along the west property line (shown in **Figure 1**). The trees proposed are shown as Deodar Cedar trees which are an evergreen pine tree with a fully mature size of 48'W x 80H. A sufficient amount of screening would likely be visible in approximately 8-10 years growth even with the elevation of the trail.

   In addition to the trees along the west property line, the Applicant has also added additional Deodar Cedar trees along Bear Hollow Drive at the truck entrance to the loading dock area. The applicant has added 10 Cedar trees which are evergreen, along the east property line in combination with the originally proposed deciduous Chinese Pistache (*mature size 40'W x 40'H*) along this area, which will provide sufficient

screening of the area as well as a colorful aesthetic at certain times of the year. The Applicant has also agreed to increase the size of a majority of the trees along Bear Hollow from 24" box trees to 36" box trees to ensure screening is sufficient as quickly as possible. The 36" box trees are the largest that can be accommodated along Bear Hollow without removing trees and sacrificing density. **Figures 1** shows the updated landscape plan with added Deodar Cedars, **Figure 2** shows images of trees proposed at these locations, and **Figures 3-5** show renderings of added landscaping at plant installation, 5-year growth, and 10-year growth. The landscape plans included within Attachment 1 reflect the updated trees and screening.

Figure 1: **Updated Landscape Plan**

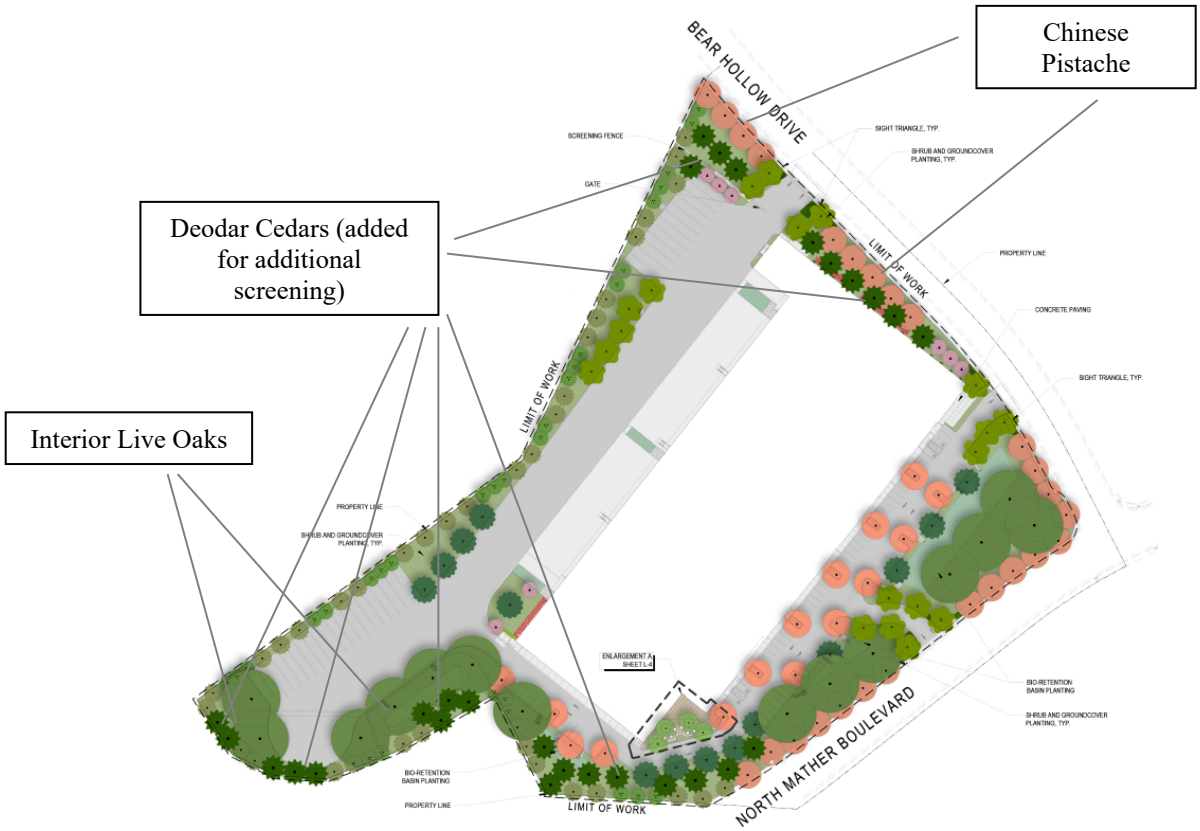


Figure 2: Tree species proposed along west and east property lines



Deodar Cedar



Interior Live Oak



Chinese Pistache

Figure 3: Bear Hollow at Parking Lot Entrance (1,5, & 10-year growth)



Figure 4: Truck Entrance at Bear Hollow Drive (1,5 & 10-year growth)



Note: rendering shows fencing as transparent, however, conditions of approval require a solid wall at 10 feet in height.

Figure 5: Loading Dock Area from Bike Trail (1,5, & 10-year growth)



2. <u>The Council also had concerns regarding the direction of truck traffic going in and out of the truck driveway entrance to the northeast of the project and requested additional conditions of approval to restrict traffic heading north on Bear Hollow through the existing school zone</u>.

   The Public Works Department has provided an additional conditions of approval for the project that restricts all non-passenger and commercial vehicles from utilizing Bear Hollow Drive as a truck route to the facility. See **Figure 6** for a map of the area. The green line shows the allowed truck access route from the project site to Zinfandel Drive. The condition also requires that the Applicant continue to work with Public Works to devise effective traffic control measures that require truck traffic and other commercial vehicles to utilize N. Mather as the primary connection to Zinfandel. The condition has been added as follows:

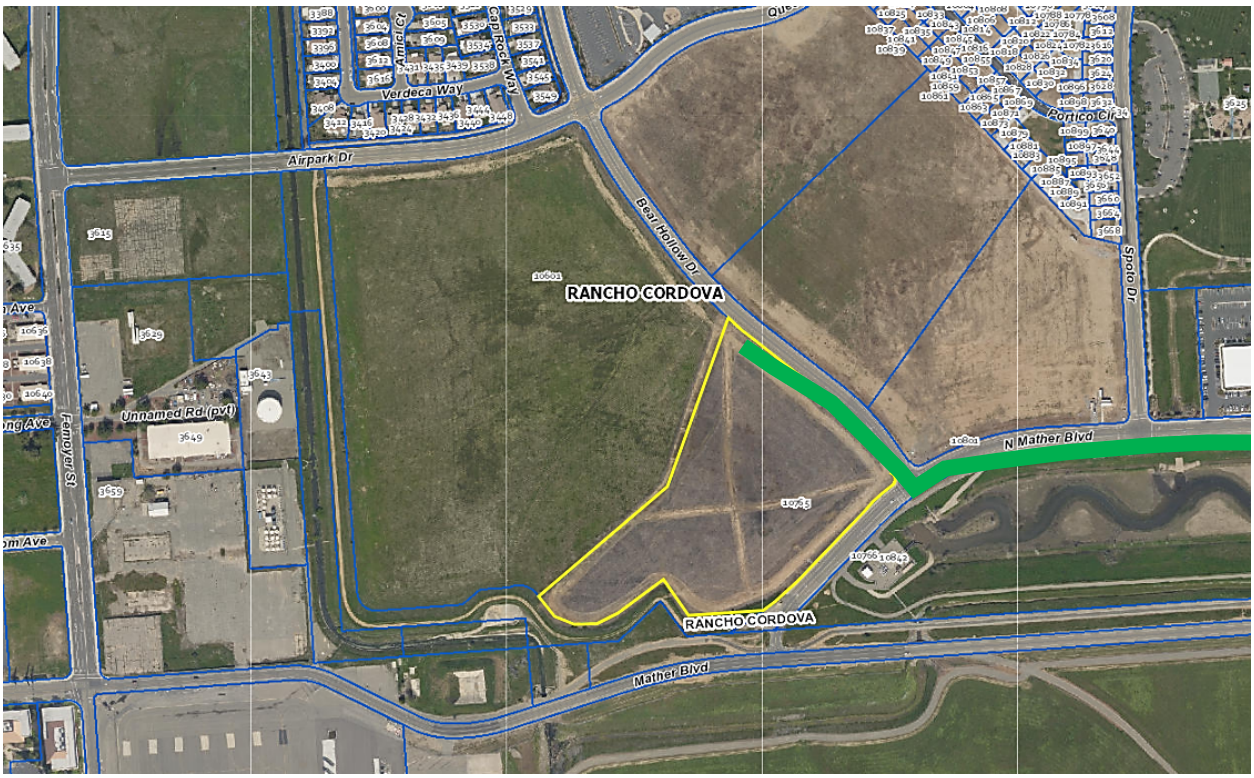
   All non-passenger and commercial vehicles shall utilize North Mather Boulevard for ingress and egress purposes. All non-passenger and commercial vehicles shall only use Bear Hollow Drive to and from North Mather Boulevard. Non-passenger and commercial vehicles shall not be permitted to use Bear Hollow Drive north of the project site, Airpark Drive, Spoto Drive, Baroque Drive, or other residential neighborhood roads. Traffic control devices shall be designed where needed to the satisfaction of the City Engineer.

   The noted traffic control devices for this condition are yet to be determined however, once agreed upon with the Applicant, these devices will be required to be incorporated into improvement plans prior to their approval and will be verified as part of project site

inspections. Regardless of which traffic control devices are utilized, directional signage will be added to the property communicating a “right turn only” route from the truck egress driveway on Bear Hollow Drive, guiding truck traffic to N. Mather Boulevard to connect to Zinfandel Drive. A condition of approval related to direction signage has also been added as follows:

Applicant shall install directional signage at truck exit on Bear Hollow drive that states “RIGHT TURN ONLY” to guide trucks to N. Mather Boulevard. Additional signage shall also be placed at the N. Mather Boulevard driveway entrance signifying that no trucks are allowed in or out of the N. Mather Boulevard driveway.

Figure 6: Allowed Truck Access Route



The above-mentioned modifications are the only changes to the project plans. The previous landscape plans have been removed and updated plans showing additional landscaping, have been added to the Project Plans (Attachment 1). All other aspects of the project have not been modified and the project architecture and site plan continue to be consistent with the original project package. Other project conditions have

STONECREEK COMMUNITY MEETING

City Staff held a community meeting at City Hall on June 27, 2022, to provide attendees a better understanding of the history of the Villages of Zinfandel Special Planning Area, regulatory documents applicable to this site, as well as all other sites in the SPA, and the extent of Staff’s ability to regulate these projects. Over 150 residents attended the meeting. Attendees provided both questions and concerns, that were addressed by Staff and the original developer/property

owner of the Villages of Zinfandel. Many of the communities' concerns revolved around overall traffic throughout the area, including the number of trips, the direction of truck traffic and making sure trucks are not passing through residential areas to get to the freeway. Staff provided additional information on the traffic analysis that were completed for these projects and how a determination was made that they are consistent with the approved Environmental Impact Report (EIR) completed for the Villages of Zinfandel Special Planning Area.

NEXT STEPS

Upon conclusion of staff's presentation, public comments, and Council discussion, the Council may wish to provide the applicant with direction on additional modifications to the project. The project will then be brought back to the Council for further consideration on August 1st.

The legal criteria to be considered on a Design Review are:

1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova design guidelines.
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
3. The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

ATTACHMENT(S)

1. Project Plans
2. DRAFT Project Conditions

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BEAR HOLLOW DRIVE
RANCHO CORDOVA, CALIFORNIA 95670



SHEET INDEX

TOTAL SHEETS: 10

ARCHITECTURAL

A6.1a	SITE DETAILS
A0.1	TITLE SHEET
A1.1	OVERALL SITE PLAN
A1.1a	ENLARGED SITE PLAN
A1.1b	ENLARGED SITE PLAN
A1.1c	ENLARGED SITE PLAN
A1.1d	ENLARGED SITE PLAN
A1.2	SITE SECTIONS
A2.1	FLOOR PLAN
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A6.1	SITE DETAILS

ARCHITECTURAL SHEET COUNT: 12

LANDSCAPE

L-1	LANDSCAPE TITLE SHEET
L-2	CONCEPTUAL PLANTING PLAN
L-3	CONCEPTUAL IRRIGATION PLAN
L-4	EMPLOYEE PATIO ENLARGEMENT
L-5	PLANTING IMAGERY
L-6	OVERALL ILLUSTRATIVE
L-7	CONCEPTUAL SHADE PLAN

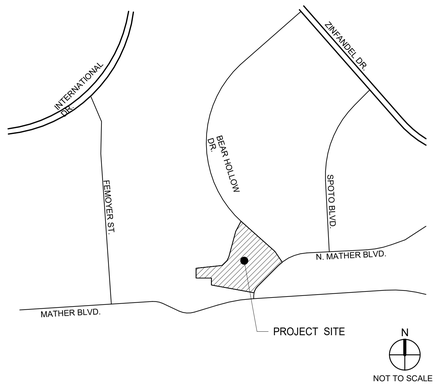
LANDSCAPE SHEET COUNT: 7

CIVIL

C201	CIVIL SITE PLAN
C202	CIVIL SITE PLAN
C203	CIVIL SITE PLAN
C301	GRADING & DRAINAGE PLAN
C302	GRADING & DRAINAGE PLAN
C303	GRADING & DRAINAGE PLAN
C304	GRADING & DRAINAGE PLAN
C401	UTILITIES PLAN
C402	UTILITIES PLAN
C403	UTILITIES PLAN
C801	CROSS SECTIONS
C802	CROSS SECTIONS
C901	FIRE PLAN

CIVIL SHEET COUNT: 13

VICINITY MAP



OWNER

DERMODY PROPERTIES
DERMODY PROPERTIES
550 EQUITY AVENUE
RENO, NEVADA 89502
PRIMARY CONTACT: GEORGE CONDON
PH: (775) 858 8080
EMAIL: gcondon@dermody.com

ARCHITECT

WARE MALCOMB
4683 CHABOT DR #300
PLEASANTON, CALIFORNIA 94588
P 925.244.9620
F 925.244.9621
PRIMARY CONTACT: LETICIA DE BRITO
PH: 925 480 6146 x1498
EMAIL: ldebrito@waremalcomb.com

OWNER'S CONSULTANTS

CIVIL ENGINEER
LAUGENOUR AND MEIKLE
608 COURT STREET
WOODLAND, CALIFORNIA 95695
PRIMARY CONTACT: BRYAN P. BONINO
PH: (530) 662 1755
EMAIL: bpb@lmce.net

GEOTECHNICAL ENGINEER
WALLACE KUHL & ASSOCIATES
3050 INDUSTRIAL BLVD.
WEST SACRAMENTO, CALIFORNIA 95691
PRIMARY CONTACT: MATT MOYNEUR
PH: (916) 372 1434
EMAIL: mmoyneur@wallace-kuhl.com

ARCHITECT'S CONSULTANTS

LANDSCAPE ARCHITECT
IMA
101 BROADWAY, SUITE 310
OAKLAND, CALIFORNIA 94607
PRIMARY CONTACT: FRANCISCO CASTELLANOS
PH: (510) 353 3952
EMAIL: fcastellanos@imadesign.com

SCOPE OF WORK

NEW INDUSTRIAL COLD DARK SHELL BUILDING SIZED 155,040 SF TO BE III-B CONSTRUCTION WITH S-1/B OCCUPANCY. RELATED SITE IMPROVEMENTS INCLUDING TRUCK COURTS AND AUTO PARKING.

PROJECT DATA

SITE DATA

LOT	469,364 S.F.	(10.78 ACRES)
BUILDING 1 AREA	155,040	S.F.
BUILDING COVERAGE	33	%
LANDSCAPE AREA	153,770	S.F.
LANDSCAPE COVERAGE	32.8	%
PARKING REQUIRED:		
WAREHOUSE @ 1/2000	74	STALLS
OFFICE @ 3/1000	23	STALLS
TOTAL PARKING REQUIRED	97	STALLS
PARKING PROVIDED:		
STANDARD PARKING PROVIDED	94	STALLS
ACCESSIBLE PARKING PROVIDED	04	STALLS
TOTAL PARKING PROVIDED	98	STALLS
TRAILER PARKING PROVIDED	32	STALLS
ACCESSOR'S PARCEL NO:	072-2360-036	

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4683 Chabot Dr, Suite #300
Pleasanton, CA 94588
P 925.244.9620

TITLE SHEET

	DATE	REMARKS
1	01/24/22	PLANNING COMMENTS #2

PA/PM:	L. DE BRITO
DRAWN BY.:	I.M. / E.S.
JOB NO.:	SNR21-0064-00

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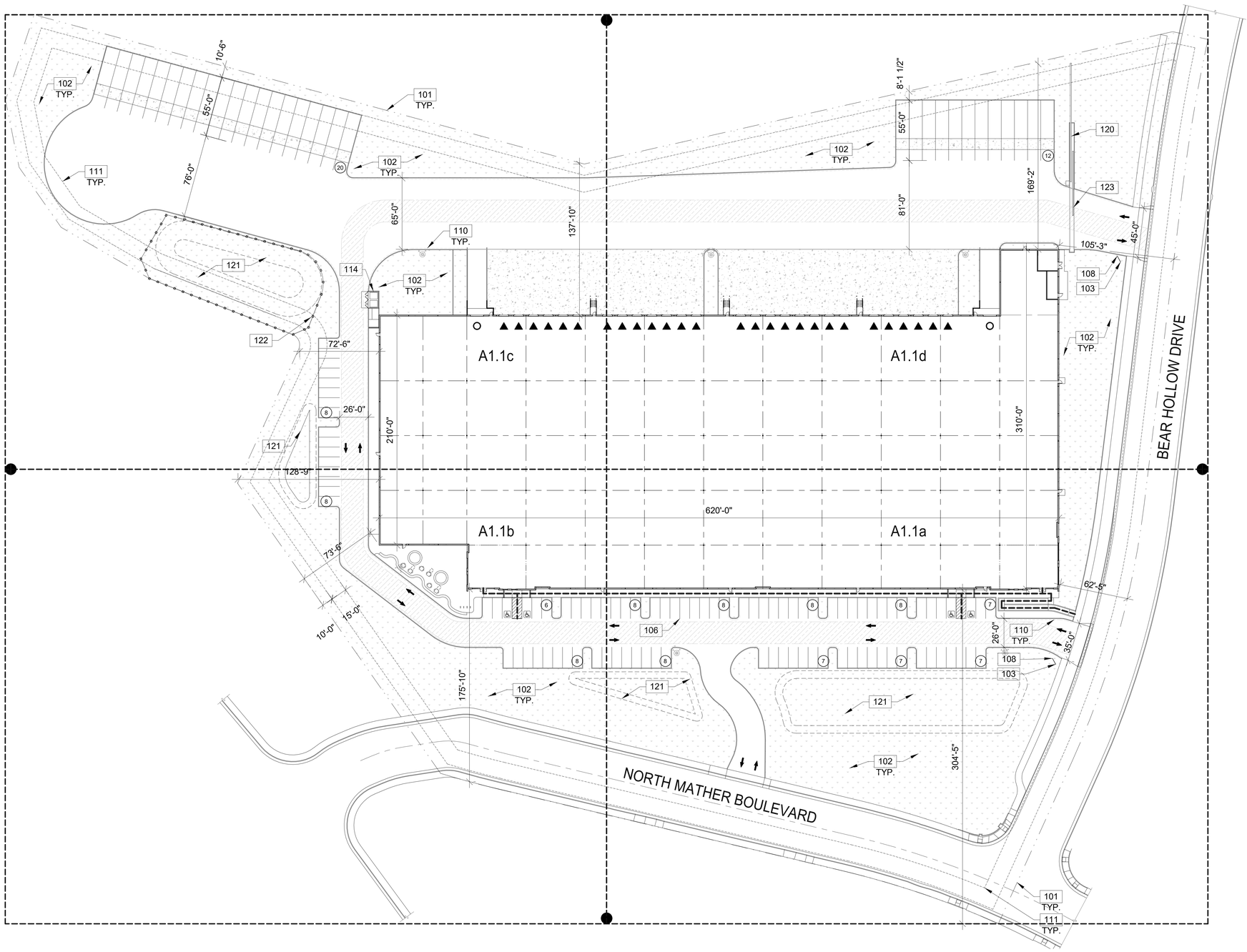
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1"=40'

0 20' 40' 80' 200'

OVERALL SITE PLAN

SCALE: 1" = 40'-0"

LEGEND

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- POLE MOUNTED LIGHT FIXTURE.
- T — TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- FIRE LANE (HATCHED)
- (1) — PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT
- P.I.V. WITH TAMPER
- SETBACK LINE

KEYNOTES:

101. PROPERTY LINE.
102. LANDSCAPE AND IRRIGATION AREA.
103. ACCESSIBLE ENTRY SIGNAGE.
104. ACCESSIBLE PARKING STALL WITH SIGNAGE.
105. VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
106. PAINTED PARKING STRIPING PER CITY STANDARDS. 2'-0" PARKING OVERHANG.
107. STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
108. FIRE LANE ENTRY SIGNAGE.
109. CONCRETE DOLLY STRIP
110. FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED.
111. SETBACK LINE.
112. CONCRETE RAMP.
113. CONCRETE RETAINING WALL.
114. TRASH ENCLOSURE WITH RECYCLE BIN. SEE DETAIL 11/A6.1
115. EXTERIOR STEEL STAIR. ALL COMPONENTS GALVANIZED AND PAINTED.
116. CONCRETE PAVEMENT.
117. ACCESSIBLE LOADING ZONE.
118. ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
119. PRECAST CONCRETE WHEEL STOP. SEE DETAIL 19/A6.1
120. SCREENING WALL. SEE ARCHITECTURAL DESIGN PACKAGE.
121. DETENTION POND.
122. 4' TALL WROUGHT IRON FENCE. SEE DETAIL 21/A6.1.
123. SOLID SLIDING GATE. SEE DETAIL ON 1/A6.1a.

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ARCHITECTURE CIVIL ENGINEERING
PLANNING LANDSCAPE
INTERIORS BUILDING MEASUREMENT
4683 Chabot Dr. Suite #300
Pleasanton, CA 94588
P: 925.249.8920

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OVERALL SITE PLAN

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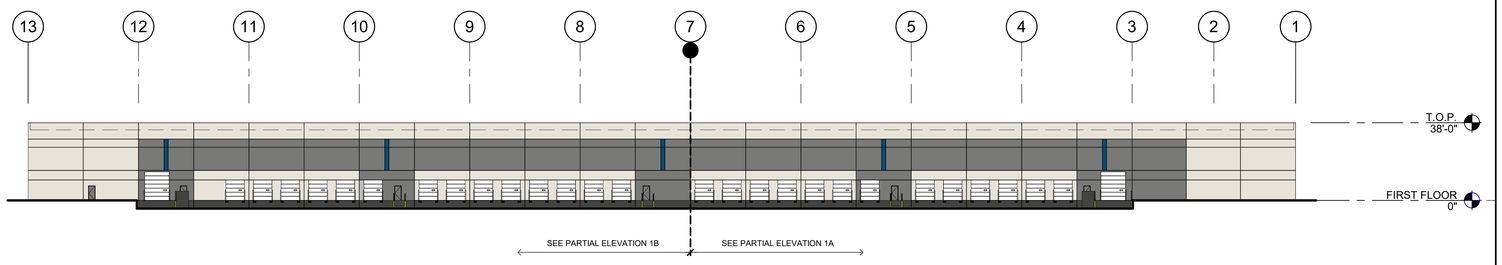
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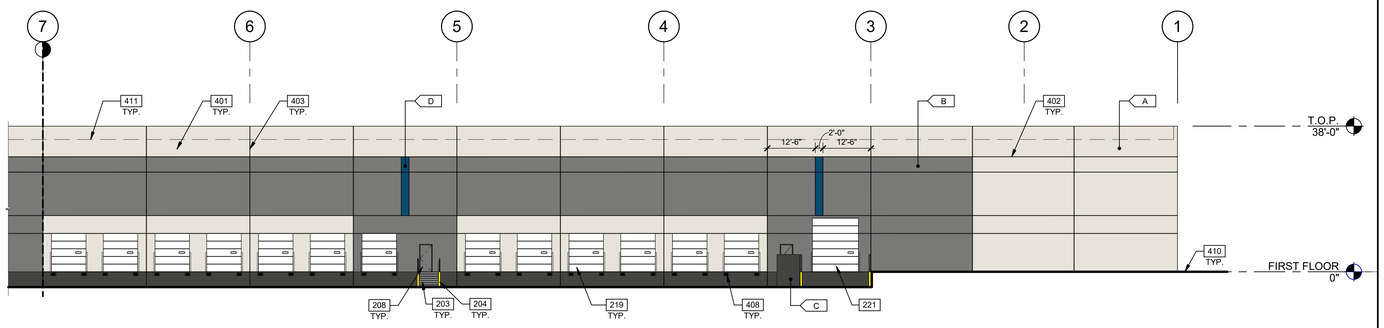


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OVERALL WEST EXTERIOR ELEVATION 1

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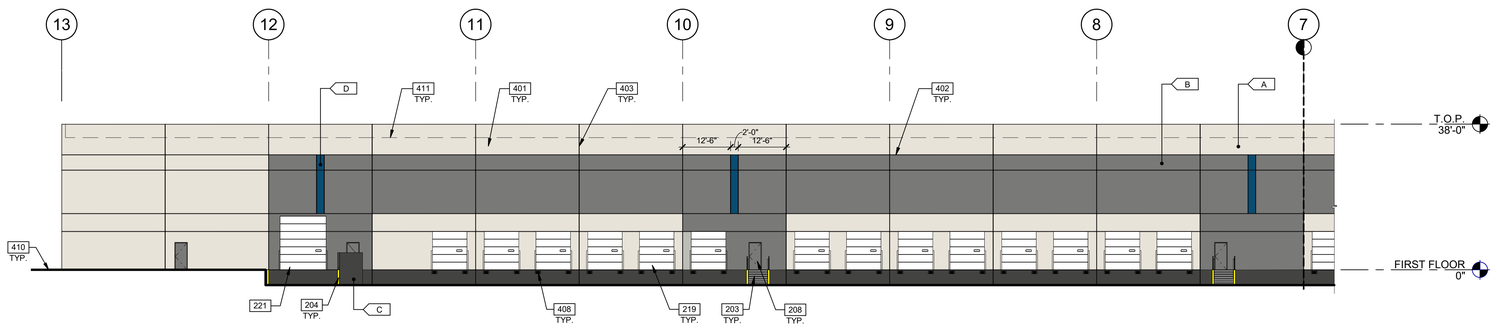


1/16"=1'-0"

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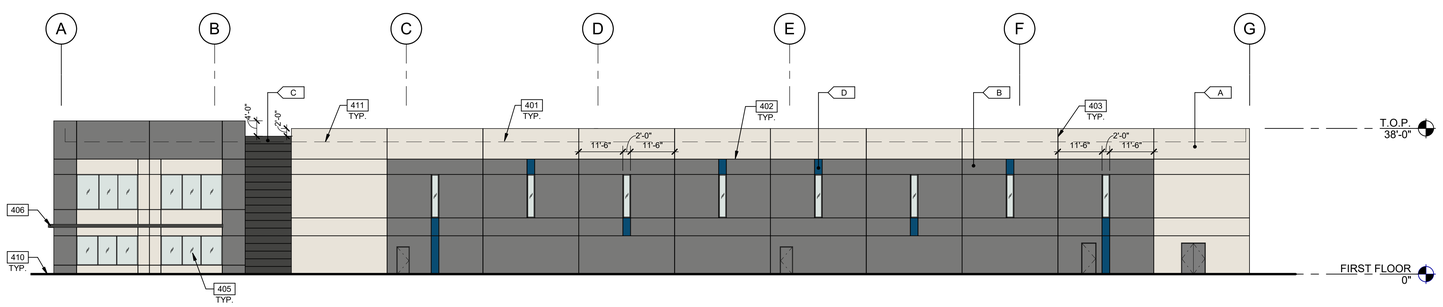
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SCALE: 1/16" = 1'-0"



PARTIAL WEST EXTERIOR ELEVATION 1B

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



NORTH EXTERIOR ELEVATION 2

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

KEYNOTES:

203	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
204	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
208	MAN DOOR.
219	SECTIONAL DOOR (DOCK HIGH).
221	SECTIONAL DOOR (ON GRADE).
401	CONCRETE WALL, PAINTED.
402	3/4" V-REVEAL. SEE DETAIL 5/A6.3
403	CONCRETE WALL JOINT. SEE DETAIL 2-3/A6.3
405	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS. HIGH PERFORMANCE GLAZING.
406	ENTRY METAL CANOPY. SEE DETAIL 18/A6.3
408	DOCK BUMPER. SEE DETAIL 16/A6.4
410	FINISH GRADE VARIES.
411	LINE OF ROOF BEYOND.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
LOW-E COATED, TINTED INSULATING
U FACTOR = 0.27 AND SHGC = 0.23
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT
SEE SPECIFICATION SECTION 08 80 00 FOR MANUFACTURERS AND ADDITIONAL INFORMATION.

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — BASE COLOR: SERWIN WILLIAMS SW 7009 PEARLY WHITE
- B — SECONDARY COLOR: SHERWIN WILLIAMS SW 2849 WESTCHESTER GRAY
- C — ACCENT COLOR: SHERWIN WILLIAMS SW 7069 IRON ORE
- D — ACCENT COLOR: SHERWIN WILLIAMS SW 6804 DIGNITY BLUE

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EXTERIOR ELEVATIONS

	DATE	REMARKS
1	01/24/22	PLANNING COMMENTS #2

PA/PM:	L. DE BRITO
DRAWN BY.:	I.M. / E.S.
JOB NO.:	SNR21-0064-00

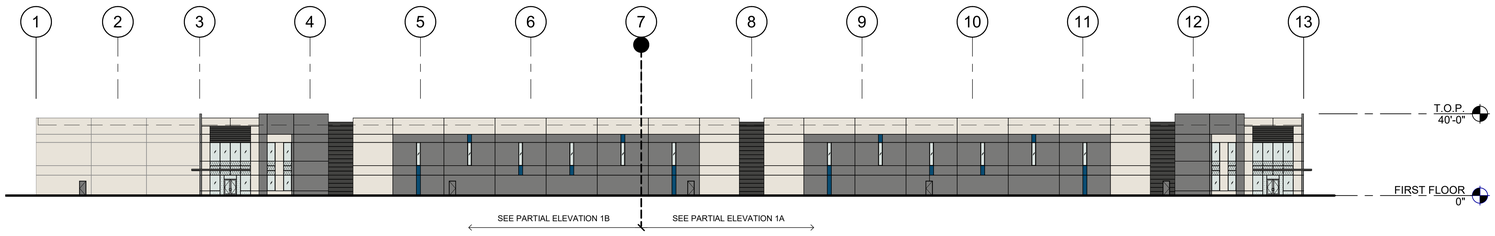
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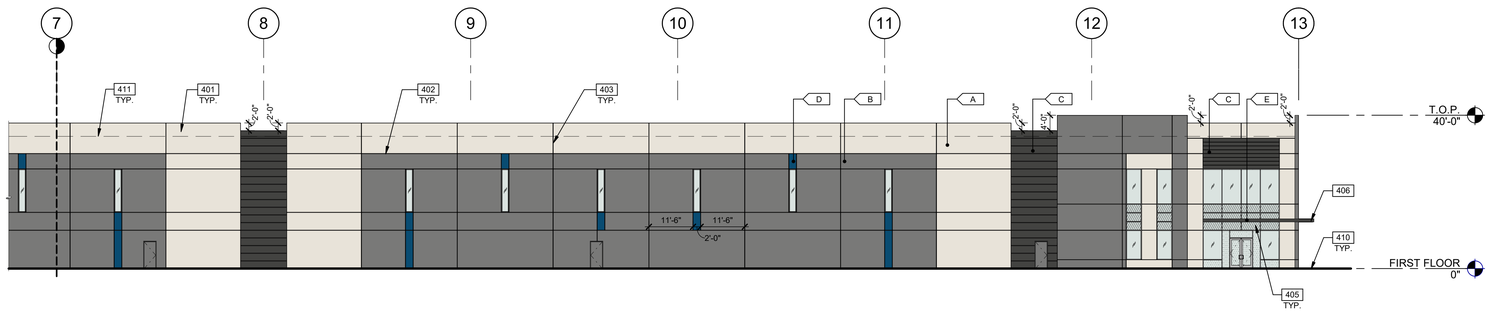
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1"=30'
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OVERALL EAST EXTERIOR ELEVATION 3

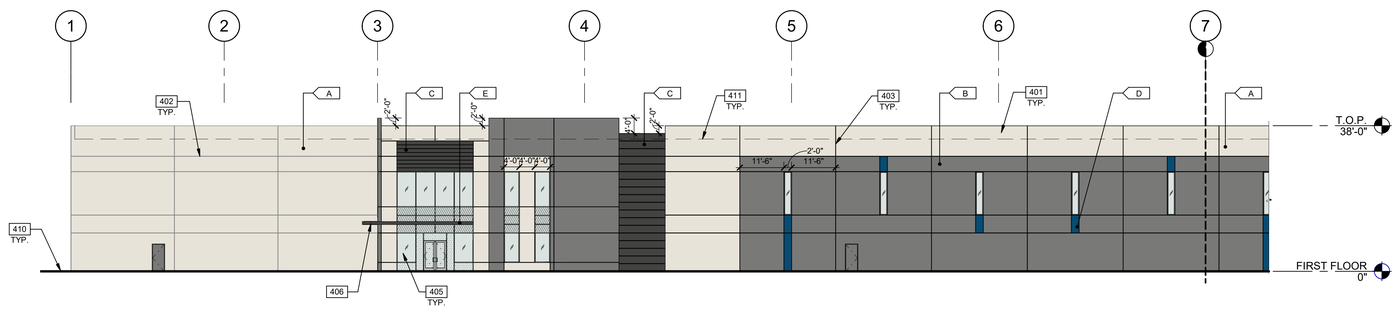
SCALE: 1" = 30'-0"



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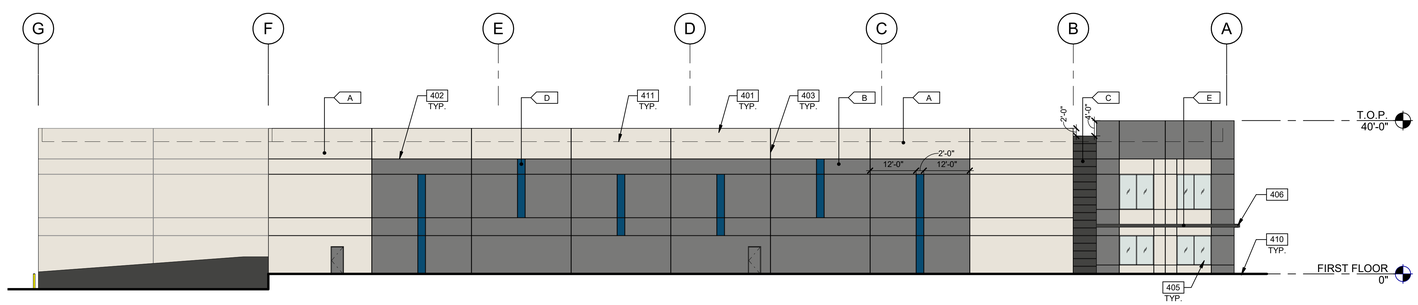
PARTIAL EAST EXTERIOR ELEVATION 3A

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



PARTIAL EAST EXTERIOR ELEVATION 3B

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



SOUTH EXTERIOR ELEVATION 4

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

KEYNOTES:

401 CONCRETE WALL, PAINTED.
402 3/4" V-REVEAL. SEE DETAIL 5/A6.3
403 CONCRETE WALL JOINT. SEE DETAIL 2-3/A6.3
405 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS. HIGH PERFORMANCE GLAZING.
406 ENTRY METAL CANOPY. SEE DETAIL 18/A6.3
410 FINISH GRADE VARIES.
411 LINE OF ROOF BEYOND.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
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INTERIORS BUILDING MEASUREMENT
4683 Chabot Dr. Suite #300
Pleasanton, CA 94588
P: 925.249.8920

LOGISTICENTER AT RANCHO CORDOVA

BEAR HOLLOW DRIVE
RANCHO CORDOVA, CALIFORNIA 95670

EXTERIOR ELEVATIONS

	DATE	REMARKS
1	01/24/22	PLANNING COMMENTS #2

PA/PM:	L. DE BRITO
DRAWN BY.:	I.M. / E.S.
JOB NO.:	SNR21-0064-00

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LOGISTICENTER AT RANCHO CORDOVA

N. MATHER BLVD. & BEAR HOLLOW DR.

Entitlement Package

■ **Owner**

Dermody Properties
5500 Equity Avenue
Reno, NV 89502
Contact: Elizabeth Teske
Ph: (775) 335-0126

■ **Architect**

Ware Malcomb
4683 Chabot Drive, Suite 300
Pleasanton, CA 94588
Contact: Leticia DeBrito
Ph: (925) 480-6146

■ **Landscape Architect**

ima
344 20th Street
Oakland, CA 94612
Contact: Francisco Castellanos
Ph: (510) 353-3952

VICINITY MAP



SITE MAP



INDEX OF DRAWINGS

SEQ.	SHEET	SHEET TITLE
1	L-1	Landscape Title Sheet
2	L-2	Conceptual Planting Plan
3	L-3	Conceptual Irrigation Plan
4	L-4	Employee Patio Enlargement
5	L-5	Planting Imagery
6	L-6	Overall Illustrative
7	L-7	Conceptual Shade Plan

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Pleasanton, CA 94588
P 925.244.9620
F 925.244.9621

ima
344 20th Street | oakland, ca 94612
510.353.3950
www.imadesign.com

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REGISTERED LANDSCAPE ARCHITECT
WILLIAM F. SCHICK
No. 1743
Signature
05/04/22
DATE
Exp. 01-31-23
STATE OF CALIFORNIA

LOGISTICENTER AT RANCHO CORDOVA
BEAR HOLLOW DRIVE
RANCHO CORDOVA, CA 95670

LANDSCAPE TITLE SHEET

DATE	REMARKS
12-14-2021	PLANNING SUBMITTAL
01-21-2022	2ND PLANNING SUBMITTAL
05-04-2022	CITY COUNCIL REVISIONS

PA/PM:	FC
DRAWN BY.:	BA
JOB NO.:	21155

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TREE LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE	REMARKS
	CEDRUS DEODARA	DEODAR CEDAR	24" BOX	PER PLAN	28	LOW	48' W X 80' H	EVERGREEN, STANDARD
	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	48" BOX	PER PLAN	8	LOW	20' W X 25' H	DECIDUOUS, MULTI-TRUNK
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	31	LOW	20' W X 20' H	EVERGREEN, LOW BRANCHING
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	48" BOX	PER PLAN	4	VERY LOW	25' W X 30' H	EVERGREEN, STANDARD
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN	40	LOW	60' W X 50' H	DECIDUOUS, STANDARD
	QUERCUS AGRIFOLIA	COAST LIVE OAK	48" BOX	PER PLAN	14	LOW	75' W X 65' H	EVERGREEN, STANDARD
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN CHINESE ELM	24" BOX	PER PLAN	14	MODERATE	70' W X 60' H	DECIDUOUS, STANDARD
	PLATANUS ACERIFOLIA	LONDON PLANE	24" BOX	PER PLAN	19	MODERATE	40' W X 80' H	DECIDUOUS, STANDARD
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	PER PLAN	37	LOW	35' W X 35' H	EVERGREEN, LOW BRANCHING

VINE LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	REMARKS
	FICUS PUMILA	CREEPING FIG	5 GAL.	16' O.C. PER PLAN	14	MODERATE	SELF-ATTACHING TO METAL SCREEN MATURE SIZE: 12' W X 25' H

SHRUB LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL.	48" O.C.	97	LOW	5' W X 4' H
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.	30" O.C.	-	LOW	2' W X 2' H
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL.	36" O.C.	-	LOW	3' W X 3' H
	PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	CAROLINA LAUREL CHERRY	5 GAL.	6' O.C.	8	LOW	6' W X 10' H

GROUNDCOVER LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA	1 GAL.	5' O.C.	-	LOW	6' W X 1' H
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	6' O.C.	-	LOW	6' W X 2' H

BIO-RETENTION BASINS LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA	1 GAL.	5' O.C.	-	LOW	6' W X 1' H
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	MCMINN MANZANITA	5 GAL.	6' O.C.	-	LOW	6' W X 6' H
	BACCHARIS PILULARIS	COYOTE BUSH	1 GAL.	6' O.C.	-	LOW	6' W X 2' H
	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL.	24" O.C.	-	LOW	2' W X 2' H

SUMMARY DATA

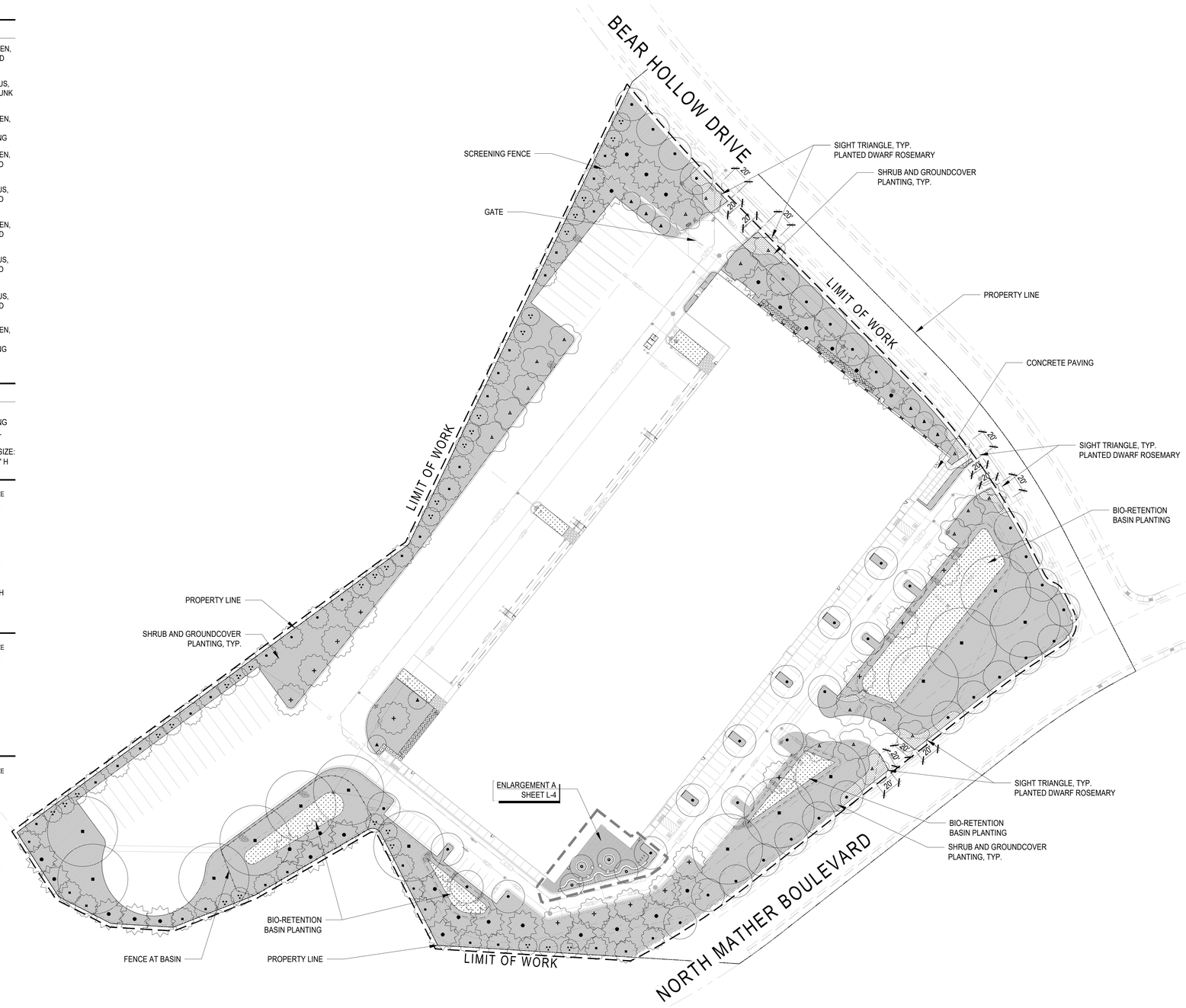
LANDSCAPE AREA: 147,861 S.F.

PROJECT TYPE: PRIVATE

WATER SOURCE: POTABLE

PERCENTAGE OF EVERGREEN TREES: 58%

NOTES:
1. OVER 30% OF PROPOSED TREES ARE REQUIRED TO BE EVERGREEN
2. ROOT BARRIERS ARE REQUIRED FOR ALL TREES PLANTED WITHIN 10' OF PAVING OR HARDSCAPE.
3. MINIMUM 3" DEPTH BARK MULCH IN ALL LANDSCAPE PLANTERS.
4. APPLY PRE-EMERGENT IN ALL NON-SEEDED LANDSCAPE AREAS.
5. INSTALL A WEED CONTROL LAYER IN ALL BARK AND/OR ROCK AREAS (AS APPLICABLE).



NORTH

0 25 50 100

SCALE: 1" = 50' - 0"

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REGISTERED LANDSCAPE ARCHITECT
WILLIAM F. SCHICK
No. 6343
Expires 08/31/23
STATE OF CALIFORNIA
05/04/22
DATE

LOGISTICENTER AT RANCHO CORDOVA
BEAR HOLLOW DRIVE
RANCHO CORDOVA, CA 95670

CONCEPTUAL PLANTING PLAN

DATE	REMARKS
12-14-2021	PLANNING SUBMITTAL
01-21-2022	2ND PLANNING SUBMITTAL
05-04-2022	CITY COUNCIL REVISIONS

PA/PM:	FC
DRAWN BY.:	BA
JOB NO.:	21155

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IRRIGATION CALCULATIONS

Landscape Hydrozone	Hydrozone Area (HA) s.f.	Plant Factor (PF)	Irrigation Efficiency (IE)	ELWU (Gallons/ Year)
1	4311	0.3	0.81	56426.2
2	6663	0.3	0.81	87211.267
3	3,874	0.3	0.81	50,706
4	2,023	0.3	0.81	26,479
5	1,621	0.3	0.75	22,914
6	3,354	0.3	0.81	43,900
7	3,408	0.3	0.81	44,607
8	3,871	0.3	0.81	50,667
9	4,319	0.3	0.81	56,531
10	6,668	0.3	0.81	87,277
11	2,897	0.3	0.81	37,919
12	1,141	0.3	0.75	16,129
13	6,551	0.3	0.81	85,745
14	1,432	0.3	0.75	20,243
15	1,125	0.3	0.75	15,903
16	4,377	0.3	0.81	57,290
17	7,296	0.3	0.81	95,497
18	8,837	0.3	0.81	115,667
19	2,414	0.3	0.81	31,597
20	8,326	0.3	0.81	108,978
21	4,439	0.3	0.81	58,102
22	6,638	0.3	0.81	86,884
23	3,118	0.3	0.81	40,811
24	10,519	0.3	0.81	137,682
25	3,610	0.3	0.81	47,251
26	552	0.3	0.81	7,225
27	484	0.3	0.81	6,335
28	740	0.3	0.81	9,686
29	7,312	0.3	0.81	95,706
30	4,665	0.3	0.81	61,060
31	1,335	0.3	0.81	17,474
32	788	0.3	0.81	10,314
33	4,940	0.3	0.81	64,659
34	2,234	0.3	0.81	29,241
35	4,354	0.3	0.75	61,548
36	4,595	0.3	0.75	63,683
37	528	0.4	0.75	9,952
38	2,592	0.3	0.75	36,641
TOTAL	**147,861**			**1,955,937**

NOTES:

1. TREES ON SEPARATE BUBBLERS - ZONE 38 FOR LOW WATER USE AND ZONE 37 FOR MODERATE WATER USE.
2. TREES WITH DIFFERENT WATERING REQUIREMENTS TO BE ON SEPARATE VALVES.

Model Water Efficient Landscape Ordinance (MWELO) Worksheet

Stone Creek Logisticenter - Rancho Cordova, CA 95670

Point-of-Connections: Systems 'A'

Maximum Applied Water Allowance (MAWA)

Total MAWA = (ETo x 0.45 x LA in SF x 0.62) + (ETo x 1.0 x SLA in SF x 0.62) = Gallons per Year for LA+SLA

Where:
MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration (XX.X inches per year)
0.45 = ET Adjustment Factor (ETAF)
1.0 = ET Adjustment Factor (ETAF) for Special Landscape Area
LA = Landscape Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Special Landscape Area (square feet)
Billing Unit = 1 Hundred Cubic feet (HCF) or 748 gallons

MAWA Calculation: System 'A'

	ETo		ETAF		LA or SLA (SF)		Conversion	MAWA (Gallons per Year
MAWA for LA =	**57.0**	**x**	**0.45**	**x**	**147,861**	**x**	**0.62**	**2,351,433**
MAWA for SLA =	**57.0**	**x**	**1.0**	**x**		**x**	**0.62**	**0**
			Total Area (SF) =		**147,861**		**Total MAWA =**	**2,351,433 Gal/Yr.**
							=	**3,144 Billing units**

Estimated Applied Water Use (EAWU)

PF = Plant Factor (range = 0.0 to 1.0)
LA = Landscape Area (square feet)
0.62 = Conversion factor (gallons/ square foot)
IE = Irrigation Efficiency = IME x DU
Kd = Density Factor (range = 0.5 to 1.3) (See WUCOLS for density ranges)
Kmc = Microclimate Factor (range = 0.5 to 1.4) (See WUCOLS for density ranges)

EAWU Calculation: ETo x PF x LA in SF x 0.62 = Gallons per Year

System 'A'

	ETo		PF		LA		Conversion		IE		EAWU (Gallons Per Year)
Special Landscape Area	**57.0**	**x**	**1.00**	**x**	**0**	**x**	**0.62**	**÷**	**1.0**	**=**	**0**
Cool Season Turf (spray)	**57.0**	**x**	**0.80**	**x**	**0**	**x**	**0.62**	**÷**	**0.81**	**=**	**0**
Low Using Shrub (spray)	**57.0**	**x**	**0.30**	**x**	**14,178**	**x**	**0.62**	**÷**	**0.75**	**=**	**200,420**
Low Using Shrub (drip)	**57.0**	**x**	**0.30**	**x**	**130,563**	**x**	**0.62**	**÷**	**0.81**	**=**	**1,708,925**
Low Using Trees (162 ea.)	**57.0**	**x**	**0.30**	**x**	**2,592**	**x**	**0.62**	**÷**	**0.75**	**=**	**36,641**
Moderate Using Trees (33 ea.)	**57.0**	**x**	**0.40**	**x**	**528**	**x**	**0.62**	**÷**	**0.75**	**=**	**9,952**
Total EAWU =					**147,861 SF**						**1,955,937 Gallons per year**
										Total EAWU =	**2,615 Billing units**

The EAWU (1,955,937 gallons per year) is less than the MAWA (2,351,433 gallons per year).
The project's Landscape Estimate of Applied Water Use complies with the City's Water Efficient Landscape Ordinance.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 57.0

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq, ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Low water use plants with drip	0.3	Subsurface Drip	0.81	0.37	130563	48308	1708925
low water use plants with spray	0.3	Pressure Regulated Spray	0.75	0.4	14178	5671	200420
Low Water Use Trees	0.3	Bubblers	0.75	0.4	2592	1036	36641
Moderate Use Trees	0.4	Bubblers	0.75	0.53	528	280	9952
				Totals	147861 (A)	55295 (B)	
Special Landscape Areas							
N/A				1	0	0	0
				1			
				1			
				Totals	0 (C)	0 (D)	
						ETWU Total	1955937
					Maximum Allowed Water Allowance (MAWA)*		2351433

*Hydrozone #/Planting Description E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

*Irrigation Method overhead spray or drip

*Irrigation Efficiency 0.75 for spray head 0.81 for drip

*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	55295
Total Area	(A)	147861
Average ETAF	**B ÷ A**	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	55295
Total Area	(A+C)	147861
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.37

A copy of this form may be obtained from Department of Water Resources website: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

LEGEND

SYMBOL	DESCRIPTION
⊠	IRRIGATION POINT-OF-CONNECTION - WATER METER FOR IRRIGATION SERVICE PROVIDED BY CIVIL ENGINEER (PROPOSED LOCATION TO BE CONFIRMED)
◩	REDUCED PRESSURE BACKFLOW PREVENTER / ENCLOSURE - 2-INCH SIZE (PROPOSED LOCATION TO BE CONFIRMED)
A	IRRIGATION 'SMART' CONTROLLER (PROPOSED LOCATION TO BE CONFIRMED)
M	MASTER CONTROL VALVE - 2-INCH SIZE (PROPOSED LOCATION TO BE CONFIRMED)
F	IR SERIES FLOW SENSOR - PVC HOUSING - 2-INCH SIZE (PROPOSED LOCATION TO BE CONFIRMED)
- - - - - -	PIPING SLEEVE UNDER PAVED AREA NOTE: SLEEVING LOCATIONS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE BASED ON THE FINAL IRRIGATION DESIGN.

NOTE:
STATIC WATER PRESSURE READING AT THE POINT-OF-CONNECTION FOR THE IRRIGATION SYSTEM IS 60 PSI. STATIC WATER PRESSURE READING WAS PROVIDED BY GOLDEN STATE WATER COMPANY ON 10/19/2021. CONTRACTOR TO VERIFY STATIC WATER PRESSURE IN FIELD PRIOR TO CONSTRUCTION.

IRRIGATION DESIGN INTENT

CONSUMING WATER FOR IRRIGATION IN EXCESSIVE AMOUNTS HAS BECOME MORE EXPENSIVE. THE PROPOSED PROJECT'S IRRIGATION SYSTEM WILL BE DESIGNED TO COMPLY WITH THE STATE OF CALIFORNIA WATER CONSERVATION IN LANDSCAPING ACT 2006 AND THE CALIFORNIA CODE OF REGULATIONS TITLE 23, DIVISION 2, CHAPTER 2.7, AND EXECUTIVE ORDER B-29-15.

IRRIGATION SYSTEM OVERVIEW

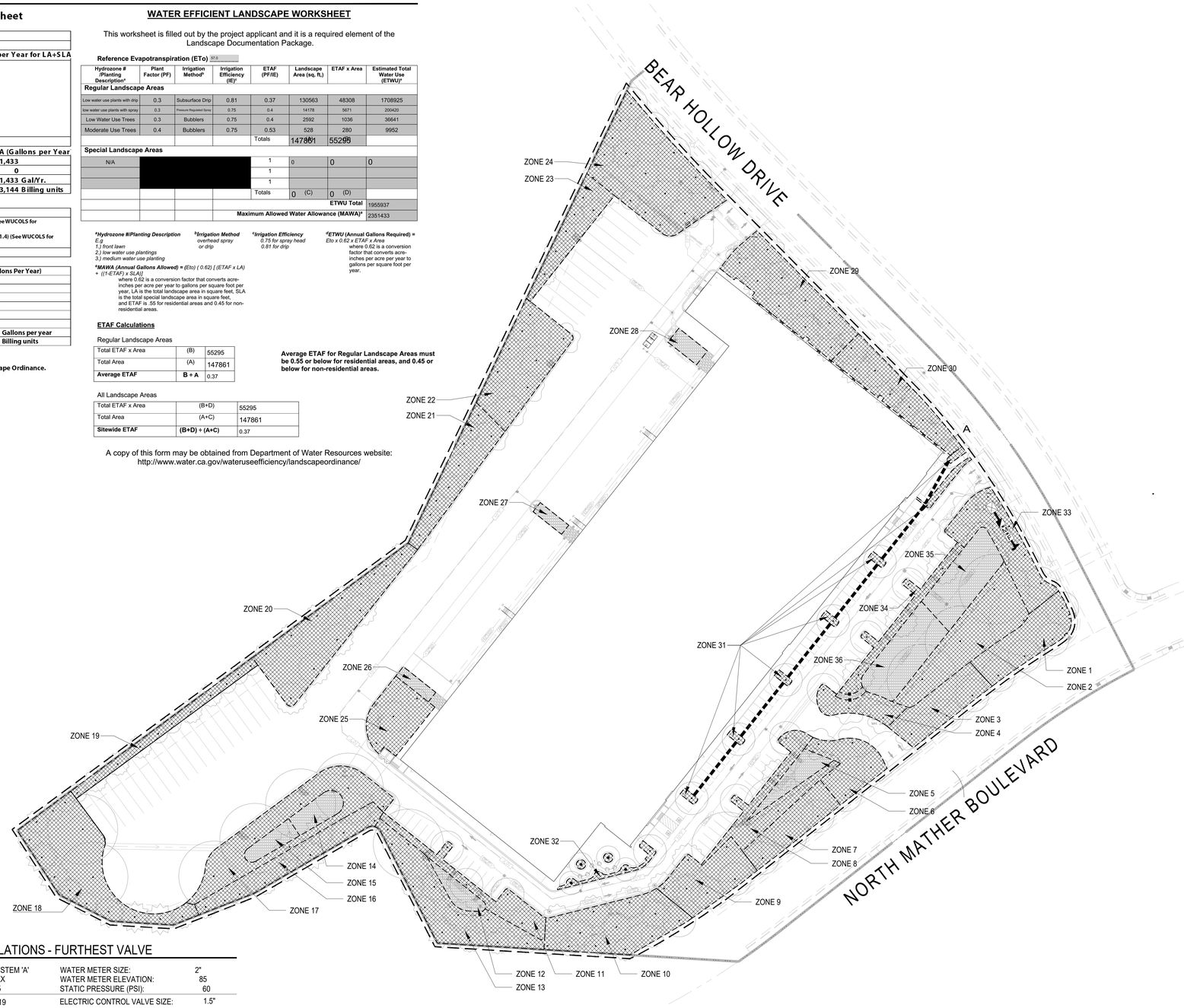
THE IRRIGATION SYSTEM WILL BE SUPPLIED WITH NON-POTABLE WATER FROM A NEW IRRIGATION-USE WATER METER. THE WATER METER WILL OPERATE A DEDICATED, REDUCED-PRESSURE TYPE BACKFLOW PREVENTER ASSEMBLY TO PROTECT THE NON-POTABLE WATER SYSTEM.

THE IRRIGATION SYSTEM WILL UTILIZE A HIGH EFFICIENCY IRRIGATION SYSTEM TO INCLUDE A SMART CONTROLLER, DRIP IRRIGATION AND POP-UP LOW SPRINKLERS. TREES WILL BE IRRIGATED ON A BUBBLER SYSTEM FOR DEEP ROOT WATERING.

ALL IRRIGATION SYSTEMS ON THE SITE SHALL BE DESIGNED TO PREVENT RUNOFF, OVER-SPRAY, LOW HEAD DRAINAGE AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS OUT OF THE DESIGNATED LANDSCAPE AREA.

IRRIGATION HYDROZONE LEGEND

SYMBOL	DESCRIPTION
	LOW WATER USE PLANT MATERIAL WITH SUBSURFACE DRIP IRRIGATION
	LOW WATER USE PLANT MATERIAL WITH PRESSURE-REGULATED OVERHEAD SPRAY SPRINKLERS (BIO-FILTRATION BASIN)



PRESSURE LOSS CALCULATIONS - LARGEST VALVE

WATER METER NUMBER:	SYSTEM 'A'	WATER METER SIZE:	2"
HYDRAULIC GRADE LINE:	XXX	WATER METER ELEVATION:	85
ELEVATION DIFFERENCE:	5	STATIC PRESSURE (PSI):	60
ELECTRIC CONTROL VALVE (ECV):	A-18	ELECTRIC CONTROL VALVE SIZE:	1.5"
RCV DEMAND: GPM	56.07	TOTAL METER GPM DEMAND:	120
ECV ELEVATION:	90	STATIC PRESSURE AT ECV:	45

SIZE	DESCRIPTION	NO.	LOSS (PSI)
X-X/X"	WATER SERVICE LINE	1	0
2"	WATER METER	2	2.7
2"	BACKFLOW PREVENTER	3	12
2.5"	MASTER CONTROL VALVE	4	0
2.5"	FLOW METER	5	0
2.5"	GATE VALVE	6	0.6
3"	BALL VALVE	7	3
4"	1490 FEET OF MAIN LINE (TYPE CLASS 315)	8	6
1.5"	XXX FEET OF MAIN LINE (TYPE SCHEDULE 40)	9	-
X"	ELECTRIC CONTROL VALVE	10	3.2
-	LATERAL LINE LOSS	11	4.3
20%	FITTING LOSS	12	6.3
5'	ELEVATION LOSS	13	2.2
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1-#13)		14	40
PRESSURE REQUIRED AT CONTROL VALVE		15	45
TOTAL PRESSURE REQUIRED (#14+15)		16	85
SYSTEM WATER PRESSURE		17	60
RESIDUAL PRESSURE (#17-#16) PUMP REQUIRED		18	-25
PUMP SETTING		19	110
RESIDUAL PRESSURE (#19-#16)		20	25

PRESSURE LOSS CALCULATIONS - FURTHEST VALVE

WATER METER NUMBER:	SYSTEM 'A'	WATER METER SIZE:	2"
HYDRAULIC GRADE LINE:	XXX	WATER METER ELEVATION:	85
ELEVATION DIFFERENCE:	4.5	STATIC PRESSURE (PSI):	60
ELECTRIC CONTROL VALVE (ECV):	A-19	ELECTRIC CONTROL VALVE SIZE:	1.5"
RCV DEMAND: GPM	15.94	TOTAL METER GPM DEMAND:	120
ECV ELEVATION:	89.5	STATIC PRESSURE AT ECV:	45

SIZE	DESCRIPTION	NO.	LOSS (PSI)
X-X/X"	WATER SERVICE LINE	1	0
2"	WATER METER	2	2.7
2"	BACKFLOW PREVENTER	3	12
2.5"	MASTER CONTROL VALVE	4	0
2.5"	FLOW METER	5	0
2.5"	GATE VALVE	6	0.6
3"	BALL VALVE	7	3
4"	1155 FEET OF MAIN LINE (TYPE CLASS 315)	8	5.8
1.5"	XXX FEET OF MAIN LINE (TYPE SCHEDULE 40)	9	-
X"	ELECTRIC CONTROL VALVE	10	3.2
-	LATERAL PRESSURE LOSS	11	3.6
20%	FITTING LOSS	12	6.2
4.5'	ELEVATION LOSS	13	2
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1-#13)		14	39.1
PRESSURE REQUIRED AT CONTROL VALVE		15	45
TOTAL PRESSURE REQUIRED (#14+15)		16	84.1
SYSTEM WATER PRESSURE		17	60
RESIDUAL PRESSURE (#17-#16) PUMP REQUIRED		18	-24.1
PUMP SETTING		19	110
RESIDUAL PRESSURE (#19-#16)		20	25.9

NOTE: STATIC WATER PRESSURE READING AT THE POINT-OF-CONNECTION FOR THE IRRIGATION SYSTEM IS 60 PSI. STATIC WATER PRESSURE READING WAS PROVIDED BY GOLDEN STATE WATER COMPANY ON 10/11/2021. CONTRACTOR TO VERIFY STATIC WATER PRESSURE IN FIELD PRIOR TO CONSTRUCTION.

NORTH

0 25 50 100

SCALE: 1" = 50' - 0"

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Pleasanton, CA 94588
P 925.244.9620
F 925.244.9621

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REGISTERED LANDSCAPE ARCHITECT
WILLIAM F. SCHICK
No. 3439
Expires 05/04/22
DATE
Exp. 01-31-23
STATE OF CALIFORNIA

LOGISTICENTER AT RANCHO CORDOVA

BEAR HOLLOW DRIVE
RANCHO CORDOVA, CA 95670

CONCEPTUAL IRRIGATION PLAN

DATE	REMARKS
12-14-2021	PLANNING SUBMITTAL
01-21-2022	2ND PLANNING SUBMITTAL
05-04-2022	CITY COUNCIL REVISIONS

PA/PM:	FC
DRAWN BY.:	BA
JOB NO.:	21155

SHEET
L-3

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TREE LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE	REMARKS
	CEDRUS DEODARA	DEODAR CEDAR	24" BOX	PER PLAN	28	LOW	48' W X 80' H	EVERGREEN, STANDARD
	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	48" BOX	PER PLAN	8	LOW	20' W X 25' H	DECIDUOUS, MULTI-TRUNK
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	31	LOW	20' W X 20' H	EVERGREEN, LOW BRANCHING
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	48" BOX	PER PLAN	4	VERY LOW	25' W X 30' H	EVERGREEN, STANDARD
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN	40	LOW	60' W X 50' H	DECIDUOUS, STANDARD
	QUERCUS AGRIFOLIA	COAST LIVE OAK	48" BOX	PER PLAN	14	LOW	75' W X 65' H	EVERGREEN, STANDARD
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN CHINESE ELM	24" BOX	PER PLAN	14	MODERATE	70' W X 60' H	DECIDUOUS, STANDARD
	PLATANUS ACERIFOLIA	LONDON PLANE	24" BOX	PER PLAN	19	MODERATE	40' W X 80' H	DECIDUOUS, STANDARD
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	PER PLAN	37	LOW	35' W X 35' H	EVERGREEN, LOW BRANCHING

VINE LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	REMARKS
	FICUS PUMILA	CREEPING FIG	5 GAL.	16' O.C. PER PLAN	14	MODERATE	SELF-ATTACHING TO METAL SCREEN MATURE SIZE 12' W X 25' H

SHRUB LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL.	48" O.C.	97	LOW	5' W X 4' H
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.	30" O.C.	-	LOW	2' W X 2' H
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL.	36" O.C.	-	LOW	3' W X 3' H
	PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	CAROLINA LAUREL CHERRY	5 GAL.	6' O.C.	8	LOW	6' W X 10' H

GROUNDCOVER LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA	1 GAL.	5' O.C.	-	LOW	6' W X 1' H
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	6' O.C.	-	LOW	6' W X 2' H

BIO-RETENTION BASINS LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA	1 GAL.	5' O.C.	-	LOW	6' W X 1' H
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	MCMINN MANZANITA	5 GAL.	6' O.C.	-	LOW	6' W X 6' H
	BACCHARIS PILULARIS	COYOTE BUSH	1 GAL.	6' O.C.	-	LOW	6' W X 2' H
	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL.	24" O.C.	-	LOW	2' W X 2' H

SUMMARY DATA

LANDSCAPE AREA: 147,861 S.F.

PROJECT TYPE: PRIVATE

WATER SOURCE: POTABLE

PERCENTAGE OF EVERGREEN TREES: 58%



NORTH

0 25 50 100

SCALE: 1" = 50' - 0"

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RECISTERED LANDSCAPE ARCHITECT
JOHN T. REAY
No. 5623
SIGNATURE
DATE
STATE OF CALIFORNIA

LOGISTICENTER AT RANCHO CORDOVA

BEAR HOLLOW DRIVE
RANCHO CORDOVA, CA 95670

OVERALL ILLUSTRATIVE

DATE	REMARKS
12-14-2021	PLANNING SUBMITTAL
01-21-2022	2ND PLANNING SUBMITTAL
05-04-2022	CITY COUNCIL REVISIONS

PA/PM:	FC
DRAWN BY.:	BA
JOB NO.:	21155

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L-6

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TREE LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE	REMARKS
	CEDRUS DEODARA	DEODAR CEDAR	24" BOX 36" BOX	PER PLAN	28	LOW	48' W X 80' H	EVERGREEN, STANDARD
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	PLATANUS ACERIFOLIA	LONDON PLANE	24" BOX	PER PLAN	19	MODERATE	40' W X 80' H	DECIDUOUS, STANDARD
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VINE LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	REMARKS
	FICUS PUMILA	CREEPING FIG	5 GAL.	16' O.C. PER PLAN	14	MODERATE	SELF-ATTACHING TO METAL SCREEN MATURE SIZE: 12' W X 25' H

SHRUB LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
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	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL.	36" O.C.	-	LOW	3' W X 3' H
	PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	CAROLINA LAUREL CHERRY	5 GAL.	6' O.C.	8	LOW	6' W X 10' H

GROUNDCOVER LEGEND - SUNSET ZONE 14

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	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	6' O.C.	-	LOW	6' W X 2' H

BIO-RETENTION BASINS LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA	1 GAL.	5' O.C.	-	LOW	6' W X 1' H
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	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL.	24" O.C.	-	LOW	2' W X 2' H

SUMMARY DATA

LANDSCAPE AREA: 147,861 S.F.

PROJECT TYPE: PRIVATE

WATER SOURCE: POTABLE

PERCENTAGE OF EVERGREEN TREES: 58%

NOTES:
1. OVER 30% OF PROPOSED TREES ARE REQUIRED TO BE EVERGREEN
2. ROOT BARRIERS ARE REQUIRED FOR ALL TREES PLANTED WITHIN 10' OF PAVING OR HARDSCAPE.
3. MINIMUM 3" DEPTH BARK MULCH IN ALL LANDSCAPE PLANTERS.
4. APPLY PRE-EMERGENT IN ALL NON-SEEDED LANDSCAPE AREAS.
5. INSTALL A WEED CONTROL LAYER IN ALL BARK AND/OR ROCK AREAS (AS APPLICABLE).

TREE BOX SIZE DIAGRAM LEGEND

COLOR	SIZE	QTY.	TOTAL PERCENTAGE
	24" BOX	151	78%
	36" BOX	18	9%
	48" BOX	26	13%



NORTH

0 25 50 100

SCALE: 1" = 50' - 0"

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REGISTERED LANDSCAPE ARCHITECT
WILLIAM F. SCHICK
LIC. NO. 1343
Expires 08-31-23
STATE OF CALIFORNIA
05/04/22
DATE

LOGISTICENTER AT RANCHO CORDOVA

BEAR HOLLOW DRIVE
RANCHO CORDOVA, CA 95670

CONCEPTUAL PLANTING PLAN

DATE	REMARKS
12-14-2021	PLANNING SUBMITTAL
01-21-2022	2ND PLANNING SUBMITTAL
05-04-2022	CITY COUNCIL REVISIONS

PA/PM:	FC
DRAWN BY.:	BA
JOB NO.:	21155

SHEET
L-2

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TREES



LAGERSTROEMIA INDICA 'NATCHEZ'



LAURUS NOBILIS



PLATANUS ACERFOLIA
'LONDON PLANE'



OLEA EUROPAEA 'SWAN HILL'



PISTACIA CHINENSIS



QUERCUS AGRIFOLIA
'COAST LIVE OAK'



ULMUS PARVIFOLIA



ARBUTUS MARINA
'MARINA STRAWBERRY TREE"



CEDRUS DEODARA
'DEODAR CEDAR'

SHRUBS AND VINES



DIETES IRIDIOIDES



CALLISTEMON 'LITTLE JOHN'



MYRTUS COMMUNIS 'COMPACTA'

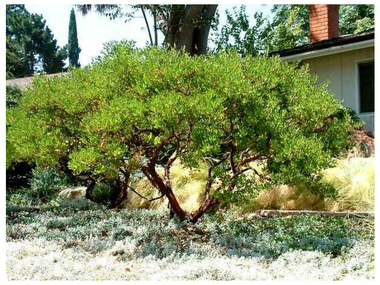


PRUNUS CAROLINIANA
'BRIGHT N TIGHT'



FICUS PUMILA

GROUNDCOVERS / BIO-RETENTION BASINS



ARCTOSTAPHYLOS DENSIFLORA
'HOWARD MCMINN'



ACACIA REDOLENS 'DESERT CARPET'



BACCHARIS PILULARIS



CAREX DIVULSA



ROSMARINUS OFFICINALIS
'HUNTINGTON CARPET'

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No. 1343
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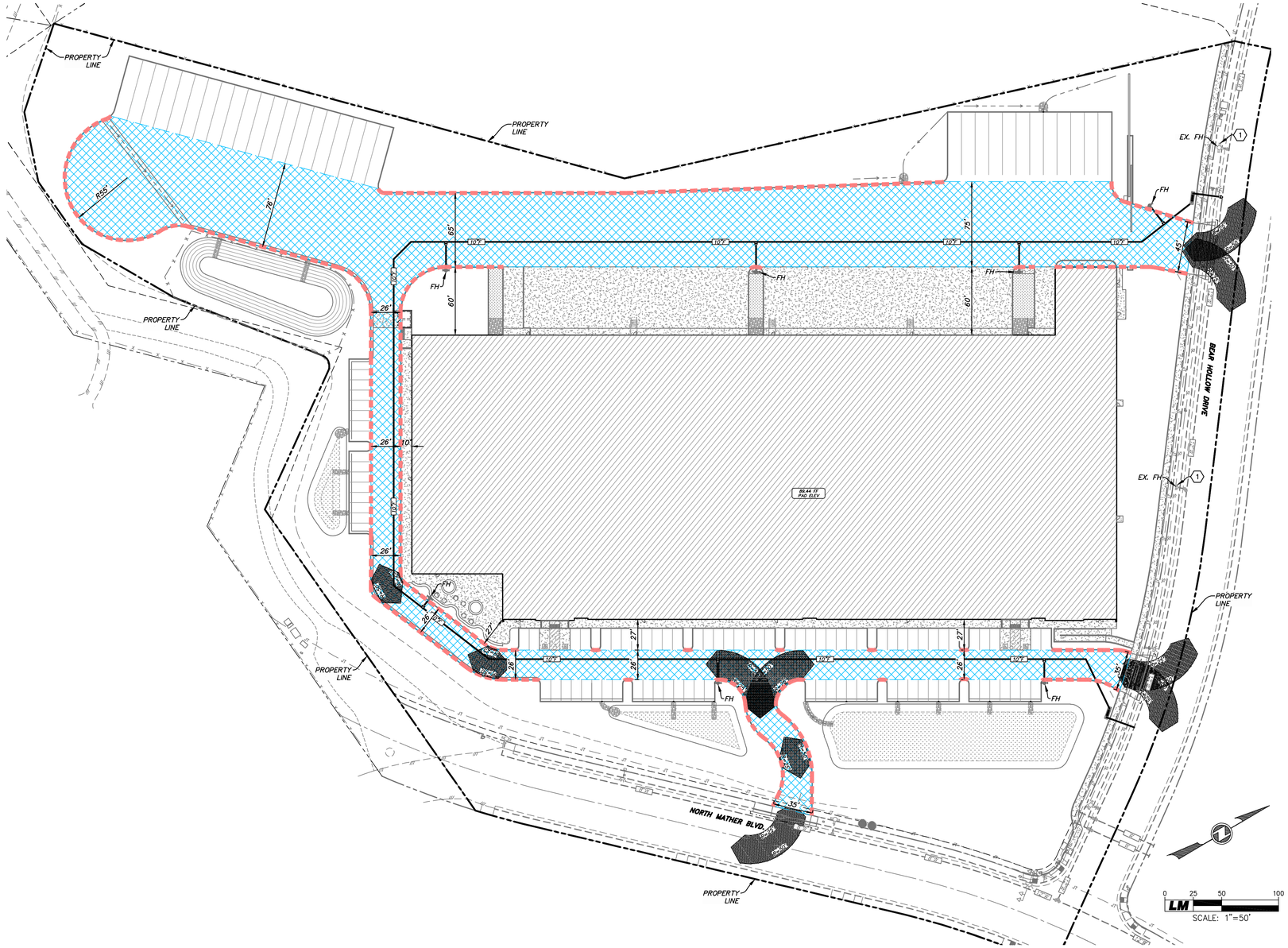
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BEAR HOLLOW DRIVE
RANCHO CORDOVA, CA 95670

PLANTING IMAGERY

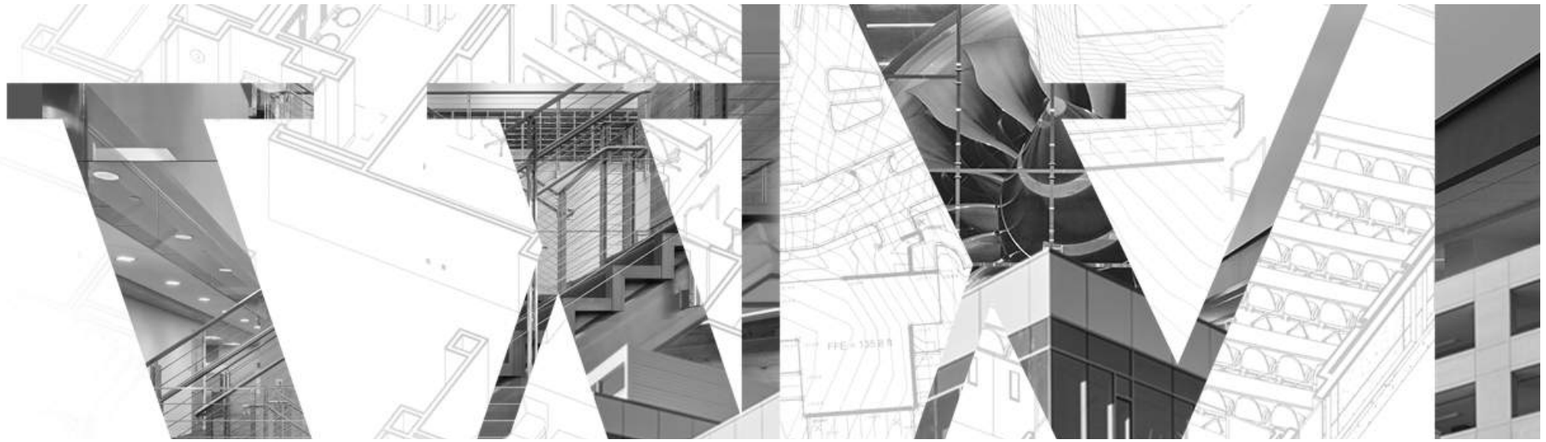
DATE	REMARKS
12-14-2021	PLANNING SUBMITTAL
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05-04-2022	CITY COUNCIL REVISIONS

PA/PM:	FC
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JOB NO.:	21155

SHEET
L-5


PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
NORTH MATHER BLVD.
RAIDA HOLLOW DRIVE
EX. FH
EX. FH
FH
FH
FH
FH
FH
FH
65'
60'
75'
60'
45'
35'
35'
26'
26'
26

DERMODY PROPERTIES



LOGISTIC CENTER AT RANCHO CORDOVA

RANCHO CORDOVA, CA

CONCEPTUAL DESIGN
SNR21-0064-00
05.04.2022

TOTAL PAGES IN THIS PACKAGE: **10**

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DERMODY PROPERTIES

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

LANDSCAPING AT TIME OF PLANTING

LOGISTIC CENTER AT RANCHO CORDOVA

RANCHO CORDOVA, CA- SNR21-0064-00

WARE MALCOMB

05.04.2022



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LANDSCPAING AFTER 5 YEARS

LOGISTIC CENTER AT RANCHO CORDOVA
RANCHO CORDOVA, CA- SNR21-0064-00

WARE MALCOMB 05.04.2022



DERMODY PROPERTIES

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LANDSCPAING AFTER 5 YEARS

LOGISTIC CENTER AT RANCHO CORDOVA

RANCHO CORDOVA, CA- SNR21-0064-00

WARE MALCOMB 05.04.2022



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LANDSCPAING AFTER 5 YEARS

LOGISTIC CENTER AT RANCHO CORDOVA

RANCHO CORDOVA, CA- SNR21-0064-00

WARE MALCOMB

05.04.2022



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LANDSCPAING AFTER 10 YEARS

LOGISTIC CENTER AT RANCHO CORDOVA

RANCHO CORDOVA, CA- SNR21-0064-00

WARE MALCOMB 05.04.2022





DERMODY PROPERTIES

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LANDSCPAING AFTER 10 YEARS

LOGISTIC CENTER AT RANCHO CORDOVA

RANCHO CORDOVA, CA- SNR21-0064-00

WARE MALCOMB 05.04.2022

		Category	Timing/ Implementation	Enforcement/ Monitoring
On-Going Conditions				
1.	The approved entitlement is for a Major Design Review Permit for the Logisticenter at Rancho Cordova as described in the City Council staff report dated July 18, 2022 and attached Project Plans (Exhibit A) with conditions herein (Exhibit B), for project number PLND–1021-0015.	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account	General	On-Going	Planning

		Category	Timing/ Implementation	Enforcement/ Monitoring
	balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.			
5.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director or substantial construction of the permitted use or project has commenced and is diligently pursued to completion.	Expiration	On-Going	Planning
6.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
7.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
8.	PG&E has existing gas distribution facilities within a Public Utility Easement (PUE) along N. Mather Blvd and Bear Hollow Drive in the area of the proposed landscaping. The Company strongly suggests all vegetation be kept a minimum of 5-feet away from distribution lines for safety access.	Landscaping	On-Going	PG&E
9.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair	Sidewalk Repair	On-Going	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
	any damage as soon as possible.			
10.	All storm drain facilities within private lots shall be privately maintained and shall be clearly labeled as “private” in the improvement plans.	Storm Drain Facilities	On-Going	Public Works
11.	SASD Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings.	Design Standards	On-Going	Sacramento Area Sewer District
12.	Construction of a grease trap or a sand oil separator may be required. The Applicant must verify with the applicable jurisdiction’s building department.	Grease Trap / Sand Oil Separator	On-Going	Sacramento Area Sewer District
13.	If any proposed garbage enclosure will contain a drain to the sewer, it must be covered.	Trash Enclosure	On-Going	Sacramento Area Sewer District
14.	Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SASD sanitary sewer(s), must not be allowed. Each proposed use must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.	Sewer Easements	On-Going	Sacramento Area Sewer District
15.	SMUD has existing underground 12kV facilities along Bear Hollow Drive and N. Mather Boulevard that will need to remain. The Applicant shall be responsible for maintain all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	Existing Underground Utilities	On-Going	SMUD
16.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement	Easements	On-Going	SMUD

		Category	Timing/ Implementation	Enforcement/ Monitoring
	that unreasonably interferes with those needs.			
17.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	Relocation or Removal	On-Going	SMUD
18.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	Future Facility	On-Going	SMUD
19.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	Irrevocable Offer of Dedication	On-Going	SMUD
20.	Any work outside of normal construction hours (7:00AM to 6:00PM) as dictated by the Public Works Department, must provide adequate notification to residents a minimum of 10 full days prior to first day of work. Notifications must be provided to City Staff for review prior to being mailed out and shall be sent out to all property owners and tenants west of Zinfandel Drive. Notification shall include the following: • Dates of construction/work • Requested hours of operation • A brief description of the type of work to be completed and what types of noise can be expected	Construction Hours Notification	On-Going Throughout Construction	Planning Department
Prior to Approval of Grading Plans				
21.	Applicant shall complete the trip generation analysis to	Trip Generation	Prior to Approval of	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
	included an evaluation of the proposed site access driveways to be approved by the Public Works Department.	Analysis	Grading Plans	
Prior to Approval of Improvement Plans				
22.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. ***The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.***	Fire Access Roadway	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
23.	Show the design for a minimum of 2 remote fire access roadways. Remote fire access roadways shall be spaced a distance apart that is no less than ½ the diagonal measurement of the overall project site.	Fire Access	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
24.	Show the design for aerial apparatus access. Aerial apparatus access shall conform to Sacramento Metro Fire Districts, Fire Prevention Standard #3.	Aerial Apparatus Access	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
25.	Show the design for an approved fire apparatus turnaround. The fire apparatus turnaround shall conform to Sacramento Metro Fire Districts, Fire Prevention Standard #3. The fire access turn-around shall be located within 50 feet of the end of the access roadway.	Fire Apparatus Turnaround	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
26.	Show on the plan how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code.	Fire Lanes	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department

		Category	Timing/ Implementation	Enforcement/ Monitoring
	Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.			
27.	Provide a note on the plan that reads, "Fire apparatus access roads shall be designed and maintained to support the imposed live load of 80,000 pounds, with a maximum axle load of 31,000 pounds, and meet Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project."	Fire Apparatus Access	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
28.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.	Fire Hydrants	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
29.	Provide Fire Access Agreement between all parcels connected to and served by fire access. Fire Access Agreement shall be recorded with the Public Recorders Office having jurisdiction.	Fire Access Agreement	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department

		Category	Timing/ Implementation	Enforcement/ Monitoring
30.	Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway. The Fire Access Roadway Maintenance Agreement shall be recorded with the Public Recorders Office having jurisdiction. The roadway maintenance agreement shall include the following: • Provisions for the necessary repair and maintenance of the roadway surface. • Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'-6") or width of twenty feet (20') • Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping • Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.	Fire Access Roadway Maintenance Agreement	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
31.	**Drainage Study:** Applicant shall prepare and submit a project specific drainage study that includes but is not limited to: a pre- and post-project drainage analysis of the project impacts, identification of offsite project impacts or required offsite improvements, and identification of proposed connections to the City's Storm Drainage System with adequate supporting calculations. The drainage study shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), County of Sacramento Improvement Standards (Section 9), and all other applicable City standards. The drainage study must be developed and stamped by a Professional Engineer and determined by the City to be accurate and adequate.	Drainage Study	Prior to Approval of Improvement Plans	Public Works
32.	**Stormwater Quality- Post Construction**	Stormwater	Prior to Approval of	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
	The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control, waste management areas) and low impact development measures into the site improvement plans in conformance with the most recent version of the *Stormwater Quality Design Manual for the Sacramento Region*. The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a maintenance covenant is required for all proposed post construction stormwater quality measures, as detailed in Appendix B of the *Stormwater Quality Design Manual for the Sacramento Region.*		Improvement Plans	
33.	**Stormwater Quality– During Construction:** SWPPP – the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. During construction, the applicant shall implement BMPs in accordance with the SWPPP and the City's Improvement Standards. **Advisory Condition: Construction General Permit** The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the *National Pollutant Discharge Elimination System (NPDES) General Permit For Storm Water Discharges Associated With Construction And Land*	Stormwater Quality	Prior to Approval of Improvement Plans	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
	Disturbance Activities (Construction General Permit). Permits are issued by the State Water Resources Control Board.			
34.	The SWPPP for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to the City of Rancho Cordova's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be incorporated in the erosion and sediment control plan as part of the improvement plans submittal.	SWPPP	Prior to Approval of Improvement Plans	Public Works
35.	**Drainage System Design:** The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Rancho Cordova's Improvement Standards, construction standards, and Floodplain Management Ordinances in effect at the time of improvement plans submittal.	Drainage System	Prior to Approval of Improvement Plans	Public Works
36.	All development within the City must comply with the City of Rancho Cordova's Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the improvement plans and the hydraulic	Floodplain Management	Prior to Approval of Improvement Plans	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
	computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 of the Improvement Standards.			
37.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads “No Dumping-Flows to Creek” or other approved message at each storm drain inlet.	Concrete Stamp	Prior to Approval of Improvement Plans	Public Works
38.	All storm drain facilities within private lots shall be privately maintained and shall be clearly labeled as “private” in the improvement plans.	Storm Drain Facilities	Prior to Approval of Improvement Plans	Public Works
39.	Number, size, and location of driveways are subject to approval by the Public Works Department.	Driveways	Prior to Approval of Improvement Plans	Public Works
40.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Frontage Agreement	Prior to Approval of Improvement Plans	Public Works
41.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the planning and public works departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule • Permeability test for LID facilities’ locations	Landscape Plan	Prior to Approval of Improvement Plans	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
	• Soil media specifications (LID features)			
42.	All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers. Trees shall be appropriately sized for their proposed planters.	Tree Installation	Prior to Approval of Improvement Plans	Public Works
43.	All non-passenger and commercial vehicles shall utilize North Mather Boulevard for ingress and egress purposes. All non-passenger and commercial vehicles shall only use Bear Hollow Drive to and from North Mather Boulevard. Non-passenger and commercial vehicles shall not be permitted to use Bear Hollow Drive north of the project site, Airpark Drive, Spoto Drive, Baroque Drive, or other residential neighborhood roads. Traffic control devices shall be designed where needed to the satisfaction of the City Engineer.	Traffic Control	Prior to Approval of Improvement Plans	Public Works
44.	Applicant shall install directional signage at truck exit on Bear Hollow drive that states “RIGHT TURN ONLY” to guide trucks to N. Mather Boulevard. Additional signage shall also be placed at the N. Mather Boulevard driveway entrance signifying that no trucks are allowed in or out of the N. Mather Boulevard driveway.	Traffic Control	Prior to Approval of Improvement Plans	Planning
45.	Provide a pedestrian connection adjacent to the proposed driveway access from the project site to N. Mather Boulevard. Pedestrian access point on N. Mather shall also include additional signage pointing to ADA accessible route along Bear Hollow Drive.	Additional Pedestrian Connections	Prior to Approval of Improvement Plans	Public Works
46.	To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or	Sewer Infrastructure	Prior to Approval of Improvement Plans	Sacramento Area Sewer District

		Category	Timing/ Implementation	Enforcement/ Monitoring
	existing precast manhole bases are not allowed.			
47.	SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.	SASD Connections	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
48.	Alignment of all main lines and structures must provide a minimum of 1-foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Sewer Clearances	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
49.	The project has an approved Level 3 sewer study. Any changes to the approved study may require an addendum.	Sewer Study	Prior to the SUBMITTAL of Improvement Plans	Sacramento Area Sewer District
50.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-way.	Easement Dedications	Prior to Approval of Improvement Plans	SMUD
51.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Easement Dedications	Prior to Approval of Improvement Plans	SMUD
52.	Structural setbacks less than 14-feet shall require the applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	Structural Setbacks	Prior to Issuance of Building Permit	SMUD
53.	The Applicant shall not place any building foundations	Utility Clearance	Prior to Issuance of	SMUD

		Category	Timing/ Implementation	Enforcement/ Monitoring
	within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).		Building Permit	
54.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services.	Siting Requirements	Prior to Issuance of Building Permit	SMUD
55.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	Vehicular Access	Prior to Issuance of Building Permit	SMUD
Prior to Issuance of Building Permit				
56.	The Rancho Cordova Police Department has reviewed the plan design for the Logisticenter and has the following recommendations for the project: • Any glass doors should be secured with a deadbolt lock with minimum throw of 1 inch. The outside ring should be free moving. • The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600lbs. of pressure in both vertical distance of 3 inches and a horizontal distance of 1 inch each side of the strike, so as to prevent violation of the strike. • Overhead roll-up doors should be so secured on the	RCPD Recommendations	Prior to Issuance of Building Permit	Rancho Cordova Police Department

		Category	Timing/ Implementation	Enforcement/ Monitoring
	inside that the lock cannot be defeated from the outside and should also be secured with a cylinder lock or padlock from the inside. • Doors with glass panel and door with glass panels adjacent to the door frame should be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed. • Windows that are capable of being opened should be secured on the inside with a locking device capable of withstanding a force of three hundred 300lbs. applied in any direction. • Parking lots, driveways, circulations areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting should be equipped with vandal resistant covers. A lighting level of .5 to 1 foot candle minimum, maintained at ground level, is required. A combination of wall and pole mounted fixtures may be used. • All exterior doors should be provided with a light source and should be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building. • Graffiti resistant paint should be used on all exterior surfaces, to allow for efficient cleaning of any graffiti on the structure.			

		Category	Timing/ Implementation	Enforcement/ Monitoring
	• Shatter resistant glass or glazing should be used for all exterior-facing windows. • Each premises, while closed for business after dark, should be sufficiently lighted by use of interior night lights. • Due to the amount of hours the facility will be unoccupied, an alarm system should be installed. The type of alarm is dependent upon the nature of the individual business.			
57.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District **does not** allow deferred submittals for Fire Sprinkler or Fire Alarm plans.	Plan Submittals	Prior to Issuance of Building Permits	Sacramento Metropolitan Fire Department
58.	Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17.	Apparatus Access	Prior to Issuance of Building Permits	Sacramento Metropolitan Fire Department
59.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of $7,000 per	Maintenance Services for Stormwater drainage and flood protection	The annexation shall occur prior to issuance of building permit. The annual fee commences when a building permit is issued	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
	annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.			
60.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, street lights and safety lights, and public frontage and median landscape improvements. This may be accomplished through annexation to the City's Communities Facilities District No. 2008-1 (Street Lighting and Road Maintenance). All costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of $5,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Maintenance Services for Fair Share of Public Improvements	The annexation shall occur prior to issuance of building permit. The annual fee commences when a building permit is issued	Public Works
61.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements • Civil plan shall include an ADA access plan • Provide sidewalk, curb, and gutter improvements along the frontage of Bear Hollow Drive. • Provide sidewalk connection to N. Mather Blvd. from the project. • Utility laterals • Replacement of damaged sidewalk and curb and gutter along property frontage of North Mather Blvd. shall be	Improvement Plans	Prior to Issuance of Building Permits	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
	completed to the satisfaction of The Public Works Department. Sidewalk panels shall be replaced to the nearest joint • Public improvement plans shall clearly delineate all transitions to existing improvements • All improvements to be designed and constructed to the satisfaction of the Public Works Department. • Complete installation of all improvements shown on the improvement plan to satisfaction of the City prior to occupancy			
62.	Secure City of Rancho Cordova Public Works Department approval of final grading plans, as required by City Ordinance	Grading Plans	Prior to Issuance of Building Permit	Public Works
63.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Sewer Impact Fees	Prior to Issuance of a Building Permit	Sacramento Area Sewer District
64.	Applicant shall submit a Final Landscape Plan for review with the Building Permit submittal. Final landscape plan shall include upgraded trees along Bear Hollow Drive from 24" box trees to 36" box trees. Any trees that can be upgraded to 48" box trees without sacrificing tree density shall be increased.	Landscape	Prior to Issuance of Building Permit	Planning
65.	The wrought iron fencing surrounding the west side detention pond shall be removed and the pond remain open unless required by another department or agency.	Landscape	Prior to Issuance of Building Permit	Planning
66.	Applicant shall provide a solid screening wall at 10 feet in height in height at truck entrance to properly screen the loading dock area from the public right of way.	Screening	Prior to Issuance of Building Permit	Planning

		Category	Timing/ Implementation	Enforcement/ Monitoring
67.	All projects are subject to Sacramento Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects.	Construction Rules and Regulation	Prior to beginning of Construction	Sacramento Metropolitan Air District
Prior to Final Inspection				
68.	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with the approved plans. Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, Plant material inspection, irrigation coverage test underdrain installation (as applicable) and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.	Landscaping	Prior to Final Building Inspection of the First Unit	Public Works
69.	Install public and onsite improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	On-Site Improvements	Prior to Final Inspection of the First Unit	Public Works
70.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC	Water Conservation Requirements	Prior to Final Building Inspection	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
	22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.			
71.	Record drawings of grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	Drawing Recordation	Prior to Final Building Inspection	Public Works
72.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Addresses	Prior to Final Building Inspection	Sacramento Metro Fire

ADVISORY:

- **FIRE**: Any Gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.
- **PG&E**: As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

MEMORANDUM

ITEM 19.1.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Housing Manager
Micah Runner, Deputy City Manager

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE EXECUTION OF A PREDEVELOPMENT AGREEMENT WITH GRIFFN/SWINERTON, LLC FOR THE MILLS CROSSING CIVIC CENTER PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute a Predevelopment Agreement with Griffin/Swinerton, LLC in the amount not to exceed $8,597,190 to continue the Mills Crossing Civic Center project through the predevelopment phase of the project over the next 30-40 months.

BACKGROUND

Around or before 2017 the City began crafting a vision for a mixed-use community- and transit-oriented project at the City-owned property located at 10153-10179 Folsom Blvd with a project vision informed by extensive community engagement, workshops, and study sessions and consultant reports, with the intention of providing a vibrant center of community serving public facilities and civic gathering spaces that would be widely available and affordable to community stakeholders.

The developer selection process was conducted through a multi-step developer solicitation process that included a competitive request for proposals, an interview, and written responses to supplemental questions. The City selected Griffin/Swinerton and Griffin/Swinerton's two-phase proposal on July 20, 2020 to develop, design, construct, and finance the project. The City's primary selection criteria was the proposers' demonstrated competence and qualifications for studying, planning, designing, permitting, developing, financing, and construction of a project that will fulfill the City's vision, including a plan to ensure that the eventual project developed will be operated by the City, at its sole cost and expense, at fair and reasonable prices and be widely affordable and available to the Rancho Corodva community and potential tenants of the community-commercial facilities and services therein. As part of the solicitation process, the City determined that Griffin/Swinerton has adequate financial

resources to design, build, and operate the Mills Crossing project. However, once construction is complete the City will continue to operate and maintain the project at its sole cost and expense.

Following this competitive developer selection process, the City entered into an Exclusive Negotiating Rights Agreement (ENA) with Griffin/Swinerton, LLC and The Related Companies of California, LLC (the Developer Partners) to develop a preferred development alternative for the Mills Crossing Civic Center Project on August 17, 2020. The ENA was extended by Council in February, 2022 for an additional six months to August 17, 2022.

During the ENA period the project team explored and analyzed site alternatives and project financial feasibility, conducted due diligence, community outreach, and held multiple discussions with the City Council to determine what project best accomplishes the City's goals for the Mills Crossing Civic Center Project. This resulted in Council's selection of a preferred development alternative on December 6, 2021 with general agreement on the major site uses, components, general layout, project deal structures, and financial commitments. Following the December 6 selection, staff conducted additional community outreach and worked with Griffin/Swinerton to finalize the terms of a predevelopment agreement described below.

The major uses of the preferred development alternative include approximately 104,000 sq ft of community/commercial facilities focused on arts and wellness uses, approximately 2.3 acres of plaza and community outdoor spaces, approximately 100-110 housing units of townhomes and affordable multifamily apartments, and a 3-level parking garage. The preliminary space program for the preferred development alternative is included as Exhibit F to the Predevelopment Agreement (Attachment 2) as the Base scenario.

The City is pursuing opportunities to implement its vision and develop the property through a public-private partnership pursuant to applicable law, including but not limited to the Infrastructure Financing Act (Govt Code §§5956 et seq.), and the Mills Crossing Civic Center project is a "fee-producing infrastructure project" as defined in Govt Code §5956.3. This phase 1 predevelopment agreement and the subsequent Development Agreement for phase 2 are consistent with the requirements of applicable law, including but not limited to the Infrastructure Financing Act (Govt Code §§5956 et seq.).

PREDEVELOPMENT AGREEMENT

The proposed Predevelopment Agreement consists of a 2-phase approach. Phase 1 predevelopment activities will complete the project's environmental review, create the detailed building architectural designs, and perform other steps necessary to ready the project for construction. These include development of a needs assessment and program, pre-design services, basis of design, schematic design services, entitlement package, design development services, financing, and estimated cost of operation, and culminating in preparation of a Guaranteed Maximum Price (GMP) to deliver the project complete and operational.

Following the Phase 1 activities and the City's approval of the GMP, Phase 2 will begin with execution of a Development Agreement and proceed with preparation of the 100% construction documents, construction observation by the design team, competitive bidding of trade contractors, construction, and project close-out.

The Timeline for Phase 1 activities is attached as Exhibit C to the Predevelopment Agreement. During the rest of 2022 and early 2023 staff and the Developer Partners will work to finalize the

needs assessment, site plan, major parcel boundaries and approve the schematic designs. CEQA will be conducted during 2023 and following that the Griffin/Swinerton will begin work on finalizing the GMP. Grant applications and securing other project financing will be ongoing, as well as completion of the remaining site remediation.

Public outreach will be conducted during this process including additional public workshops and small-group meetings with stakeholders and future space users. These will coincide with the early Phase 1 activities to finalize the master plan and schematic design.

The Phase 1 predevelopment budget is proposed to be a not to exceed $8,597,190 and includes $1,190,021 already accrued during the ENA period. Total project costs to complete construction and begin operating the community-commercial facilities is currently estimated to be over $100 million. This model continues to assume a City funding contribution of approximately $35-$45 million. Further refinement of the cost projections will continue until the GMP is established.

An interdisciplinary team of City staff, supported by consultants outside the Griffin/Swinerton Developer Team, will thoroughly review all of Griffin/Swinerton's work projects from Phase 1, including the financial models, in order to prepare a recommendation to the City Council on Phase 2. The staff and outside consultant review will ensure the overall construction and future operations and maintenance costs for the City remain reasonable and appropriate.

FISCAL IMPACT AND FUNDING SOURCE

Predevelopment phase costs to the General Fund will be a not to exceed $8,597,190 over the period of July 2022 through October, 2025. This overall Predevelopment phase cost includes $1,190,021 already accrued during the ENA period from August 2020 through June 2022.

ATTACHMENT(S)

1. Resolution
2. Predvelopment Agreement
3. Presentation

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING EXECUTION OF A PREDEVELOPMENT AGREEMENT WITH GRIFFIN/SWINERTON, LLC FOR THE MILLS CROSSING CIVIC CENTER PROJECT

WHEREAS, the City of Rancho Cordova (the "City") owns fee simple title in that certain property consisting of approximately 9.85 acres located in the City at 10153-10179 Folsom Blvd (the "Property"); and

WHEREAS, around or before 2017 the City began crafting a vision for a mixed-use community- and transit-oriented project on the Property with a project vision informed by extensive community engagement, workshops, and study sessions and consultant reports, with the intention of providing a vibrant center of community serving public facilities and civic gathering spaces that would be widely available and affordable to community stakeholders; and

WHEREAS, the City is pursuing opportunities to implement its vision and develop the property through a public-private partnership pursuant to applicable law, including but not limited to the Infrastructure Financing Act (Govt Code §§5956 et seq.), and the PROJECT (as defined below) is a "fee-producing infrastructure project" as defined in Govt Code §5956.3; and

WHEREAS, on July 23, 2019, the City issued the Mills Station District P3 Master Development Opportunity requesting Letters of Interest to develop a mixed-use site anchored by a mixed-use community building and public plaza (the "Project") to be enjoyed by the Rancho Cordova community, including nearby Mather Field/Mills Station transit riders and Folsom Lake College ("RFP"). The RFP was a developer RFP (i.e., seeking a developer to take a project from design, planning and CEQA/approvals through financing and construction, which requires multiple phases); not a traditional design-bid-build or design build contractor RFP; and

WHEREAS, Griffin/Swinerton, LLC (the "Developer") responded to the RFP and submitted a proposal to the City on September 20, 2019, a proposal which contemplated a two-phase project implementation, including Developer's master development of the entire site including master plan design and entitlements/approvals, horizontal development/site infrastructure, and the creation of separate parcels for the community-commercial and residential components of the project ("Phase 1"); and Developer's vertical development of community-commercial facilities and open space while a co-developer develops the residential component of the project ("Phase 2"); and

WHEREAS, after a multi-step developer solicitation process that included the RFP, an interview, and written responses to supplemental questions, the City selected Developer and Developer's two-phase proposal on July 20, 2020 to develop, design, construct, and finance the Project, and where the City's primary selection criteria was the proposers' demonstrated competence and qualifications for studying, planning, designing, permitting, developing, financing, and construction of a project that will fulfill the City's vision, including a plan to ensure that the eventual project developed on the Property will be operated (by City at its sole cost and expense) at fair and reasonable prices and be widely affordable and available to the users (e.g. Rancho Cordova community stakeholders) of the community-commercial facilities and services therein. As part of the solicitation process, City determined that Developer has adequate

financial resources to design, build, and operate the Project, after the date of the Predevelopment Agreement contemplated by this resolution (the "Agreement"), understanding that the parties intend for City or another party to operate the Project at its sole cost and expense – Developer will not be operating or maintaining the Project after construction is complete; and

WHEREAS, on August 17, 2020, the City and Developer (the "Parties") entered into an Exclusive Negotiating Rights Agreement ("ENA") with a one-year term plus City Manager's option to extend the term by six-months, which option was exercised by the City Manager extending the term to February 17, 2022. Under the ENA, Developer funded and executed project activities including due diligence and the origination of multiple development alternatives, concept designs, tenant mixes with programming partners, financing approaches, and community outreach culminating with a preferred development concept approved by the City Council on December 6, 2021; and

WHEREAS, on February 7, 2022, the Parties entered into the First Amendment to the Exclusive Negotiating Rights Agreement (collectively referred to as the "ENA") to provide an additional six months to complete negotiations and commence to execute the Project per the RFP through a two-phase contract process, with the Agreement being for Phase 1 and a development agreement and/or a disposition and development agreement being for Phase 2; and

WHEREAS, such Phase 2 agreement may include, without limitation, a disposition and development agreement for the development of at least 100 residential units on the Property, with at least 25% of those residential units to be restricted to lower income households; and

WHEREAS, the City desires to engage Developer with the intent that Developer will implement the Project as envisioned in the RFP and Developer's two-phase proposal, according to Developer's proposed two-phase approach, and as refined during the ENA term, and to provide the services as described in the Agreement, including the Phase 2 services, which would be provided under the development agreement the Parties intend to execute at the conclusion of Phase 1 provided under the Agreement; and

WHEREAS, City and Developer would each enter into the Agreement with the intent that Developer will provide all of the services (Phase 1 and Phase 2) required to fully and completely develop the Project in accordance with the RFP and Developer's two-phase proposal selected by City, subject to City's approval of the results of the Phase 1 services, which are required before commencement of Phase 2 services, including the financing and construction of the Project, is possible; and

WHEREAS, after the provision of the Phase 1 services, City may commence Phase 2 by entering into a development agreement, which will be subject to negotiation by the Parties, site lease, a facility lease, continuing disclosure statement and appurtenant and related documentation for the development of the Property and the lease-back of certain portions of the Property to the City; and

WHEREAS, the Project, the Agreement and the development agreement, an initial draft of which is attached to the Agreement, which will be subject to negotiation by the Parties, and/or a disposition and development agreement for Phase 2 are authorized by applicable law, including but not limited to the Infrastructure Financing Act (Govt Code §§5956 et seq.).

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA

Section 1 The City Council hereby finds that the Predevelopment Agreement is exempt from CEQA review pursuant to CEQA Guidelines Section 15061(b)(3) in that it is a preliminary agreement for project design services and it can be seen with certainty that there is no possibility that the Predevelopment Agreement may have a significant impact on the environment. The City has discretionary authority whether any project affecting or making use of the Property will go forward and will not exercise its discretion regarding any future project until such time as the City is satisfied that all necessary or required CEQA review has been completed.

Section 2 The City Council authorizes the City Manager, on behalf of the City, to execute a Predevelopment Agreement with the Developer substantially in the form on file with the City Clerk, and to execute such other instruments and to take such other actions as necessary to carry out the intent of this Resolution.

Section 3 If any provision, sentence, clause, section or part of this Resolution is found to be unconstitutional, illegal or invalid, such finding shall affect only such provision, sentence, clause, section or part, and shall not affect or impair any of the remaining parts.

Section 4 The above recitals are true and correct. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the above City Council action.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
Donald Terry, Mayor

_____
Stacy Leitner, CMC
City Clerk

PRE-DEVELOPMENT AGREEMENT

City of Rancho Cordova

Mills Crossing

THIS PRE-DEVELOPMENT AGREEMENT (hereinafter referred to as "AGREEMENT") for purposes of identification hereby numbered _____, and dated _____ day of _____, 2022 is

BY AND BETWEEN **City of Rancho Cordova**, a municipal corporation (hereinafter referred to as "OWNER"),

AND

Griffin / Swinerton, LLC, a State of Delaware limited liability company (hereinafter referred to as "DEVELOPER"),

which are sometimes individually referred to as "PARTY" or collectively referred to as "PARTIES."

RECITALS

WHEREAS, the OWNER owns certain property in the City of Rancho Cordova, California identified in Exhibit A; and

WHEREAS, around or before 2017 the OWNER began crafting a vision for a mixed-use community- and transit-oriented project on the Property with a project vision informed by extensive community engagement, workshops, and study sessions and consultant reports, with the intention of providing a vibrant center of community serving public facilities and civic gathering spaces that would be widely available and affordable to community stakeholders; and

WHEREAS, the OWNER is pursuing opportunities to implement its vision and develop the property through a public-private partnership pursuant to applicable law, including but not limited to the Infrastructure Financing Act (Govt Code §§5956 et seq.), and the PROJECT (as defined below) is a "fee-producing infrastructure project" as defined in Govt Code §5956.3; and

WHEREAS, DEVELOPER has developed properties similar to the property, including the public-private partnership development of public, community, and commercial facilities in other cities and counties; and

WHEREAS, on July 23, 2019, OWNER issued the Mills Station District P3 Master Development Opportunity requesting Letters of Interest to develop a mixed-use site anchored by an Mixed Use Community Building and Public Plaza to be enjoyed by the Rancho Cordova community, including nearby Mather Field/Mills Station transit riders and Folsom Lake College ("RFP"). The RFP was a developer RFP (i.e., seeking a developer to take a project from design,

planning and CEQA/approvals through financing and construction, which requires multiple phases); not a traditional design-bid-build or design build contractor RFP.

WHEREAS, Developer responded to the RFP and submitted a proposal to OWNER on September 20, 2019, a proposal which contemplated a two-phase project implementation, including DEVELOPER's master development of the entire site including master plan design and entitlements/approvals, horizontal development/site infrastructure, and the creation of separate parcels for the community-commercial and residential components of the project (PHASE 1); and DEVELOPER's vertical development of community-commercial facilities and open space while a co-developer develops the residential component of the project (PHASE 2); and

WHEREAS, after a multi-step developer solicitation process that included the RFP, an interview, and written responses to supplemental questions, OWNER selected DEVELOPER and DEVELOPER's two-phase proposal on July 20, 2020 to develop, design, construct, and finance the project identified in Exhibit A (the "PROJECT"), and where OWNER's primary selection criteria was the proposers' demonstrated competence and qualifications for studying, planning, designing, permitting, developing, financing, and construction of a project that will fulfill the OWNER's vision, including a plan to ensure that the eventual project developed on the Property will be operated (by OWNER at its sole cost and expense) at fair and reasonable prices and be widely affordable and available to the users (e.g. Rancho Cordova community stakeholders) of the community-commercial facilities and services therein. As part of the solicitation process, OWNER determined that DEVELOPER has adequate financial resources to design, build, and operate the PROJECT, after the date of this AGREEMENT (understanding that the parties intend for OWNER or another party to operate the PROJECT at its sole cost and expense – DEVELOPER will not be operating or maintaining the PROJECT after construction is complete); and

WHEREAS, on August 17, 2020, the PARTIES entered into an Exclusive Negotiating Rights Agreement ("ENA") with a one-year term plus City Manager's option to extend the term by six-months, which option was exercised by the City Manager extending the term to February 17, 2022. Under the ENA, DEVELOPER funded and executed project activities including due diligence and the origination of multiple development alternatives, concept designs, tenant mixes with programming partners, financing approaches, and community outreach culminating with a preferred development concept approved by the City Council on December 6, 2021; and

WHEREAS, on February 7, 2022, the PARTIES entered into the First Amendment to the Exclusive Negotiating Rights Agreement (collectively referred to as the "ENA") to provide an additional six months to complete negotiations and commence to execute the Project per the RFP through a two-phase contract process, with this AGREEMENT being for PHASE 1 and a Development Agreement (an initial draft of which is attached as Exhibit B, which will be subject to negotiation by the PARTIES) and/or a Disposition and Development Agreement being for PHASE 2; and

WHEREAS, such PHASE 2 agreements may include, without limitation, a disposition and development agreement for the development of at least 100 residential units on the Property, with at least 25% of those residential units to be restricted to lower income households; and

WHEREAS, OWNER desires to engage DEVELOPER with the intent that DEVELOPER will implement the Project as envisioned in the RFP and DEVELOPER's two-phase proposal, according to DEVELOPER's proposed two-phase approach, and as refined during the ENA term, and to provide the services as described herein, including the PHASE 2 SERVICES (to be provided under the Development Agreement the PARTIES intend to execute at the conclusion of the PHASE 1 SERVICES provided under this AGREEMENT) and subject to the terms hereof; and

WHEREAS, OWNER and DEVELOPER are each entering into this AGREEMENT with the intent that DEVELOPER will provide all of the SERVICES (PHASE 1 and PHASE 2) required to fully and completely develop the PROJECT in accordance with the RFP and DEVELOPER's two-phase proposal selected by OWNER, subject to OWNER's approval of the results of the PHASE 1 SERVICES, which are required before commencement of PHASE 2 SERVICES, including the financing and construction of the PROJECT, is possible; and

WHEREAS, after the provision of the PHASE 1 SERVICES described herein, OWNER may commence PHASE 2 by entering into a Development Agreement (an initial draft of which is attached as Exhibit B, which will be subject to negotiation by the PARTIES) , Site Lease, a Facility Lease, Continuing Disclosure Statement and appurtenant and related documentation (e.g., additional documentation OWNER may require, but DEVELOPER will not be a party to, may include indenture, loan agreement, bond purchase agreement, and preliminary and final official statements, collectively, the "Lease Documents") for the development of the property and the lease-back of certain portions of the property to the OWNER; and

WHEREAS, the PROJECT, this AGREEMENT and the Development Agreement (an initial draft of which is attached as Exhibit B, which will be subject to negotiation by the PARTIES) and/or a Disposition and Development Agreement for PHASE 2 are authorized by applicable law, including but not limited to the Infrastructure Financing Act (Govt Code §§5956 et seq.).

NOW, THEREFORE, IT IS AGREED by and between the PARTIES hereto as follows:

1. Retainer

1.1 OWNER does hereby retain DEVELOPER to perform the SERVICES as defined in Section 2.

1.2 DEVELOPER shall assign one or more principals to perform the SERVICES. The principals assigned by DEVELOPER and whose expertise and services are offered by DEVELOPER and accepted by OWNER are Roger Torriero and Korin Crawford, acting in their capacity as principals of DEVELOPER.

1.3 DEVELOPER may employ such Consultants/contractors, as well as Developer's Construction Manager at Risk, as DEVELOPER determines appropriate for performance of portions of DEVELOPER's obligations under this AGREEMENT; provided, however, that DEVELOPER will remain responsible for all such obligations and the acts and omissions of DEVELOPER's Consultants. The term "Consultants" refers to any professional directly retained by DEVELOPER for provision of any of the SERVICES required to be performed by DEVELOPER under this AGREEMENT. DEVELOPER's employment of independent Consultants/contractors shall not relieve DEVELOPER from the performance of its own responsibilities pursuant to this AGREEMENT. However, all Consultants contracting separately with OWNER (if any) shall be independently liable to OWNER for the performance of the work pursuant to their agreements, and DEVELOPER shall have no liability for work by contractors contracting separately with OWNER.

1.4 DEVELOPER intends to retain LPA, Inc. as the architect for the Schematic Design and Design Development architectural services ("Architect"). DEVELOPER intends to retain Swinerton Builders as Developer's Construction Manager at Risk to perform the pre-construction services ("Developer's Construction Manager at Risk"). DEVELOPER will have the right to select or replace all or any of the Consultants (including the Architect) and Developer's Construction Manager at Risk, with the OWNER's consent, which will not be unreasonably withheld. OWNER consents to DEVELOPER retaining Swinerton Builders as Developer's Construction Manager at Risk for the PHASE 1 and/or PHASE 2 SERVICES.

2. PROJECT and SERVICES.

2.1 Description of PROJECT.

(a) The PROJECT is in two phases as follows:

(1) PHASE 1 – Pre-Development Services

(2) PHASE 2 – Construction Documents and Construction Services

(b) DEVELOPER shall use commercially reasonable efforts to obtain a Leadership in Energy and Environmental Design Gold certification from the U.S. Green Building Council with respect to the PROJECT exclusive of the parking structure(s).

2.2 Description of SERVICES.

For purposes of this AGREEMENT, the term "SERVICES" includes both the PHASE 1 and the PHASE 2 SERVICES. DEVELOPER shall first provide the PHASE 1 SERVICES pursuant to this AGREEMENT, which includes determining a Guaranteed Maximum Price ("GMP") for the PROJECT. OWNER will then either (1) terminate this AGREEMENT or (2) have DEVELOPER perform the PHASE 2 SERVICES.

2.3 Description of PHASE 1 SERVICES.

PHASE 1 includes development of a needs assessment and program, pre-design services, basis of design, schematic design services, entitlement package, design development services, financing, and estimated cost of operation, culminating in an OWNER approved design development set of plans and specifications and an estimate of construction costs for the PROJECT in accordance with OWNER standards and procedures and applicable local, state, and federal requirements. DEVELOPER shall also deliver to OWNER a GMP, (which shall also refer to the associated documentation related to the work to be performed for a Guaranteed Maximum Price) for the delivery of the PROJECT, complete and operational. DEVELOPER will deliver the GMP in accordance with the schedule described in Exhibit C. The PHASE 1 SERVICES are described in detail in Exhibit D.

2.4 Description of PHASE 2 SERVICES.

PHASE 2 SERVICES include completion of the construction documents, and construction of the PROJECT. These services include preparation of the 100% construction documents, construction observation by the design team, competitive bidding of trade contractors, construction, and PROJECT close-out, all as more fully set forth in the Development Agreement. OWNER shall provide a PHASE 2 PROJECT budget to DEVELOPER in accordance with the schedule described in Exhibit C.

2.5 OWNER Election to Terminate or Proceed to PHASE 2

(a) OWNER will have sixty (60) days after DEVELOPER submits its GMP to OWNER to elect one of the following options (and the GMP will become void and unenforceable, and OWNER will be deemed to have elected the option to terminate this AGREEMENT if OWNER fails to provide written notice of its election to DEVELOPER within sixty (60) days):

(1) Terminate this AGREEMENT;

(2) Proceed with the PROJECT on a public-private partnership basis, in which case the PARTIES will proceed pursuant to the Lease Documents (including a Development Agreement in the form of Exhibit B, provided, however, that the PARTIES will negotiate in good faith any changes to the form of Development Agreement in Exhibit B to achieve their goals, comply with legal requirements, fill in information (including the budget, schedule, and scope exhibits), or that may be necessary or desirable to the PARTIES), with the understanding that the Lease is to be financeable in the public, tax-exempt financing markets (including any changes required by the party providing the financing) with financing terms acceptable to OWNER, lender(s), and DEVELOPER and is a triple net lease with OWNER providing all of the services (*e.g.*, utilities, janitorial, landscaping, etc.) for the PROJECT so that the lease payment will only be recapturing DEVELOPER's fixed fee, share of savings, and total costs incurred

for the design and construction of the PROJECT (inclusive of all legal and all financing related costs). The final and actual base annual triple net lease rent will be determined by several factors and components, including but not limited to the amortization period, final PROJECT GMP, and all costs of financing (including then current market conditions and interest rate) established on the actual date of placement and issuance of the PROJECT financing.

(b) If OWNER and DEVELOPER are unable to agree as to the GMP and terms of the Lease Documents (including the Development Agreement) in accordance with subsection (a), then at the end of the sixty (60) day period, this AGREEMENT will terminate.

2.6 Conflicts.

In the event Exhibits D or E shall be in conflict with any provision of this AGREEMENT, Exhibits D or E, as applicable, shall prevail.

2.7 PHASE 1 Contingency.

(a) OWNER's Contingency are funds to be used at the discretion of the OWNER usually to cover, among other things, any increases in PROJECT costs that result from OWNER directed changes or unforeseen site conditions. For OWNER's convenience, DEVELOPER will include OWNER's Contingency as a separate line item included in the GMP amount provided by the DEVELOPER. Markups for overhead, profit, taxes, and insurance will be applied by the DEVELOPER at the time that OWNER's Contingency is used. Any OWNER Contingency not utilized shall remain as OWNER's funds after PROJECT completion.

(b) The amount of DEVELOPER Contingency will be noted as a separate line item in the GMP and shall reflect the DEVELOPER's risk for the PROJECT. DEVELOPER's Contingency is a fund to cover cost growth or unexpected or unforeseen costs that may arise during the PROJECT. DEVELOPER has a Contingency line item in the PHASE 1 budget (Exhibit E) and will have a separate contingency line item in DEVELOPER's PHASE 2 budget. The amount of the DEVELOPER's Contingency for PHASE 1 and PHASE 2 will be a separate line item in the applicable budget. DEVELOPER's Contingency for each PHASE may be used at DEVELOPER's discretion with OWNER's approval, which will not be unreasonably withheld.

(c) DEVELOPER's budget (Exhibit E) for PHASE 1 includes line items for DEVELOPER's Contingency and Allowances. Payment for any Allowance identified in Exhibit E shall be for direct cost reimbursement only, unless Exhibit E identifies it as a "Time and Materials" or "T&M" item. Reimbursable direct costs shall be verified by invoices and shall include any amounts paid to third parties, and

do not include markups, including but not limited to supervision, labor, overhead, or profit related to the item. Payment for any work to be performed in connection with any Allowance identified in Exhibit E will be made by OWNER as part of the normal payment procedures for the PROJECT. Any costs that exceed the maximum amount of any Allowance line item shall be addressed as a change to the AGREEMENT. DEVELOPER's Contingency in Exhibit E may be used at DEVELOPER's request with OWNER's approval, which will not be unreasonably withheld, for increases in the cost of the PHASE 1 SERVICES which are not the OWNER's responsibility; provided, however, that DEVELOPER may not apply the DEVELOPER's Contingency to DEVELOPER's Professional Services Fixed Fee.

2.8 GMP.

The DEVELOPER will prepare the GMP in accordance with the OWNER's reasonable requests and will obtain from the Architect four (4) sets of Design Development Documents (including Specifications and all addenda). The DEVELOPER will place a signature block on each page of each document of each set upon which its proposed GMP is based. OWNER, DEVELOPER, Developer's Construction Manager at Risk, and the Architect will all approve, in writing, the Design Development Documents (including Specifications and all addenda) upon which DEVELOPER's GMP for PHASE 2 is based. The DEVELOPER will send one set of those documents to the OWNER, retain one set, and return a set to both the Architect and Developer's Construction Manager at Risk.

2.9 Construction Schedule.

An updated/revised PROJECT Schedule will be included with the GMP that reflects the approved Design Development Documents.

2.10 Savings.

In PHASE 1, as previously stated, all savings from the Budget (Exhibit E) shall be fully for the benefit of the OWNER.

2.11 GMP Review and Approval.

2.11.1 The DEVELOPER will meet with the OWNER, Architect, and Developer's Construction Manager at Risk to review the GMP and the written statement of its basis. In the event the OWNER discovers inconsistencies or inaccuracies in the information presented, the DEVELOPER will make adjustments as necessary to the GMP, its basis or both. OWNER, Architect, Developer's Construction Manager at Risk, and DEVELOPER will each review and initial each page of the approved Schematic Design Documents, Design Development Documents (upon which the GMP will be based). The design documents will be in accordance with the preliminary building program set forth in Exhibit F. OWNER will attend meetings during each design phase and will have the opportunity to review the design documents at those meetings as the design

documents are being developed. OWNER will have 30 days to review and approve in writing each set of documents (schematic, design development, and construction documents) when they are deemed completed and delivered by DEVELOPER to OWNER. If OWNER approves a set of documents, on which DEVELOPER relies, then later directs DEVELOPER to make material changes to the approved documents, then OWNER will pay DEVELOPER for the actual cost of making such revisions as an additional cost through a Change Order. For example, if OWNER approves the Schematic Design Documents, but then during the Design Development or Construction Document phase directs a change to a PROJECT component that was previously agreed to in the Schematic Design Documents, then the cost of making those OWNER directed revisions will be deemed a valid Change Order.

2.11.2 The OWNER, upon receipt of the GMP from the DEVELOPER, may submit the GMP Plans and Specifications to an independent third party for review and verification of construction costs only, at OWNER's sole cost. At OWNER's discretion, the third party may develop an independent estimate of the Cost of the Work for construction costs only and review the Construction Schedule for the associated scope of the GMP. DEVELOPER must receive the third party estimate no later than 30 days after DEVELOPER provides the GMP to the OWNER.

2.11.3 If the GMP is greater than the independent third party's estimate, the OWNER may require the DEVELOPER to reconfirm the GMP; provided, that the DEVELOPER timely received the third party's estimate within 30 days as required by Section 2.11.2. The DEVELOPER will either (a) accept the independent third party's estimate for the Cost of Work for construction costs as part of the GMP or (b) present a written report within fourteen (14) days of a written request to the OWNER identifying, explaining and substantiating the differences. The DEVELOPER may be requested to, or at its own discretion may, submit a revised GMP for consideration by the OWNER, including reducing scope, quality, or features if necessary to bring the PROJECT into budget reflecting the anticipated scope and timing of the PROJECT that is deemed fair and reasonable to DEVELOPER. At that time the OWNER may do one of the following:

(a) Accept the DEVELOPER's original or revised GMP, if within the OWNER's budget, without comment.

(b) Accept the DEVELOPER's original or revised GMP that exceeds the OWNER's budget, and indicate in writing to the DEVELOPER that the PROJECT Budget has been increased to fund the differences.

(c) Reject the DEVELOPER's original or revised GMP because it exceeds the OWNER's budget and the independent third party's estimate, in which event, the OWNER may terminate this AGREEMENT and/or elect to not enter

into a separate AGREEMENT with the DEVELOPER for the construction phase associated with the scope of Work reflected in the GMP.

(d) With the DEVELOPER's consent, wait to accept the GMP if the OWNER believes adequate funding will be available in the near future.

2.11.4 If during the review and negotiation of a GMP, design changes are required or requested by OWNER, then DEVELOPER will authorize and cause its Consultants to revise the documents to the extent necessary to reflect the agreed-upon assumptions and clarifications contained in the final approved GMP. Such revised documents will be furnished to the OWNER. The provisions of Section 2.11.1 apply to determine whether OWNER is responsible for paying for the revisions. The OWNER will promptly notify the DEVELOPER in writing if any such revised documents are inconsistent with the agreed-upon assumptions and clarifications.

2.12 PHASE 1 Schedule.

DEVELOPER will perform the PHASE 1 SERVICES in accordance with the schedule in Exhibit C, provided, however, that DEVELOPER shall not be responsible for any delay beyond the reasonable control of DEVELOPER or its Consultants.

3. Assistance and Cooperation by and between OWNER and DEVELOPER.

3.1 OWNER and DEVELOPER shall assign an appropriate staff member (or members) to work with each other in connection with the work of this AGREEMENT. OWNER designates the City Manager or his/her designee (OWNER to identify City Manager's designee in writing to DEVELOPER) as "OWNER Representative." DEVELOPER designates Roger Torriero and Korin Crawford as DEVELOPER Representatives. Each PARTY may change its designated representative by giving written notice to the other PARTY of the name and contact information for the new representative. The Representatives' duties will consist of the giving of advice and consultations, providing information in a timely manner as requested by each other, assisting each other in negotiations with other public agencies and private parties, miscellaneous items which in the judgment of DEVELOPER or OWNER's staff warrant attention, and all other duties as may be described in Exhibit D. The Representatives will be the single points of contact between the PARTIES and will be responsible for obtaining information from others within their organization or team (*e.g.*, OWNER Representative is responsible for obtaining information from other departments within OWNER in accordance with the Project Schedule, DEVELOPER Representative is responsible for obtaining information from DEVELOPER's Consultants and Developer's Construction Manager at Risk in accordance with the Project Schedule).

3.2 All of the activities described in Exhibit D, however, shall be the primary responsibility of DEVELOPER to schedule, initiate and carry through to completion, except to the extent that they rely on receiving information from OWNER; OWNER is responsible for providing necessary information.

3.3 As part of the Energy Policy Act of 2005, Congress enacted Section 179D of the Internal Revenue Code (26 U.S.C. §179D) to encourage the design and construction of energy efficient properties ("Section 179D Deduction"). Subsection (d)(4) of Section 179D allows government building owners to allocate potential Section 179D Deductions for the installation of energy efficient building envelopes, HVAC and hot water systems, and interior lighting systems to "the person primarily responsible for designing the property in lieu of the owner of such property." OWNER hereby allocates the Section 179D Deduction for the PROJECT solely to DEVELOPER as "the person primarily responsible for designing the property," and OWNER agrees to execute any documents or tax forms that may be reasonably required or requested by DEVELOPER to acknowledge or otherwise effectuate this allocation to DEVELOPER of the Section 179D Deduction for tax purposes. OWNER represents and warrants that it has not agreed to allocate the Section 179D Deduction to another party, and will not do so. OWNER specifically delegates the authority to the OWNER Representative to sign any required documents or forms.

4. Non-Employment of OWNER and DEVELOPER Personnel.

4.1 DEVELOPER and OWNER agree that they will neither negotiate, offer, nor give employment to any full-time, regular employee of the other PARTY in professional classifications of the same skills required for the performance of this AGREEMENT who is involved in this PROJECT in a participatory status during the life of this AGREEMENT regardless of the assignments said employee may be given or the days or hours employee may work.

4.2 Nothing in this AGREEMENT shall be deemed to make DEVELOPER, or any of DEVELOPER's employees or agents, agents or employees of the OWNER, or deemed to make OWNER, or any of OWNER's employees or agents, agents or employees of DEVELOPER. DEVELOPER shall be an independent contractor and shall have responsibility for and control over the details and means for performing the work, provided that DEVELOPER is in compliance with the terms of this AGREEMENT. Anything in the AGREEMENT which may appear to give OWNER the right to direct DEVELOPER as to the details of the performance of the work or to exercise a measure of control over DEVELOPER shall mean that DEVELOPER shall follow the desires of OWNER, only in the results of the work.

5. Non-Discrimination

5.1 In the performance of this AGREEMENT, DEVELOPER agrees that it will comply with the requirements of the California Labor Code and not engage nor permit any subcontractors to engage in discrimination in employment of persons because of the race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, or sex of such persons.

5.2 DEVELOPER acknowledges that a violation of this provision shall subject DEVELOPER to all the penalties imposed for a violation of the California Labor Code. The Development Agreement will include a trade contractor procurement plan that will comply with

applicable competitive bidding laws, prevailing wage laws, and OWNER's local vendor preference policies.

6. Employee Eligibility Verification

6.1 DEVELOPER warrants that it fully complies with all Federal and State statutes and regulations regarding the employment of aliens, and others and that all its employees performing work under this AGREEMENT meet the citizenship or alien status requirement set forth in Federal statutes and regulations. DEVELOPER shall obtain, from all employees performing work hereunder, all verification and other documentation of employment eligibility status required by Federal or State statutes and regulations, including but not limited to, the Immigration Reform and Control Act of 1986, 8 U.S.C. § 1324 *et seq.*, as they currently exist and as they may be hereafter amended. DEVELOPER shall retain all such documentation for all covered employees for the period prescribed by the law.

6.2 DEVELOPER shall indemnify, defend with counsel approved in writing by OWNER, and hold harmless, the OWNER, its agents, officers, and employees from employer sanctions and any other liability which may be assessed against DEVELOPER or the OWNER or both in connection with any alleged violation of any Federal or State statutes or regulations pertaining to the eligibility for employment of any persons performing work under this AGREEMENT.

7. Termination of AGREEMENT for Cause.

7.1 If DEVELOPER breaches any of the covenants or conditions of this AGREEMENT, then OWNER may send DEVELOPER a notice of default setting forth the nature and extent of the alleged default and, if not otherwise self-evident, the actions necessary to cure the alleged default. DEVELOPER must cure the default within thirty (30) days after receipt of the notice of default (or if the default is not capable of being cured in such time, DEVELOPER must commence necessary actions to timely remedy such default and thereafter diligently prosecute such cure to completion). If DEVELOPER fails to timely cure the breach, then OWNER shall have the right to terminate this AGREEMENT upon three (3) days additional written notice prior to the effective day of termination.

7.2 DEVELOPER shall have the opportunity to cure the alleged breach prior to termination as set forth in Section 7.1.

7.3 In the event the alleged breach is not cured by DEVELOPER prior to termination, all work performed by DEVELOPER pursuant to this AGREEMENT, which work has been reduced to plans or other documents, shall become the property of and be made available to OWNER (subject to the provisions of Section 22).

7.4 If OWNER breaches any of the covenants or conditions of this AGREEMENT, then DEVELOPER may send OWNER a notice of default setting forth the nature and extent of

the alleged default and, if not otherwise self-evident, the actions necessary to cure the alleged default. OWNER must cure the default within thirty (30) days after receipt of the notice of default or if the default is not capable of being cured in such time, then OWNER must commence to cure the default within thirty (30) days after receipt of the notice of default and thereafter diligently prosecute such cure to completion. If OWNER fails to timely cure the breach, then DEVELOPER shall have the right to terminate this AGREEMENT upon three (3) days additional written notice prior to the effective day of termination.

7.5 OWNER shall have the opportunity to cure the alleged breach during the notice periods set forth herein prior to termination as set forth in Section 7.4.

7.6 OWNER must proceed with the PROJECT in a diligent manner in accordance with the Schedule for PHASE 1 SERVICES (Exhibit C). If the PROJECT and/or SERVICES are delayed in the aggregate more than 90 calendar days from the Schedule for PHASE 1 SERVICES (Exhibit C) because of suspensions, delays, or interruptions of the PROJECT by OWNER ("OWNER-CAUSED DELAYS"), then DEVELOPER may terminate the AGREEMENT by providing seven (7) days' written notice to OWNER of DEVELOPER'S intention to terminate the AGREEMENT; provided, however, DEVELOPER shall immediately notify OWNER if the OWNER-CAUSED DELAYS in the aggregate is 75 calendar days. OWNER-CAUSED DELAYS, as used in this Section 7.6 shall not include any force majeure delays under Section 37 that prevent OWNER's performance ("OWNER FORCE MAJEURE DELAYS"). If the PROJECT and/or SERVICES are delayed in the aggregate more than 90 calendar days from the Schedule for PHASE 1 SERVICES (Exhibit C) because of OWNER FORCE MAJEURE DELAYS, then DEVELOPER may terminate the AGREEMENT by providing seven (7) days' written notice to OWNER of DEVELOPER'S intention to terminate the AGREEMENT; provided, however, DEVELOPER shall immediately notify OWNER if the OWNER FORCE MAJEURE DELAYS in the aggregate is 75 calendar days. For clarity, it is the PARTIES intent to track the OWNER-CAUSED DELAYS and OWNER FORCE MAJEURE DELAYS separately, each with their own 90-day limit, and DEVELOPER may only terminate if one of the limits has been exceeded. Additionally, instead of terminating the AGREEMENT, the PARTIES may negotiate a mutually acceptable change order to equitably increase the time and scope arising from the OWNER-CAUSED DELAYS and/or OWNER FORCE MAJEURE DELAYS. If DEVELOPER terminates the AGREEMENT under this provision, OWNER shall pay the DEVELOPER for all SERVICES performed, all unpaid costs incurred, and all reimbursable expenses incurred prior to the effective date of the termination, in accordance with Exhibit E, and such payment shall be the DEVELOPER's sole remedy for termination of this AGREEMENT under this provision.

8. Termination of AGREEMENT for Convenience.

8.1 Notwithstanding any other provision of the AGREEMENT, OWNER may at any time, and without cause, terminate this AGREEMENT in whole or in part, upon not less than thirty (30) calendar days' written notice to the DEVELOPER. Such termination shall be effected by

delivery to the DEVELOPER of a written notice of termination specifying the effective date of the termination and the extent of the Work to be terminated.

8.2 DEVELOPER shall immediately stop work in accordance with the notice and comply with any other direction as may be specified in the notice or as provided subsequently by OWNER.

8.3 OWNER shall pay the DEVELOPER for all costs paid, or incurred but unpaid for the Work completed and reimbursable expenses incurred prior to the effective date of the termination, according to Exhibit E, and such payment shall be the DEVELOPER's sole remedy under this AGREEMENT.

8.4 Under no circumstances will DEVELOPER be entitled to anticipatory or unearned profits, consequential damages, or other damages of any sort as a result of a termination or partial termination under this Paragraph.

8.5 DEVELOPER shall insert in all consultants' contracts and subcontracts that the consultant and subcontractor shall stop work on the date of and to the extent specified in a written notice of termination, and shall require consultants and subcontractors to insert the same condition in any lower tier contracts.

9. Term.

The term of this AGREEMENT is not to exceed forty (40) months (plus two one-year options to extend the term, where City Manager is authorized to exercise both options in writing without further approval of the City Council) commencing upon approval and execution of this AGREEMENT by the OWNER and in accordance with the schedule described in Exhibit C; OWNER may exercise the one-year options by providing written notice to DEVELOPER of OWNER's election to exercise prior to the end of the term.

10. Compensation and Extra Work.

For the SERVICES authorized under this AGREEMENT, DEVELOPER shall be compensated in accordance with the following:

10.1 OWNER will pay DEVELOPER the compensation (costs and fee) for the PHASE 1 SERVICES as set forth in Exhibit E. DEVELOPER will also be entitled to reimbursement of out-of-pocket costs as they are incurred, which costs are identified in Exhibit E. Reimbursable expenses will be paid at cost and will not exceed what is shown in Exhibit E without prior written approval of OWNER. DEVELOPER shall allocate savings from other line items to cover cost overruns in other line items or the reimbursable expenses budget, with notice to the OWNER, so long as doing so does not exceed the total cost set forth in Exhibit E. DEVELOPER's fee for PHASE 1 SERVICES will be a fixed fee as set forth in Exhibit E.

10.2 DEVELOPER's Payment Applications to OWNER for PHASE 1 SERVICES shall include, but not be limited to the following:

- DEVELOPER's name and address
- DEVELOPER's remittance address, if different from (A), above
- Name of OWNER agency/department
- Delivery/service address
- CONTRACT number
- Service Date
- Description of Services
- Total
- Taxpayer ID number
- A list of all Consultants with whom DEVELOPER has entered into contracts, the amount of each Consultant contract, the amount requested for any Consultants in the Application for Payment and the amount to be paid to DEVELOPER from such progress payment.
- A payment breakdown for the PHASE 1 SERVICES for which DEVELOPER and each Consultant is responsible; such breakdown being submitted on a uniform standardized form reasonably approved by the OWNER. The form shall reflect (1) description of services, (2) total value, (3) percent of the services completed to date, (4) value of services completed to date, (5) percent of previous amount billed, (6) previous amount billed, (7) current percent completed, and (8) value of services completed to date.
- DEVELOPER's computerized summary of all costs, disbursements and activities for the most recent billing cycle and, to the extent requested by OWNER, such other information, documentation and materials including payrolls, receipted invoices or invoices with check vouchers attached, contracts, and any other evidence required by OWNER to demonstrate that cash disbursements already made by DEVELOPER on account of the Phase 1 SERVICES equal or exceed: (1) progress payments already received by DEVELOPER; less (2) that portion of those payments attributable to DEVELOPER's Fixed Fee; plus (3) payrolls and costs for the period covered by the present Application for Payment; less (4) PROJECT costs previously paid by DEVELOPER which were previously approved by OWNER.
- Any other information reasonably requested by OWNER.

10.3 Within 15 days of receiving DEVELOPER's application for payment, OWNER will notify DEVELOPER in writing of any objections to DEVELOPER's application for payment. Within 45 days of receiving an undisputed, properly completed application for payment, OWNER shall pay to DEVELOPER a sum equal to the value of the work completed since the commencement of the work, less all previous payments. OWNER shall not withhold retention. No progress payment by OWNER shall be considered to be OWNER's acceptance of any part of the SERVICES.

10.4 The compensation that OWNER pays to DEVELOPER for the PHASE 2 SERVICES (if OWNER elects to proceed with the PHASE 2 SERVICES) will be determined after completion of the PHASE 1 SERVICES, as the compensation for the PHASE 2 SERVICES will be dependent upon the GMP calculated during the PHASE 1 SERVICES.

10.5 Budget adjustments between Task Line Items in Exhibit E excluding any additions to the Development Management Fee may be made by DEVELOPER at DEVELOPER's sole discretion with notice to the OWNER, including the reduction of the allocated budget for a Task in order to augment by this same amount the budget for any other Task, provided that such reduction or reallocation shall not relieve DEVELOPER from its obligations to complete the PHASE 1 SERVICES.

10.6 For completion and approval of all PHASE 1 SERVICES where "Extra Work" (defined as changes in approved portions of the SERVICES requested by and ordered in writing by OWNER which changes constitute a change in or departure from said approved portions of SERVICES) is not authorized, compensation including reimbursable expenses shall be described and payable as stipulated in the DEVELOPER's Budget and Fees for PHASE 1 SERVICES, attached hereto as Exhibit E and incorporated herein by reference.

10.7 Where extra work is authorized for PHASE 1 SERVICES: The amount for Extra Work shall be determined using Exhibit E. Extra Work shall be required by and ordered in writing by OWNER. OWNER may order Extra Work not to exceed ten thousand dollars ($10,000) for contracts of less than one hundred thousand ($100,000), and may order Extra Work up to ten percent (10%) for contracts up to two hundred fifty thousand dollars ($250,000). For contracts greater than two hundred fifty thousand dollars ($250,000), Extra Work shall not exceed twenty-five thousand dollars ($25,000) plus one percent (1%) of the original contract amount in excess of two hundred fifty thousand dollars ($250,000). In no case shall Extra Work cumulatively exceed one hundred thousand dollars ($100,000), unless authorized by the OWNER's City Council.

10.8 For partial completion of work of PHASE 1 SERVICES followed by default on part of DEVELOPER:

(1) For failure to complete and secure approval of the first required submittal (i.e., program and conceptual site plan), there shall be no compensation.

(2) For failure to complete and secure approval of SERVICES subsequent to approval of the first required submittal (i.e., program and conceptual site plan), DEVELOPER shall, upon completion of PHASE 1 SERVICES by others, be entitled to receive compensation based on approved work of PHASE 1 SERVICES not to exceed the amounts specified in Exhibit E for that particular submittal, plus the reasonable value as determined by OWNER of the non-approved work; provided, however, that if the cost to OWNER to complete the contract exceeds the amount specified herein, DEVELOPER shall be liable to OWNER for such excess costs attributable to DEVELOPER's breach of the AGREEMENT.

11. Laws to be Observed.

11.1 DEVELOPER is assumed to be familiar with and, at all times, shall observe and comply with all federal, state and local laws, ordinances and regulations in any manner affecting the conduct of the SERVICES. To the extent required by law, the provisions set forth in Govt Code §5956.6(b) are hereby incorporated into this AGREEMENT for PHASE 1 and/or will be incorporated into the Development Agreement (an initial draft of which is attached as Exhibit B, which will be subject to negotiation by the PARTIES) and/or a Disposition and Development Agreement for PHASE 2. Without limiting the foregoing, DEVELOPER agrees to comply with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) to the extent applicable.

11.2 DEVELOPER and OWNER, as applicable, will each comply with the requirements for user fees for use of the PROJECT as set forth in Govt Code §5956.6(b)(4)-(6).

12. Errors and Omissions.

12.1 All SERVICES submitted by DEVELOPER shall be complete and shall be reviewed prior to submission. DEVELOPER understands that OWNER's review is discretionary, and DEVELOPER shall not assume that OWNER will discover errors and/or omissions. If OWNER discovers any errors or omissions prior to approving DEVELOPER's SERVICES, the SERVICES will be returned to DEVELOPER for correction. Should OWNER or others discover errors or omissions in the work submitted by DEVELOPER after OWNER's approval thereof, OWNER's approval of DEVELOPER's SERVICES shall not be used as a defense by DEVELOPER.

12.2 If DEVELOPER subcontracts portions of the architectural or engineering design SERVICES to be performed under the terms of this AGREEMENT, DEVELOPER shall obtain evidence that such Consultants have purchased Professional Liability Insurance in accordance with the limits as described in Section 13 (unless modified by Exhibits D or E, as applicable) and containing the same clauses as the insurance required of DEVELOPER under the terms of this AGREEMENT. Evidence of Consultants' insurance shall be submitted to OWNER upon request.

13. Insurance.

13.1 Prior to the provision of SERVICES under this AGREEMENT, DEVELOPER agrees to purchase all required insurance and to deposit with OWNER Certificates of Insurance, including all endorsements required herein, necessary to satisfy OWNER that the insurance provisions of this AGREEMENT have been complied with and to keep such insurance coverage and the certificates therefor on deposit with OWNER during the entire term of this AGREEMENT. OWNER reserves the right to request that DEVELOPER provide OWNER with copies of the declarations page showing all endorsements and a copy of the policy.

13.2 In addition, all Consultants performing work on behalf of DEVELOPER pursuant to this AGREEMENT shall obtain insurance subject to the same terms and conditions as set forth herein for DEVELOPER, except to the extent that different insurance requirements are set forth in this Section 13 or in Exhibits D or E, as applicable. DEVELOPER shall not allow Consultants to work if Consultants have less than the level of coverage required by OWNER under this AGREEMENT, except as approved in writing by OWNER. It is the obligation of DEVELOPER to provide notice of the insurance requirements to every Consultant and to receive proof of insurance prior to allowing any Consultant to begin work. Such proof of insurance must be maintained by DEVELOPER through the entirety of this AGREEMENT for inspection by OWNER representative(s) at any reasonable time.

13.3 All self-insured retentions (SIRs) or deductibles shall be clearly stated on the Certificate of Insurance. If no deductibles or SIRs apply, indicate this on the Certificate of Insurance with a zero (0) by the appropriate line of coverage. Any deductible or self-insured retention (SIR) in an amount in excess of $25,000 ($5,000 for automobile liability), shall specifically be approved by the City Financial Officer ("CFO")/Office of Risk Management upon review of DEVELOPER's latest financial reports. The named insured shall be responsible for reimbursement of any deductible to the insurer. Upon notice of any actual or alleged claim or loss arising out of contractor's, subcontractor's or Consultant's work hereunder, the responsible party for any actual or alleged claim shall immediately ensure a defense is mounted in favor of DEVELOPER and any Additional Insured prior to the satisfaction of the full the SIR.

13.4 If DEVELOPER fails to maintain the required insurance for the full term of this AGREEMENT, subject to the Notice provisions here, OWNER may terminate this AGREEMENT.

13.5 Qualified Insurer

(1) The policy or policies of insurance must be issued by an insurer with a minimum rating of A- (Secure A.M. Best's Rating) and VIII (Financial Size Category as determined by the most current edition of the Best's Key Rating Guide/Property-Casualty/United States or ambest.com). It is preferred, but not mandatory, that the insurer shall be licensed to do business in the state of California (California Admitted Carrier).

(2) If the insurance carrier does not have an A.M. Best Rating of A-/VIII, the CFO/Office of Risk Management retains the right to approve or reject a carrier after a review of the company's performance and financial ratings.

(3) The policy or policies of insurance maintained by DEVELOPER shall provide the minimum limits and coverage as set forth below:

Coverage	Minimum Limits
Commercial General Liability	$1,000,000 per occurrence

	$2,000,000 aggregate
Automobile Liability including converge for owned, non-owned and hired vehicles	$1,000,000 per occurrence $2,000,000 aggregate
Workers' Compensation	Statutory
Employers' Liability Insurance	$1,000,000 per occurrence
Professional Liability	$2,000,000 per claim $2,000,000 aggregate
Umbrella Liability Insurance	$10,000,000 per occurrence $10,000,000 aggregate

(4) The policy or policies of insurance maintained by Developer's Construction Manager at Risk and any contractors shall provide the minimum limits and coverage as set forth below:

Coverage	Minimum Limits
Commercial General Liability Including Contractor's Pollution Liability and NODS	$5,000,000 per occurrence $5,000,000 aggregate
Automobile Liability including converge for owned, non-owned and hired vehicles	$5,000,000 per occurrence
Workers' Compensation	Statutory
Employers' Liability Insurance	$1,000,000 per occurrence
Umbrella Liability Insurance	$10,000,000 per occurrence $10,000,000 aggregate

(5) The policy or policies of insurance maintained by Architect and other Consultants shall provide the minimum limits and coverage as set forth below:

Coverage	Minimum Limits
Commercial General Liability	$1,000,000 per occurrence $2,000,000 aggregate
Automobile Liability including converge for owned, non-owned and hired vehicles	$1,000,000 per occurrence
Workers' Compensation	Statutory

Employers' Liability Insurance	$1,000,000 per occurrence
Professional Liability	$1,000,000 per claim $2,000,000 aggregate
Umbrella Liability Insurance	$10,000,000 per occurrence $10,000,000 aggregate

Increased limits of insurance may be met with umbrella/excess coverage provided the policy is written on a Follow Form basis.

13.6 Required Coverage Forms

(1) The Commercial General Liability coverage shall be written on Insurance Service Office (ISO) form CG 00 01, or substitute form providing liability coverage as broad.

(2) The Business Auto Liability coverage shall be written on ISO form CA 00 01, CA 00 05, CA 00 12, CA 00 20, or a substitute form providing liability coverage as broad.

13.7 Required Endorsements

(1) The Commercial General Liability policy shall contain the following endorsements, which shall accompany the Certification of Insurance:

(A) An Additional Insured endorsement using ISO form CG 20 10 or CG 20 33 or a form at least broad, naming the City of Rancho Cordova, their elected and appointed officials and employees as Additional Insured.

(B) A primary non-contributing endorsement evidencing that the DEVELOPER's insurance is primary and any insurance or self-insurance maintained by the OWNER shall be excess and non-contributing.

(2) The Worker's Compensation policy shall contain a waiver of subrogation endorsement waiving all rights of subrogation against OWNER and members of the City Council, its elected and appointed officials, officers, and employees.

(3) All insurance policies required by this AGREEMENT shall waive all rights of subrogation against OWNER, and members of the City Council, its elected and appointed officials, officers, and employees when acting within the scope of their appointment or employment.

(4) DEVELOPER shall notify OWNER in writing within thirty (30) days of any policy cancellation and ten (10) days for non-payment of premium and provide a copy of the cancellation notice to OWNER. Failure to provide written notice of cancellation

may constitute a material breach of the contract, upon which the OWNER may suspend or terminate this AGREEMENT.

(5) If DEVELOPER's Professional Liability policy is a "claims made" policy, DEVELOPER shall agree to maintain professional liability coverage for two years following completion of this AGREEMENT.

(6) The Commercial General Liability policy shall contain a severability of interests' clause, a "separation of insureds" or "severability" clause which treats each insured separately (standard in the ISO CG 001 policy).

(7) Insurance certificates shall be forwarded to the OWNER address listed in Section 26.

(8) OWNER expressly retains the right to require DEVELOPER to increase or decrease insurance of any of the above insurance types throughout the term of this AGREEMENT, subject to such insurance being available at commercially reasonable rates and provided that OWNER pays for the cost of the increased insurance premium. Subject to the preceding sentence, any increase or decrease in insurance will be as deemed by City of Rancho Cordova's Risk Manager as appropriate to adequately protect OWNER.

(9) OWNER shall notify DEVELOPER in writing of changes in the insurance requirements. Subject to subsection (8), if DEVELOPER does not deposit copies of acceptable certificates of insurance and endorsements with OWNER incorporating such changes within thirty (30) days of receipt of such notice, OWNER may provide notice of breach to DEVELOPER, and OWNER shall be entitled to all legal remedies.

(10) The procuring of such required policy or policies of insurance shall not be construed to limit DEVELOPER's liability hereunder nor to fulfill the indemnification provisions and requirements of this AGREEMENT, nor act in any way to reduce the policy coverage and limits available from the insurer.

14. <u>Indemnification.</u>

To the fullest extent permitted by law, DEVELOPER agrees to, indemnify, defend with counsel approved in writing by OWNER, and hold OWNER, their elected and appointed officials, officers, contractors and employees ("OWNER Indemnitees") harmless from any claims, demands or liability of any kind or nature, including but not limited to personal injury or property damage, to the extent arising out of, pertaining to, or relating to negligence, recklessness, or willful misconduct of DEVELOPER or its Consultants. If judgment is entered against DEVELOPER and OWNER by a court of competent jurisdiction because of the concurrent active negligence of DEVELOPER and OWNER or OWNER Indemnitees, then DEVELOPER and OWNER agree that liability will be apportioned as determined by the court. Neither Party shall request a jury apportionment. Notwithstanding anything stated above, nothing contained herein shall relieve DEVELOPER of any insurance requirements or obligations created elsewhere in this

AGREEMENT. DEVELOPER shall require indemnification of the OWNER in its contracts with Developer's Construction Manager at Risk and Architect.

15. Amendments.

No alteration or variation of the terms of this AGREEMENT shall be valid unless made in writing and signed by the PARTIES; no oral understanding or agreement not incorporated herein shall be binding on either of the PARTIES; and no exceptions, alternatives, substitutes or revisions are valid or binding on OWNER unless authorized by OWNER in writing.

16. Successors and Assigns.

The terms and provisions of this AGREEMENT shall be binding upon and inure to the benefit of the PARTIES hereto and their successors and assigns.

17. Entirety.

This AGREEMENT contains the entire agreement between the PARTIES with respect to the matters provided for herein.

18. Severability.

If any part of this AGREEMENT is held, determined, or adjudicated to be illegal, void, or unenforceable by a court of competent jurisdiction, the remainder of this AGREEMENT shall be given effect to the fullest extent reasonably possible.

19. Binding Obligation.

The PARTIES to this AGREEMENT represent and warrant that this AGREEMENT has been duly authorized and executed and constitutes the legally binding obligation of their respective organization or entity enforceable in accordance with its terms.

20. Governing Law and Venue.

20.1 This AGREEMENT has been negotiated and executed in the State of California and shall be governed by and construed under the laws of the State of California. In the event of any legal action to enforce or interpret this AGREEMENT, the sole and exclusive venue shall be a court of competent jurisdiction located in Sacramento County, California, and the PARTIES hereto agree to and do hereby submit to the jurisdiction of such court, notwithstanding Code of Civil Procedure, Section 394.

20.2 The PARTIES specifically agree that by soliciting and entering into and performing SERVICES under this AGREEMENT, the DEVELOPER shall be deemed to constitute doing business within the City of Rancho Cordova from the time of solicitation of work; through the period when all SERVICES under this AGREEMENT are completed, and continuing until the expiration of any applicable limitations period.

21. Intentionally omitted.

22. Ownership of Documents.

All work product (electronically or manually generated) including but not limited to: cost estimates, studies, design analyses, original mylar drawings, Computer Aided Drafting and Design (CADD) file, and other related documents which are prepared by or for DEVELOPER specifically in the performance of this AGREEMENT (collectively referred to as "PROJECT DOCUMENTS") are to be the joint property of the OWNER and DEVELOPER (and DEVELOPER's Consultants) and copies of the PROJECT DOCUMENTS are to be delivered to the OWNER before the final payment is made to the DEVELOPER. DEVELOPER (and its Consultants) will be able to retain a copy of all such PROJECT DOCUMENTS as part of their archival records. It is the intent of the PARTIES that, upon payment for particular PROJECT DOCUMENTS, OWNER will have the exclusive rights to use such PROJECT DOCUMENTS as a whole, but DEVELOPER and its Consultants will continue to have ownership and the rights to use, reproduce, create derivatives from, or otherwise deploy individual components of the PROJECT DOCUMENTS, so long as such use, reproduction, derivation, or deployment does not individually or in combination produce a work product substantially similar to the PROJECT DOCUMENTS. DEVELOPER (and its Consultants) would be owners of the copyrights in such drawings and OWNER would have the exclusive right to reproduce those drawings as a whole, but DEVELOPER (and its Consultants) would be free to use the particular detail drawings contained in them and other individual components of the PROJECT DOCUMENTS on other projects. Nonetheless, if OWNER re-uses, alters, modifies or adapts the PROJECT DOCUMENTS without the written consent of the DEVELOPER for the specific purpose intended, which consent the DEVELOPER will not unreasonably withhold, such action will be at OWNER's sole risk and without liability or legal exposure to DEVELOPER or its Consultants, and the OWNER agrees to indemnify, defend, and hold the DEVELOPER and its Consultants harmless to the extent permitted by law, from all claims, damages, losses, and expenses arising out of and/or resulting from, or alleged to arise out of or result from, the OWNER's reuse, alteration, modification or adaptation of the PROJECT DOCUMENTS.

23. Confidentiality.

23.1 All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, and all written or other information submitted to DEVELOPER in connection with the performance of this AGREEMENT shall be held confidential by DEVELOPER and/or anyone acting under contract to DEVELOPER and shall not, without the prior consent of OWNER, be used for any purposes other than the performance of the SERVICES, not be disclosed to any person, partnership, company, corporation or agency, that is not connected with the performance of the SERVICES.

23.2 Nothing furnished to DEVELOPER which is generally known among cities in Northern California shall be deemed confidential.

23.3 DEVELOPER shall not use OWNER's name or insignia, photographs of the PROJECT, or any other publicity pertaining to the PROJECT in any magazine, trade paper, newspaper, or other medium without the consent of OWNER. DEVELOPER will also use reasonable efforts to prevent anyone acting under the supervision of DEVELOPER from using OWNER's name or insignia, photographs of the PROJECT, or any other publicity pertaining to the PROJECT in any magazine, trade paper, newspaper, or other medium without the consent of OWNER.

24. Publication.

24.1 No copies of sketches, schedules, written documents, computer-based data, photographs, maps or graphs, including graphic art work, resulting from performance or prepared in connection with this AGREEMENT, are to be released by DEVELOPER and/or anyone acting under the supervision of DEVELOPER to any person, partnership, company, corporation, or agency, without prior approval by the OWNER, except as necessary for the performance of the services of this AGREEMENT. All press contacts, including graphic display information to be published in newspapers, magazines, etc., are to be administered only after OWNER's approval.

24.2 DEVELOPER agrees that it will not issue any news releases or make any contact with or respond to inquiries from the media in connection with either the award of this AGREEMENT or any subsequent amendment of, or effort under this AGREEMENT. DEVELOPER must first obtain review and approval of said media contact from the OWNER. Any requests for interviews or information received by the media shall be referred directly to the OWNER. DEVELOPER is not authorized to serve as a media spokesperson for OWNER's or the Project without first obtaining consent from the OWNER.

25. Records and Audit/Inspections.

25.1 DEVELOPER shall keep an accurate record of costs incurred by DEVELOPER and/or Consultants employed by DEVELOPER in the performance of this AGREEMENT.

25.2 Within thirty (30) days of OWNER's written request, or sooner if ordered by a court of competent jurisdiction, DEVELOPER shall allow OWNER or authorized State or Federal agencies or any duly authorized representative to have the right to access, examine, audit, excerpt, copy or transcribe any pertinent transaction, activity, time cards or other records relating to this AGREEMENT.

25.3 DEVELOPER shall keep such material, including all pertinent cost accounting, financial records and proprietary data for a period of three (3) years after termination or completion of the AGREEMENT or until resolution of any claim or dispute between the PARTIES, whichever

is later. Prior to discarding such material, DEVELOPER shall offer the above material to OWNER.

25.4 Should DEVELOPER cease to exist as a legal entity, records pertaining to this AGREEMENT shall be forwarded within a reasonable period of time not to exceed sixty (60) days to its successor in interest or surviving entity in a merger or acquisition, or, in the event of liquidation, to OWNER.

26. Notices.

26.1 Any and all notices, requests, demands and other communications contemplated, called for, permitted, or required to be given hereunder shall be in writing, except through the course of the PARTIES' project managers; routine exchange of information and cooperation during the SERVICES.

26.2 Any written communications shall be deemed to have been duly given upon actual in-person delivery, if delivery is by direct hand, or upon delivery on the actual day of receipt, or no greater than four (4) calendar days after being mailed by U. S. certified or registered mail, return receipt requested, postage prepaid, whichever occurs first. The date of mailing shall count as the first day.

26.3 All communications shall be addressed to the appropriate PARTY at the address stated herein or such other address as the PARTIES hereto may designate by written notice from time to time in the manner aforesaid.

For DEVELOPER:

Name:	Griffin / Swinerton, LLC
Address:	1 Technology Drive, Building I, Suite 829
City:	Irvine, CA 92618
Attn:	Roger Torriero and Korin Crawford
Phone:	949.497.9000
E-mail:	rtorriero@griffinholdings.net; kcrawford@griffinswinerton.com

For OWNER:

Name:	Cyrus Abhar, City Manager
Address:	2729 Prospect Park Drive
City:	Rancho Cordova, CA 95670
Attn:	City Manager
Phone:	916 851-8700
E-mail:	cabhar@cityofranchocordova.org

Copy to:

Adam U. Lindgren, City Attorney

Address: _555 Capitol Mall, Suite 1200
City: Sacramento, CA 995814
Phone: (916) 556-1531
E-mail: alindgren@cityofranchocordova.org

27. Attorney's Fees.

In any action or proceeding to enforce or interpret any provision of this AGREEMENT, or where any provision hereof is validly asserted as a defense, each PARTY shall bear its own attorney's fees, costs and expenses.

28. Interpretation.

28.1 This AGREEMENT has been negotiated at arm's length and between persons sophisticated and knowledgeable in the matters dealt with in this AGREEMENT.

28.2 In addition, each PARTY acknowledges that it has been represented by experienced and knowledgeable independent legal counsel of their own choosing, or has knowingly declined to seek such counsel despite having the opportunity to do so.

28.3 Each PARTY further acknowledges that they have not been influenced to any extent whatsoever in executing this AGREEMENT by any other PARTY hereto or by any person representing them, or both.

28.4 Accordingly, any rule of law (including California Civil Code Section 1654) or legal decision that would require interpretation of any ambiguities in this AGREEMENT against the PARTY that has drafted it is not applicable and is waived.

28.5 The provisions of this AGREEMENT shall be interpreted in a reasonable manner to affect the purpose of the PARTIES and this AGREEMENT.

29. Headings.

The various headings and numbers herein, the grouping of provisions of this AGREEMENT into separate clauses and paragraphs, and the organization hereof are for the purpose of convenience only and shall not limit or otherwise affect the meaning hereof.

30. Acceptance.

Unless otherwise agreed to in writing by OWNER acceptance shall not be deemed complete unless in writing and until all the services have actually been received, inspected, and tested to the satisfaction of OWNER.

31. Consent to Breach not Waiver.

31.1 No term or provision of this AGREEMENT shall be deemed waived and no breach excused, unless such waiver or consent shall be in writing and signed by the PARTY claimed to have waived or consented.

31.2 Any consent by any PARTY to, or waiver of, a breach by the other, whether express or implied, shall not constitute consent to, waiver of, or excuse for any other different or subsequent breach.

32. Remedies Not Exclusive.

The remedies for breach set forth in this AGREEMENT are cumulative as to one another and as to any other provided by law, rather than exclusive; and the expression of certain remedies in this AGREEMENT does not preclude resort by either PARTY to any other remedies provided by law.

33. Independent Contractor.

33.1 As referenced in Section 4 of this AGREEMENT, DEVELOPER shall be considered an independent contractor.

33.2 Neither DEVELOPER, its employees nor anyone working under DEVELOPER shall qualify for workers' compensation or other fringe benefits of any kind through OWNER.

34. Changes.

DEVELOPER shall make no changes in the work or perform any additional work other than the SERVICES without the OWNER'S specific written approval.

35. Assignment.

The terms, covenants, and conditions contained herein shall apply to and bind the approved heirs, successors, executors, administrators and assigns of the PARTIES. Furthermore, neither the performance of this AGREEMENT nor any portion thereof may be assigned or sub-contracted by DEVELOPER, by any means whatsoever including but not limited to acquisition by merger, without the express written consent of OWNER or as specifically permitted herein. Except as set forth herein, any attempt by DEVELOPER to assign or sub-contract the performance or any portion thereof of this AGREEMENT without the express written consent of OWNER shall be invalid and shall constitute a breach of this AGREEMENT. As set forth hereinabove, OWNER hereby consents to DEVELOPER subcontracting the architectural/engineering services to LPA, Inc. and pre-construction services to Swinerton Builders.

36. Changes in Ownership.

DEVELOPER agrees that if there is a change or transfer in ownership in excess of 50% of the ownership of DEVELOPER, including but not limited to merger by acquisition, of DEVELOPER's business prior to completion of this AGREEMENT, the new owners shall be required under terms of sale or other transfer to assume DEVELOPER's duties and obligations contained in this AGREEMENT and to obtain the written approval of OWNER of such merger or acquisition (which approval will not be unreasonably withheld, conditioned, or delayed), and complete the obligations and duties contained in the AGREEMENT to the satisfaction of OWNER.

37. Force Majeure.

Neither PARTY shall be assessed with damages or unsatisfactory performance penalties during any delay beyond the time needed for the performance of this AGREEMENT caused by any act of God, war, civil disorder, or other cause beyond its reasonable control, during which said PARTY is unable to perform, provided said PARTY gives written notice of the cause of the delay to to the other PARTY within seven (7) days of the start of the delay and avails itself of any available remedies.

38. Compliance with Laws.

39.1 DEVELOPER represents and agrees that services to be provided under this AGREEMENT shall fully comply, at DEVELOPER's expense, with all standards, laws, statutes, restrictions, ordinances, requirements, and regulations (collectively "laws"), including, but not limited to those issued by OWNER in its governmental capacity and all other laws applicable to the SERVICES at the time SERVICES are provided to and accepted by OWNER.

39.2 DEVELOPER acknowledges that OWNER is relying on DEVELOPER for such compliance, and pursuant to the requirements of the indemnification paragraph above, DEVELOPER agrees that it shall defend, indemnify and hold OWNER and OWNER INDEMNITEES harmless from all liability, damages, costs and expenses arising from or related to a violation of such laws.

39. Calendar Days.

Any reference to the word "day" or "days" herein means calendar day or calendar days, respectively, unless otherwise expressly provided.

40. Breach of Contract.

The failure of the DEVELOPER to substantially comply with any of the material provisions, covenants or conditions of this AGREEMENT shall be a material breach of this AGREEMENT. In such event, in addition to any other remedies available at law, in equity, or otherwise specified in this AGREEMENT, the OWNER may:

41.1 provide the DEVELOPER written notice of the breach and thirty (30) calendar days pursuant to Section 7.1 or such shorter time that may be specified in this AGREEMENT within which to cure the breach;

41.2 discontinue payment to the DEVELOPER for and during the period in which the DEVELOPER is in breach; and

41.3 offset those monies disallowed pursuant to the above, against any monies billed by the DEVELOPER but yet unpaid by the OWNER.

41. Conflict of Interest DEVELOPER Personnel.

42.1 The DEVELOPER shall exercise reasonable care and diligence to prevent any actions or conditions that could result in a conflict with the best interests of the OWNER. This obligation shall apply to the DEVELOPER, the DEVELOPER's employees, agents, and relatives; sub-tier contractors; and third parties associated with accomplishing work and SERVICES hereunder.

42.2 DEVELOPER's efforts shall include, but not be limited to establishing precautions to prevent its employees or agents from: making, receiving, providing or offering gifts, entertainment, payments, loans or other considerations which could be deemed to appear to influence individuals to act contrary to the best interests of the OWNER.

42. Title to Data.

43.1 All materials, documents, data or information obtained from the OWNER data files or any OWNER medium furnished to the DEVELOPER in the performance of this AGREEMENT, will at all times remain the property of the OWNER. Such data or information may not be used or copied for direct or indirect use by the DEVELOPER after completion or termination of this AGREEMENT without the express written consent of the OWNER.

43.2 All materials, documents, data or information, including copies furnished by OWNER and loaned to DEVELOPER for its temporary use, must be returned to the OWNER at the end of this AGREEMENT unless otherwise specified by the OWNER.

43. Staffing.

The DEVELOPER will maintain an adequate number of competent and qualified persons, as reasonably determined by the OWNER, to ensure acceptable and timely completion of the scope of services described in this AGREEMENT throughout the period of those services.

44. Availability of Funds.

The obligation of OWNER is subject to the availability of funds appropriated for this purpose, and nothing herein shall be construed as obligating the OWNER to expend or as involving

the OWNER in any contract or other obligation for future payment of money in excess of appropriations authorized by law.

45. Public Records Act.

Pursuant to the California Public Records Act ("CPRA"), Government Code Sections 6250 et seq., all records provided by DEVELOPER to OWNER are subject to public disclosure upon request except as otherwise provided by law. Prior to their submission to OWNER, DEVELOPER shall identify any records it believes are exempt from disclosure, identify the applicable CPRA exemption, and mark or otherwise conspicuously identify those documents as CONFIDENTIAL. If the disclosure of such records is subsequently requested or determined by OWNER to be required, OWNER will notify DEVELOPER of such request or determination. Unless DEVELOPER obtains a protective order issued by a court restricting disclosure of the requested records, OWNER may disclose the records if OWNER determines that the Public Records Act requires disclosure. DEVELOPER shall indemnify and defend OWNER in any action to compel disclosure of such records that DEVELOPER has identified as exempt from CPRA and requested OWNER not to disclose.

46. Authorization.

Each signatory to this AGREEMENT represents that it is authorized to execute and cause the respective PARTY to be bound by this AGREEMENT.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the PARTIES hereto have executed this AGREEMENT on the dates opposite their respective signatures:

GRIFFIN / SWINERTON, LLC
a Delaware limited liability company
Contractor's License Number 1045588

Date: _____ By: _____
Signature

Roger Torriero, Managing Principal
Print Name & Title

(If a corporation, the document must be signed by two corporate officers. The 1st must be either Chairman of the Board, President or any Vice President.)

Date: _____ By: _____
Signature

Korin Crawford, Principal
Print Name & Title

(If a corporation, the 2nd signature must be either the Secretary, an Assistant Secretary, the Chief Financial Officer, or any Assistant Treasurer.)

CITY OF RANCHO CORDOVA
a municipal corporation

By: _____

Date: _____

APPROVED AS TO FORM

By: _____
Adam U. Lindgren, City Attorney

EXHIBIT A

DESCRIPTION OF LAND AND PROJECT

Land

Mills Crossing will be built on a stand-alone parcel that is approximately 9.8 acres, APNs: 076-0020-019 through -022, 10153-10179 Folsom Boulevard, located directly across the street from the Mather Field/Mills Station and bounded by El Caprice to the west, and Folsom Boulevard to the south, and Folsom Lake College to the east.

Project

A Mixed Use transit oriented development (TOD) consisting of (1) community-commercial facilities including an modern community arts center, health and wellness center, and flexible community building; (2) residential use of at least 100 units on the Property, with at least 25% of those residential units to be restricted to lower income households; and (3) Public Plaza and community green space to be enjoyed by the Rancho Cordova community, including nearby Mather Field/Mills Station transit riders and Folsom Lake College as more fully described in the Preliminary Building Program in **Exhibit F**.

5121192.2

EXHIBIT B

FORM OF DEVELOPMENT AGREEMENT

See attached form of Development Agreement.

DEVELOPMENT AGREEMENT

Between

_____
a California nonprofit public benefit corporation

("***Corporation***")

and

GRIFFIN / SWINERTON, LLC
a Delaware limited liability company

("***Developer***")

Dated as of _____, 2022

[PROJECT NAME]
[PROJECT Street Address]
[PROJECT City, State, Zip Code]

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "***Agreement***") dated as of _____, 2022 is by and between _____ **CORPORATION**, a California _____ ("***Corporation***"), and **GRIFFIN / SWINERTON LLC**, a Delaware limited liability company ("***Developer***").

RECITALS

A. On July 23, 2019, City of Rancho Cordova, a municipal corporation ("Tenant") issued a Request for Proposals for the Project (as defined in Recital D). Developer responded to the Request for Proposals and submitted a proposal to Tenant. After a multi-step developer solicitation process that included the Request for Proposals, meetings and interviews, on or about July 20, 2020, Tenant selected Developer to developer the Project.

B. Developer and Tenant previously entered into the Pre-Development Agreement, dated _____, 2022 (the "***PDA***"), whereby Developer provided the PHASE 1 Services (as defined in the PDA) relating to the Project. Developer will provide the PHASE 2 Services (as defined in the PDA) under this Agreement with Corporation as a public-private partnership whereby Developer will design and construct the Project, and Tenant may elect to be reimbursed by Corporation from Bond proceeds in accordance with the Indenture on or before the 60th day after the Bond Closing (as defined in Section 1) for the funds it advanced for the PHASE 2 Services and other reimbursable costs.

C. Corporation is the lessee under that certain Ground Lease ("***Ground Lease***"), in which Tenant is the lessor and pursuant to which Corporation leases that certain real property located in the City of Rancho Cordova, California ("***Land***"), that is more specifically described in the attached **Exhibit A**.

D. On July 23, 2019, Tenant issued the Mills Station District P3 Master Development Opportunity requesting Letters of Interest to develop a mixed-use site anchored by an Mixed Use Community Building and Public Plaza to be enjoyed by the Rancho Cordova community, including nearby Mather Field/Mills Station transit riders and Folsom Lake College ("RFP"). Corporation desires to construct on the Land a Mixed Use transit oriented development (TOD) consisting of (1) community-commercial facilities including an modern community arts center, health and wellness center, and flexible community building; (2) residential use of at least 100 units on the Property, with at least 25% of those residential units to be restricted to lower income households; and (3) Community Building and Public Plaza and community green space to be enjoyed by the Rancho Cordova community, including nearby Mather Field/Mills Station transit riders and Folsom Lake College (collectively, the "***Mills Crossing Project***"). The proposed Mills Crossing Project is more fully described in the approved Design Development Documents (as defined in Section 1). The design, permitting and construction of the Mills Crossing Project are together referred to in this Agreement as the "**Project**."

E. On August 17, 2020, Developer and Tenant entered into an Exclusive Negotiating Rights Agreement ("ENA") with a one year term plus City Manager's option to extend the term by six-months, which option was exercised by the City Manager extending the term to February 17, 2022. Under the ENA, Developer funded and executed project activities including due diligence and developed multiple development alternatives, concept designs, tenant mixes with programming partners, financing approaches, and performed community outreach culminating with a preferred development concept approved by the City Council on December 6, 2020.

F. On February 7, 2022, Developer and Tenant entered into the First Amendment to the Exclusive Negotiating Rights Agreement (collectively referred to as the "ENA") to provide an additional six months to complete negotiations and commence to execute the Project per the RFP through a two-step contract process, with the PDA being for PHASE 1 and this Development Agreement being for PHASE 2.

G. Tenant desires to have Corporation engage Developer to implement the Project as envisioned in the RFP and refined during the ENA term, and to provide the services as described herein and subject to the terms hereof.

H. Corporation, as landlord, and Tenant are parties to that certain Facility Lease dated of even date with the Ground Lease ("***Facility Lease***"), whereby Tenant has agreed to lease the Premises (as defined in Section 1) upon substantial completion of the Project, at the rent and subject to all of the terms, covenants and conditions set forth in the Facility Lease, a copy of which is attached hereto.

I. Corporation desires to engage Developer to develop and administer the design, permitting and construction phases of the Project in accordance with the terms and conditions of this Agreement. Developer desires to perform development and construction management services in connection with the construction of the Project in accordance with the terms and conditions of this Agreement. Subject to the terms and conditions hereof, Developer will warrant to achieve Substantial Completion (as defined in Section 1) of the Project no later than the Developer Obligation Date (as defined in Section 1) and for a total price not to exceed the Project GMP (as defined in Section 1).

J. Corporation understands that Developer will not personally perform any design or construction services. The parties intend for Developer to contract directly and separately with (i) the Construction Manager (as defined in Section 1) who is to be engaged to construct the Project, (ii) the Architect (as defined in Section 1) and engineers and related design consultants designing the Project, and (iii) such other Contractors (as defined in Section 1) or consultants who may be engaged to perform discrete elements of design or construction work on the Project to the extent not covered by the CMAR Contract (as defined in Section 1) or Architect's Agreement (as defined in Section 1). If, during the performance of this Agreement, Developer determines that additional construction service consultants or contractors must be retained in order to meet the terms of this Agreement, the Developer will contract with them directly.

K. Corporation anticipates that financing for the Project will be obtained through the issuance of tax-exempt bonds (the "***Bonds***") by the California Municipal Finance Authority (the "***Authority***") for the benefit of the Corporation by agreement between the Corporation and the Authority. Upon payment in full of the Bonds, Corporation will convey the Project to Tenant for no additional consideration.

NOW, THEREFORE, to fulfill the foregoing objectives, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Corporation and Developer desire to enter into this Agreement and proceed in accordance with its terms.

1. **Definitions**. As used in this Agreement, the following terms shall have the following meanings:

"**ADA**" means the Americans with Disabilities Act of 1990, as amended from time to time.

"**AHJ**" means an Agency Having Jurisdiction with respect to the Project, which includes any governmental or quasi-governmental agencies, bodies, authorities and courts having jurisdiction over the Project or any portion thereof, including but not limited to Sacramento County Public Works, Sacramento County Building & Safety Department, and Sacramento County Fire Authority.

"**Allowance**" means additional resources included in Developer's estimate to cover the cost of known but undefined requirements for an individual activity, work item, account or sub-account expressly identified as such in **Exhibit I**. There are no Allowances except as specifically identified in **Exhibit D** or **Exhibit I**. When Developer is capable of determining the actual cost associated with the Allowance, an appropriate additive or deductive change order shall be issued as and when necessary as reasonably determined by Developer as further described in Section 9.8. The drawings attached as **Exhibit Q** were the basis for Developer's Allowance for the _____ improvements.

"**Architect**" means LPA, Inc., the architect for the Project, or any successor architect for the Project.

"**Architect's Agreement**" means the agreement between Developer and the Architect with respect to the Project.

"**Bond Closing**" refers to the date the Bond proceeds are made available to the Trustee.

"**Bonds**" means those tax-exempt bonds to be issued by the Authority for the benefit of the Corporation as more particularly described in Recital F above, from the proceeds of which Corporation intends to pay, among other things, the cost of PHASE 2 Services, the Project GMP, the Financed FF&E, and any bonds issued to refund such Bonds.

"**CMAR Contract**" means the agreement between Developer and the Construction Manager for construction of the Project through the delivery method of Construction Manager at-Risk ("**CMAR**").

"**Commencement of Construction**" means the date Corporation executes and delivers to Developer the written Notice to Proceed (Construction).

"**Commodities**" mean finished goods, products, or materials that are purchased (directly or indirectly) by Developer or Construction Manager that are intended to be installed in or incorporated into the work including, without limitation, the Financed FF&E.

"**Construction Contracts**" means collectively (i) the CMAR Contract, (ii) the subcontracts between Construction Manager and its Trade Contractors, and (iii) all other contracts for construction services entered into between Developer and any Contractor, for construction of any portion of the Project not covered by the CMAR Contract.

"**Construction Documents**" means the Construction Drawings and Detailed Specifications approved by the Corporation, for construction of the Project, including technical drawings, schedules, diagrams, plans and specifications setting forth in detail the requirements for construction of the Project and providing information customarily required for the use of the building trades.

"**Construction Drawings**" means Drawings setting forth the requirements for the construction of the Project approved by the Corporation. As used herein, "Drawings" include all graphic and pictorial documents depicting the design, location and dimensions of the elements of the Project (including Tenant Improvements) and include plans, elevations, sections, details, schedules and diagrams for the Project, all of which shall be consistent with the Project Requirements. Construction Drawings may, if applicable, consist of separate Drawings for the Mills Crossing Project, and Tenant Improvements.

"**Construction Manager**" means Swinerton Builders, the Construction Manager at Risk for the Project selected by Developer and any replacement or successor construction manager. The Construction Manager is providing its professional services for a fixed fee. Developer may, at its election, replace the Construction Manager with a replacement construction manager with the consent of Corporation, which consent will not be unreasonably withheld, conditioned, or delayed provided that there is no increase to the Project Cost or to the Corporation.

"**Contract Documents**" means this Agreement (including all exhibits attached hereto), the Construction Documents, the Construction Contracts and the other documents identified as Contract Documents in the CMAR Contract and all modifications and amendments to the foregoing issued after the date of execution of this Agreement, including amendments and change orders.

"**Contractors**" means the Construction Manager, any Trade Contractors and their subcontractors (of any tier), and any other construction trade contractors with whom Developer enters into Construction Contracts for the Project.

"**Corporation**" means _____ Corporation, a California nonprofit public benefit corporation, its successors and permitted assigns.

"**Corporation-Caused Delay**" means any period of Critical Path delay in the overall progress of design, finance, construction, and completion of the Project, including Tenant Improvements, that is caused by (a) Corporation-initiated changes to the Construction Documents, (b) Corporation's failure to approve, disapprove, decide, or otherwise respond to Developer in the time indicated in this Agreement for such item with respect to a particular item for which Corporation's response is required hereunder or under the CMAR Contract or Architect's Agreement, (c) Corporation's failure to deliver plans, information, specifications, or other information within the time frames required under this Agreement, the Project Schedule, or the CMAR Contract or Architect's Agreement, (d) Corporation's failure to timely fund Project Costs or Other Corporation Costs, (e) failure of Corporation and/or Tenant to cause Corporation or Tenant provided FF&E or Tenant's Personal Property, if any, to be procured and installed in a timely manner, (f) any interference or other acts or omissions of Corporation or Tenant, (g) delays caused by Tenant which are not intended to include any period of time provided in the Facilities Lease, the Project Schedule, or this Agreement for Tenant to review and respond to any submission, (i) delays caused by items for which Corporation is responsible, including but not limited to Corporation Deliverables, or (j) Differing Site Conditions not reasonably identified by Developer prior to the date of this Agreement in the exercise of its commercially reasonable due diligence (which the parties have agreed that Developer's due diligence was reasonable based on the reports identified in **Exhibit O**). In the absence of a particular time frame in the Project Schedule for Corporation to provide plans, information, approvals, etc., Corporation will have five (5) business days to provide such plans, information, approvals, etc. after Developer's written request. However, Corporation-Caused Delay shall not include delay to the extent caused by Developer's failure to provide, within the time frames allowed hereunder, draw requests, architect's certifications, progress completion certifications, copies of change orders and reasonable supporting documentation, shop drawings, schedules, costs, invoices, job progress reports, or any other documents or information which Corporation is entitled to receive hereunder or which is reasonably requested by Corporation in connection with any such decision or response. To facilitate timeliness in Corporation's communications with Developer over matters relating to design or construction of the Project and to minimize the possibility of Corporation-Caused Delay, Developer shall alert Corporation to deadlines for approvals, decisions or other responses that Corporation must provide hereunder, including, among other methods, attachment of "deadline cover sheets" on any submissions to Corporation that require response by a particular deadline or distribution of weekly calendars that show deadlines imposed on Corporation. If Developer at any time believes that an instance of Corporation-Caused Delay has occurred that has directly caused or will directly cause an increase in Project Costs or extension of the Developer Obligation Date, then Developer shall send a written notification to Corporation in accordance with Section 8.4. Any disputes between Developer and Corporation over delays or Project Costs attributable to Corporation-Caused Delay shall not be a reason to stop or delay construction of the Project and shall be resolved by the parties as expeditiously as possible, either by mutual agreement of the parties or in accordance with the dispute resolution mechanisms described in Section 24 hereof.

"**Corporation Contingency**" means a fund to cover cost growth during the Project used at the discretion of the Corporation usually for costs that result from Corporation directed changes or Corporation-Caused Delays. The amount of the Corporation's Contingency will be set by the Corporation and will be included as a line item in the Project GMP (below the line), but will be for Corporation's exclusive use. Corporation Contingency will be added to the GMP amount provided by the Developer, the sum of which will be the full contract price for design, permitting and construction. Markups for insurance, bonds, fee, taxes, and general conditions will be applied by the Developer at the time that Corporation Contingency is used. Any Corporation Contingency not utilized shall revert to the Corporation after Project completion. Corporation may or may not elect to include a Corporation Contingency, and may elect the amount of any Corporation Contingency. Corporation's election to not include a Corporation Contingency or election to have an insufficient Corporation Contingency is at Corporation's sole risk. The Corporation Contingency will be treated like an Allowance (but to be used exclusively by the Corporation), and the amount of the Corporation Contingency (which is determined solely by the Corporation in its sole discretion) will not act as a limit on costs that Corporation is required to pay under this Agreement.

"**Corporation Deliverables**" means and refers to (a) all reviews and approvals by Corporation required under this Agreement, (b) Corporation's responses to questions from Developer required under this Agreement, (c) Corporation's design and installation of its information technology in accordance with the Project Schedule, (d) Corporation providing the Tenant Personal Property in accordance with the Critical Path Project Schedule, and (e) any FF&E or Tenant's Personal Property that Corporation or Tenant desires that is not included in the approved Construction Documents as Developer's responsibility in accordance with the Project Schedule.

"**Costs Not to Be Reimbursed**" means, except as specifically provided in Section 11 hereof (relating to Developer's Fixed Fee) or as set forth in **Exhibit D**, (a) salaries or other compensation of Developer's personnel normally situated at Developer's principal office or branch offices; (b) except as otherwise provided in the Construction Contract, salaries or other compensation for any of Contractor's personnel normally situated at such Contractor's principal office or branch offices; (c) salaries or other compensation for any officer of Developer or Contractor; (d) expenses of Developer's or Contractor's principal office; (e) overhead or general expenses, except as expressly provided in the definition of Project Costs; and (f) Project Costs in excess of the Project GMP.

"**Costs Resulting from Corporation-Caused Delay**" means any increase in costs of constructing the Project to the extent resulting from Corporation-Caused Delay. Where additional costs are incurred as a result of a combination of Corporation-Caused Delay and failure of Developer to provide, within the time frames allowed hereunder, draw requests, architect's certifications, progress completion certifications, copies of change orders and supporting documentation, shop drawings, schedules, costs, invoices, job progress reports, or other documents

or information which Corporation is entitled to receive hereunder or which is reasonably requested by Corporation in connection with any such decision or response required hereunder, then Costs Resulting From Corporation- Caused Delay shall be only the portion of such costs attributable to Corporation-Caused Delay.

"**Critical Path**" means the sequence of Activities in a network analysis such that the total duration equals the sum of the durations of the individual Activities in the sequence. There is no time leeway or slack (float) in Activities along the Critical Path (that is, if the time to complete one or more Activities in the Critical Path increases, the total production time increases). The Project Schedule shall include the Critical Path. As used in this definition, the term "Activities" refer to basic elements of work, or tasks that must be performed in order to complete the Project. Activities may occur over time.

"**Design Development Documents**" means drawings and related specifications that are a consistent development of the Schematic Documents and further define and describe all important aspects of the Project and includes measured CAD drawings at a scale required to convey and describe the design intent. The approved and accepted Design Development Documents will serve as the basis for the Construction Drawings as approved by the Corporation and Tenant. The Design Development Documents were previously prepared under the PDA and have been approved by Corporation and Tenant, and the approval acknowledges that the Design Development Documents are in conformance with the Schematic Documents and the Basis of Design (**Exhibit R**). An index of all of the approved and accepted Design Development Documents as of the date of this Agreement is included in **Exhibit E**.

"**Detailed Specifications**" means all written detailed requirements for materials, equipment, construction systems, standards and workmanship for the construction of the Project.

"**Developer**" means the entity identified as Developer in the preamble, and its successors and permitted assigns hereunder.

"**Developer Contingency**" means the Developer contingency line item set forth in **Exhibit D** which will be set formulaically at time of establishment of the GMP to be a factor of 5% of all Project Costs. The Developer Contingency is a fund to pay Project Costs during the Project which are not the Corporation's responsibility. Developer may use the Developer Contingency at the reasonable discretion of Developer for Project Costs that fall within any of the following categories: (a) voluntary acceleration, (b) costs that are not recovered from sureties of retaining replacement or supplemental Contractors, (c) gaps in Trade Contractors' scopes of work, including interfacing omissions between and among the work categories, (d) Unavoidable Delays, (e) delays and costs attributable to Developer, excluding costs arising from Developer's gross negligence or willful misconduct, (f) labor disputes, (g) material or equipment price changes, (h) costs related to the coordination of modifications, amendments or updates to the completed Construction Documents that are required by an AHJ or otherwise at no fault of either party to this Agreement, excluding costs arising from errors or omissions that are a breach of the Architect's standard of

care, (i) correcting defective or non-conforming work that Developer cannot reasonably recover from the responsible Trade Contractor(s), or (j) settling the contractual claims of Contractors when doing so is deemed by the Developer to be in the best interests of the Project to keep the Project progressing, subject to such settlement amounts being within limits of the Project GMP. The foregoing categories are referred to as the "***Pre-Approved Developer Contingency Uses***." Developer may use the Developer Contingency for Project Costs that do not fall within the Pre-Approved Developer Contingency Uses only with the consent of the Corporation, which consent will not be unreasonably withheld. The Developer Contingency will not be subject to additional markup by Developer, but may include markup for Contractors for their direct and indirect overhead costs and profit. The amount of the Developer Contingency will be a separate line item in **Exhibit D**. Any unused Developer Contingency, at the completion of the Project, will be subject to the terms of Section 12.7.

"**Developer Obligation Date**" means the scheduled date for issuance of the Certificate of Substantial Completion as set forth in the Project Schedule attached as **Exhibit F**, as it may be extended pursuant to this Agreement. The Developer Obligation Date shall be extended day-for-day to the extent (a) Bond Closing has not occurred on or before _____, (b) Corporation has not executed this Agreement on or before _____, (c) Corporation has not issued its Notice to Proceed (Construction) in accordance with the Project Schedule, or (d) of Corporation-Caused Delays and (e) of Unavoidable Delays.

"**Developer's Fixed Fee**" means the fixed fee to be paid by Corporation to Developer pursuant to Section 11.1 and subject to the terms and conditions set forth in Sections 7.2, 11 and 12 of this Agreement for Developer's Project related program management, development management, and construction management services to be performed by Developer under this Agreement. This fee is inclusive of all of Developer's overhead, administrative costs, development/program management and construction management costs for the scope of work included in the Project. This fee is exclusive of any fees or costs of Developer's Construction Manager, the Architect or other design professionals, consultants, Contractors, laborers, materials, equipment, or Reimbursable Expenses, and which amounts are included as Project Costs within the Project GMP. In addition to Developer's Fixed Fee, Developer is also entitled to share in the unused Developer Contingency as set forth in Section 12.7. Developer's Fixed Fee was not calculated based on Developer's Contingency. To the extent that Developer's Contingency is expended for any reason, then Developer shall receive additional fee compensation calculated at ___% at the time of those expenditures (if any). Developer's expenditure of Developer's Contingency, plus the additional fee applied thereto as provided in the previous sentence, will be deducted from the Developer's Contingency line item and, therefore, will not be included in any final shared participation in unused Developer's Contingency.

"**Differing Site Conditions**" are: (a) subsurface or latent physical conditions at the Project Site differing materially from those conditions indicated from a reasonable evaluation in accordance with industry custom or (b) unknown or unforeseen physical conditions at the Project

Site of an unusual nature, differing materially from conditions normally encountered and generally recognized as inherent in work of the nature provided for in the Construction Documents. The parties acknowledge that they have agreed upon the reasonable due diligence that Developer is to undertake pursuant to the PDA. Therefore, Differing Site Conditions are, as defined above, but only to the extent that the conditions were not revealed by the mutually agreed upon due diligence performed by Developer. Developer is responsible for (and may not make a claim for) any conditions identified by the due diligence performed by Developer.

"**Facility Lease**" means the Facility Lease to be executed between Corporation and Tenant for occupancy of the Project, in the form attached hereto as **Exhibit B**.

"**FF&E**" means furniture, fixtures, equipment and movable property.

"**Financed FF&E**" means all furniture, fixtures, equipment and movable property as set forth in the Detailed Specifications, the costs of which will be (a) included in Project Costs, and (b) financed through the Bonds. It is the intent of Corporation and Developer that they will cooperate to make any decisions on Financed FF&E such that the total cost of the Financed FF&E will not exceed the line item for Financed FF&E in **Exhibit D** for the Financed FF&E. If Corporation or Tenant adds items to the Financed FF&E or selects items that are more expensive than the aggregate budgeted amount for the Financed FF&E, then such additional costs of Financed FF&E in excess of the budgeted line item for Financed FF&E shall be deemed to be an Other Corporation Cost. The Financed FF&E will be designed, provided and installed in accordance with the Detailed Specifications and Developer shall have no other obligations in connection therewith.

"**Final Acceptance**" means the Corporation's written approval and concurrence that certain events, more fully defined in Section 12 of this Agreement, have occurred prior to Final Payment being made.

"**Final Completion**" is the date when Construction Manager has completed all construction activities required by the Contract Documents, excluding executory warranty obligations. Corporation and Developer will complete and sign the Final Completion form attached as **Exhibit J** in a timely manner.

"**Final Payment**" means payment to Developer following Final Acceptance of the Project pursuant to Section 12 of this Agreement.

"**Financing Costs**" means all financing and other related costs authorized to be paid pursuant to the Indenture in connection with the issuance of the Bonds.

"**Guaranteed Maximum Construction Price**" means the maximum cost for construction of the Project, as guaranteed by the Construction Manager pursuant to the terms of the CMAR Contract.

"**Guaranteed Maximum Price of Project" and "Project GMP**" mean and refer, interchangeably, to the amount of $_____ to be paid by Corporation for Project Costs. The Guaranteed Maximum Construction Price is just one element of the Guaranteed Maximum Price

of Project. A detailed description of all Project Costs included in the Project GMP, broken down by line item and category, is set forth in **Exhibit D**. Where applicable, the terms "Guaranteed Maximum Price of Project" and "Project GMP" shall each include adjustments thereto made in accordance with this Agreement. The Guaranteed Maximum Price of Project specifically excludes the following costs (all of which are Corporation's responsibility): (1) Corporation's Other Costs; and (2) costs associated with work that is not included in the Construction Documents. Additionally, the Project GMP is subject to the express qualifications, exclusions and Allowances set forth in **Exhibit I**. Nothing in this Agreement or its exhibits is intended to create a line item guaranty (only the Project GMP is guaranteed), and Developer may, in its sole and absolute discretion, allocate any savings from any individual line item or the Developer Contingency, except Allowances, to any Project Costs for any Project work required from the Contract Documents for the Project, except that Developer must obtain Corporation's consent to use Developer Contingency for Project Costs that are not included in the Pre-Approved Developer Contingency Uses.

"**Indenture**" means the trust indenture pursuant to which the Authority will issue the Bonds, a copy of which shall be provided to Developer by Corporation at Bond Closing.

"**Initial Draw**" refers to Developer's first application for payment of Project Costs, which shall not occur before Bond Closing.

"**Land**" means the real property located in the City of Rancho Cordova, Sacramento County, California, more specifically described on **Exhibit A** hereto.

"**Laws**" means any constitution, statute, ordinance, regulation, rule, resolution, judicial decision, administrative order or other requirement of any federal, state, county, municipal or other governmental agency or authority having jurisdiction over the parties or the Premises, including without limitation, any regulation or order of a quasi-official entity or body (e.g. board of fire examiners or public utilities) and all rules, laws and regulations issued thereunder, as the same may be amended from time to time.

"**Mills Crossing Project**" means the mixed use project as described in Recital D to be constructed on the Land. The Mills Crossing Project is expected to contain approximately _____ gross square feet of area, as more fully described in the approved and accepted Design Development Documents, and includes the Tenant Improvements constructed therein. A site plan of the Project showing the Mills Crossing Project is attached hereto as **Exhibit C**.

"**Notice to Proceed (Construction)**" means the notice to be delivered in writing by Corporation to Developer, at or following the Bond Closing, whereby Corporation authorizes the Commencement of Construction.

"**Notice to Proceed (Design)**" means the date of execution of this Agreement by the Corporation which shall serve as authorization for Developer to continue preparing the Design Development Documents and to prepare the Construction Documents.

"**Other Corporation Costs**" means all costs that are stated in this Agreement to be the responsibility of Corporation or Tenant. Other Corporation Costs shall include, without limitation, Tenant's Personal Property and any taxes thereon, any costs of Financed FF&E to the extent that Corporation's decisions in adding FF&E or selecting FF&E causes the total cost of the Financed FF&E to exceed the FF&E line item in **Exhibit D**, Financing Costs and any other costs associated with the Bonds, costs for the ground lease by Corporation of the Land and all improvements thereon (including title, escrow and recording costs), debt service on the Bonds, attorneys' fees and costs incurred by Corporation or Tenant, brokerage and leasing commissions or finders' fees incurred by Corporation or Tenant, property taxes and assessments of any nature with respect to the Land or any improvements located on the Land, costs associated with any licensee, subtenant or other occupant of the Land, expenses resulting from Corporation-Caused Delays or Unavoidable Delays (including, without limitation, expenses incurred in connection with a casualty) except as otherwise provided in Section 7.2, consulting fees for any consultants engaged by Corporation, Tenant or Trustee as permitted under Section 9.3, costs associated with any lawsuit, claim or other action pending or threatened against Corporation or Tenant, except as otherwise provided in Sections 13, 15 and 24.

"**Permits**" means all land use approvals, permits and approvals to be obtained by Developer from the AHJ that are required for construction of the Project.

"**Permitted Use**" means the intended use of the Project by Tenant for its building, parking and any other lawful use consistent with the provisions of the Facility Lease and maintaining the exclusion of interest on any obligation issued to finance the Project where such interest was intended to be excludable from taxpayer gross income.

"**Premises**" means the entirety of the Land and the Mills Crossing Project that are to be leased to Tenant under the Facility Lease.

"**Prequalification Questionnaires**" are questionnaires for pre-qualifying certain trade Contractors for the Project developed by Developer and/or Construction Manager and approved by the Corporation in compliance with all applicable Requirements of Laws prior to any actual pre-qualification of contractors, bid solicitation or construction.

"**Project**" means the total design, permitting and construction, and other professional services, and all labor, materials and equipment used or incorporated in such design and construction of the Mills Crossing Project, and the Tenant Improvements to be constructed within the Mills Crossing Project, but specifically excludes any work not included in the Contract Documents (e.g., Corporation or Tenant provided FF&E, Tenant's Personal Property, Corporation or Tenant provided information technology). The Project shall be consistent with the approved Project Requirements. Notwithstanding the foregoing or anything to the contrary contained in this Agreement, the Financed FF&E will be designed, provided and installed in accordance with the Detailed Specifications and Developer shall have no other obligations in connection therewith or in connection with Tenant's Personal Property.

"**Project Application for Payment**" means the procedures by which requests for payment for Project Costs and other costs shall be made in accordance with Section 9 of this Agreement. The Project Application for Payment will be in the form of **Exhibit N.**

"**Project Costs**" means all direct and indirect costs incurred by Developer for any Project work required by the Contract Documents for the completion of the development, planning, designing, engineering, permitting, financing, estimating, bidding, and constructing of the Project, including, without limitation, all labor, materials, equipment, Financed FF&E, Reimbursable Expenses, Developer Fixed Fee, Developer Contingency, Architect costs, Construction Manager costs, Contractor costs, consultant and professionals costs, bond costs, warranty costs, close-out document costs, and taxes. Notwithstanding anything to the contrary herein, Project Costs (including, without limitation, the Tenant Improvements) do not include and Developer shall have no responsibility for (a) Tenant's Personal Property and any taxes thereon (which shall be paid by Tenant at its sole cost and expense); (b) Corporation Contingency; (c) Costs Resulting from Corporation-Caused Delay; (d) any increase in the cost of the Project resulting from Corporation Contingency use; (e) real property taxes and assessments with respect to the Land and the improvements thereon; (f) Other Corporation Costs; (g) maintenance or operation of the Mills Crossing Project after Substantial Completion of the Project; or (h) costs associated with Tenant vacating the land, if any, including temporary office and parking arrangements for Tenant workers or visitors.

"**Project Fund**" means the fund of that name established under the Indenture for the purpose, among others, of paying Project Costs.

"**Project Requirements**" means the approved Design Development Documents, Requirements of Law and any other requirements for the Project specifically agreed to by Corporation and Developer.

"**Project Schedule**" means the schedule for development, design, and construction of the Project as set forth on attached **Exhibit F** to this Agreement, as revised from time to time in accordance with this Agreement; provided, however, that in no event shall the Project Schedule provide for Substantial Completion of the Project to occur later than the Developer Obligation Date.

"**Punch List**" means a list of items required to be completed prior to Final Acceptance that are minor items which do not affect Corporation's ability to lease the Premises to Tenant and do not affect Tenant's ability to use the Premises for the Permitted Use.

"**Reimbursable Expenses**" means direct and indirect costs (e.g., submittal exchange, etc.) incurred by Developer in developing, planning, designing, financing, and constructing the Project pursuant to this Agreement which costs are not included in other line items in **Exhibit D**, but which amounts are included within the Guaranteed Maximum Price of Project and are considered to be Project Costs. Reimbursable Expenses are paid at cost without markup.

"**Requirements of Law**" means all requirements relating to land and building construction (including those specifically applicable to Tenant's contemplated use of the Premises), including, without limitation, if and to the extent applicable, planning, zoning, subdivision, environmental, air quality, flood hazard, fire safety, accessibility, public contracting and other governmental approvals, permits, licenses and/or certificates as may be necessary from time to time to comply with all the foregoing and other applicable statutes, rules, orders, regulations, laws, ordinances, and covenants, conditions and restrictions, which now apply to and/or affect the design, construction, existence, intended use, operation and/or occupancy of the Land, the Premises or any part thereof.

"**Retention**" means a percentage of the amount due to the Developer on a Project Application for Payment for a progress payment, that is deducted from the amount due and retained by Corporation.

"**Retention Payment**" means the Corporation's payment to Developer, following Substantial Completion, of the Retention (or a portion thereof) being held by Corporation.

"**Sale of the Bonds**" means execution and delivery by Corporation and a bond underwriter of an agreement providing for the purchase and sale of the Bonds on terms consistent with the terms of the Facility Lease and with no conditions to the underwriter's obligation to pay for and accept delivery of the Bonds other than those conditions contained in said agreement between Corporation and the responsible bond underwriter.

"**Savings**" means the difference (if a positive number) obtained by subtracting (a) the total aggregate sum of allowed Project Costs from (b) the authorized Project GMP (as revised pursuant to the terms of this Agreement but less any unused Developer Contingency, as unused Developer Contingency is subject to Section 12.7). Developer will separately track all Savings (whether inuring from the buy-out process, from cash discounts, or otherwise). With each application for payment, Developer will provide Corporation with its accounting of these Savings, if any. Developer may, in its sole discretion, allocate Savings between and among its line items for any Project Cost; provided that Developer advises Corporation in writing of its use, and provided further that Developer may not, in any event, allocate any Savings to increase its Developer Fixed Fee or its Construction Manager's fixed fee. Until Final Completion, any Savings are fully available to Developer to pay for any Project Costs including Developer Contingency costs, but excluding increases in the Developer Fixed Fee (except to the extent that Developer is entitled to a share of Developer Contingency under Section 12.7).

"**Schedule Update**" means a periodic update of the Project Schedule. The Schedule Update shall reflect Developer's assessment of completion. Developer shall identify any events that will delay the completion of an interim milestone or the completion of the overall Project in the monthly Schedule Update, to the extent known at the time. Corporation must submit written notice to Developer within five (5) business days of receipt of the Schedule Update stating that the Corporation objects to the Schedule Update (and provide written objections to Developer within a

reasonable time after the Corporation's notice of objection); failure of Corporation to timely submit a written notice objecting to the Schedule Update will be deemed Corporation's acceptance of the monthly Schedule Update, and the monthly Schedule Update shall become the current accepted Project Schedule. Any request for an extension of the Contract Time must be based on the accepted Project Schedule.

"**Schedule of Values**" means a detailed statement outlining the portions of the Project GMP that allocates values for the various parts of the Work and is also used as the basis for submitting and reviewing Project Applications for Payment.

"**Schematic Documents**" means drawings and related outline specifications establishing the general scope, conceptual design, design intent and scale and relationship among the components of the Project. The Schematic Documents were previously prepared under the PDA and have been approved by Corporation and Tenant.

"**Separate Contractors**" means the contractors, if any, retained by Corporation to perform any work on the Project that is not included in Developer's scope of work, including their trade contractors of any tier.

"**Special Testing and Inspections**" means special testing and inspections for structural components (e.g., earthwork compaction, shoring, concrete, reinforcing steel, CMU, welding, and other structural related installed systems), as set forth in **Exhibit K**.

"**Substantial Completion**" or "**Substantial Completion of the Project**" means that the Project has been constructed in substantial accordance with the Contract Documents (with the exception of any Punch List items) and AHJ has issued a temporary or final certificate of occupancy or other approval (e.g., final building inspection by building officials) sufficient for initial occupancy of the Mills Crossing Project such that Corporation or Tenant is permitted to and could occupy the Mills Crossing Project for its Permitted Use, including installation of the Financed FF&E identified in the Detailed Specifications; provided, however, if the delay in the issuance of the certificate of occupancy or other approval necessary to allow occupancy is attributable to an obligation of Corporation or Tenant, then this condition shall be deemed satisfied. A "Certificate of Substantial Completion" in the form attached as **Exhibit L** signed by the Architect shall evidence this date; the date will not be altered by the Architect making subsequent modifications to or reissuing the Certificate of Substantial Completion (e.g., striking "Tentative" or adding items to the Punch List) to address Corporation concerns regarding the work to be completed.

"**Substantially Complete**" or "**Substantially Completed**" means that the Project, or portion thereof, has achieved Substantial Completion.

"**Tenant**" means City of Rancho Cordova, a municipal corporation, and its successors and permitted assigns as tenant under the Facility Lease.

"**Tenant Improvements**" means any improvements to the interior of the Mills Crossing Project as specifically described in the Construction Documents to be completed by Developer.

"**Tenant's Personal Property**" means Tenant's furniture, equipment, and movable personal property placed in the Premises. Tenant shall provide and install Tenant's Personal Property at Tenant's sole cost and expense. Tenant's Personal Property does not include Financed FF&E.

"**Title Policies**" shall mean the leasehold policy of title insurance issued to Corporation upon its acquisition of a leasehold interest in the Land pursuant to the Ground Lease ("***Corporation's Title Policy***") and the lender's policy of title insurance issued to the Trustee upon the recording of the Facility Lease ("***Lender's Title Policy***").

"**Trade Contractor**" shall mean construction trade contractors providing labor, materials, and/or services with whom Developer or its Construction Manager enters into Construction Contracts.

"**Trustee**" shall mean a state banking corporation, national banking association or other financial institution with trust powers selected by Corporation to serve as the bond trustee under the Indenture or any duly authorized successor thereto appointed pursuant to the Indenture.

"**Unavoidable Delays**" means any delay in the performance by Developer or the Construction Manager of its obligations with respect to construction of the Project caused by strikes or labor disputes (other than those caused by Developer's acts, omissions or failure to negotiate in good faith), acts of God, unavoidable casualties, adverse weather conditions which prevent or delay Critical Path construction activities as and when scheduled by the Contractors, acts of terrorists, delays by AHJ (including, but not limited to, unanticipated delays in providing inspections or approvals by AHJ), governmental embargo restrictions, pandemic related delays, governmental declared emergency or other governmental action, or other causes beyond the reasonable control of Developer or the Construction Manager, which, after the exercise of due diligence to mitigate the effects thereof, delay design or construction of the Project. Unavoidable Delays are not delays resulting from (a) Developer's or the Construction Manager's failure to comply with the terms and provisions of this Agreement or the CMAR Contract, (b) increased prices, or (c) unavailability of funds, provided the Project Costs (and all other funds payable by Corporation under this Agreement) are timely paid by Corporation in accordance with Section 9 of this Agreement. Unavoidable Delays will entitle Developer and the Construction Manager to an extension of the Developer Obligation Date, but will in no way entitle Developer to additional compensation except as provided in Section 23.7. Nothing contained herein shall prevent Developer from allocating the Developer Contingency to increased costs of constructing the Project caused by Unavoidable Delays. Any disagreements with regard to Unavoidable Delays that cannot be resolved by Developer and Corporation shall be resolved in accordance with Section 24 hereof, but (subject to Corporation's continued funding of the Project Costs up to the amount of the Project GMP) work shall continue pending resolution of such dispute.

"**Warranty Period**" shall mean that period commencing on the date of Substantial Completion of the Project and expiring three hundred sixty five (365) calendar days thereafter.

2. Development of the Project.

2.1 Guaranteed Maximum Price of Project. Corporation hereby retains Developer and Developer shall, in accordance with the terms of this Agreement, develop and administer the design, permitting and construction phases of the Project in accordance with the terms and conditions of this Agreement. Subject to the terms of this Agreement, and provided the Project Costs are paid as and when due in accordance with Section 9 of this Agreement, Developer warrants Substantial Completion of the Project (a) constructed in a good and workmanlike manner, (b) in substantial accordance with the Contract Documents, (c) on or before the Developer Obligation Date, (d) for the Project GMP (excluding any components of the Project that are not Project Costs), and (e) free and clear of all liens. Project Costs exceeding the Project GMP shall be paid by Developer.

2.2 Corporation Contingency Costs. Corporation Contingency costs shall not be considered Project Costs but shall be included in the Project GMP for Corporation's use and implemented by the Developer.

2.3 Diligent Efforts; Relationship of the Parties. Developer agrees that in providing the services set forth in this Agreement, Developer shall use its diligent efforts and shall furnish its best skill and judgment and shall cooperate with, coordinate, and require that the Construction Manager, Architect, all other Contractors, all other engineers, design consultants, managers and other persons retained in connection with the design, permitting, development and construction of the Project cause Substantial Completion of the Project for the Project GMP in an expeditious and economic manner consistent with the best interests of Corporation, and otherwise in a good and workmanlike manner and in substantial accordance with the Contract Documents, on or before the Developer Obligation Date, free and clear of all liens (provided the Project Costs are paid as and when due in accordance with Section 9 of this Agreement). Developer shall perform its services in accordance with the terms of this Agreement, including, without limitation, all services to be provided by Developer as described in Section 5 herein. Developer shall not, itself, perform any construction services in connection with this Agreement, as all construction services will be performed by the Contractors, but Developer is responsible for the construction services being properly and timely performed.

2.4 Mutual Cooperation; Liability of Corporation. Developer and Corporation shall fully and in good faith cooperate with each other to accomplish each of the activities provided herein. Corporation shall have no liability or responsibility whatsoever with respect to the activities to be performed by Developer herein, except to timely pay the Project Costs as and when due and to timely perform all obligations of

Corporation set forth in this Agreement pursuant to the terms and conditions contained herein.

2.5 Term. The rights and obligations of the Developer and Corporation hereunder shall commence on the date of execution of this Agreement and shall continue until expiration of the Warranty Period.

2.6 Scope of Work. Developer shall perform, or cause to be performed, all work as required by, and in accordance with, the Contract Documents. Developer shall provide and furnish, or cause to be provided and furnished, all labor, project management, supervision, funding administration, planning, scheduling, materials, testing, commissioning, inspection, quality control, tools, equipment, services and all transportation services in adequate quantity and quality to accomplish completion of the work as specified as necessary within the time period set forth. The work shall conform to the Construction Documents and all codes, regulations, laws, etc. referenced in the Contract Documents or by industry standard, including Division 01 of the Detailed Specifications. Throughout this Agreement, there are references to both Developer and Construction Manager. When a provision provides that Construction Manager is to perform some obligation under this Agreement, it is done in order to identify a specific obligation that Construction Manager will be performing; however, it is agreed that Developer is responsible for all of Construction Manager's obligations under this Agreement. Therefore, any reference in this Agreement to Construction Manager is for convenience, but it is understood and agreed that Construction Manager is not a party to this Agreement and the obligations in this Agreement are solely those of Developer and Corporation. Thus, if a provision states that Construction Manager will do or refrain from doing some act, Construction Manager will do so but Developer is liable to Corporation if Construction Manager violates the provision.

2.7 Services. Developer will (a) provide general administration of the Project; (b) manage and coordinate the Construction Manager and Consultants; (c) manage and coordinate the processing of the Construction Documents for the Project; (d) manage bidding all components of construction for the Project, including requiring that any competitive bidding requirements applicable to the Project are complied with in accordance with the bidding requirements of this Agreement and any Corporation approved procurement plan (including the Corporation-approved procurement plan attached as **Exhibit P**), pre-qualification or best value process; (e) enter into a contract with Construction Manager to construct the Project, oversee the Contractors, and to complete the Project Work in accordance with the Construction Documents; and (f) manage and coordinate the services provided by its Construction Manager, for the purpose of causing the Project to be completed within the Project GMP, in accordance with the Construction Documents, and within the time periods set forth in the Project Schedule.

3. Project Financing.

3.1 Issuance of Bonds. Corporation intends to cause the issuance of Bonds by Authority in one series for sale on one date in a principal amount sufficient to pay the Project Costs, Financing Costs and other costs payable pursuant to the terms of the Indenture.

3.2 Disbursal of Proceeds. A portion of the proceeds from the sale of the Bonds in an amount sufficient to pay the Project GMP shall be deposited into the Project Fund held by the Trustee and shall be used to pay Project Costs and other costs in accordance with the terms of the Indenture and this Agreement.

4. Project Design. Developer shall cause design services to be performed by qualified and licensed (as applicable) architects, engineers and other professionals retained by Developer, and paid as part of the Project Costs.

4.1 Selection of Development Team for Project. Developer shall have the right in its reasonable discretion with Corporation's Representatives approval to select professionals as necessary or desirable for the design, permitting, construction, and development of the Project. Except as otherwise provided in this Agreement, all amounts paid to the entities outlined above and any others hereinafter engaged by Developer in connection with the performance of its duties and responsibilities under this Agreement shall be part of the Project Costs and Project GMP.

4.2 Design Contracts. Developer has entered into the Architect's Agreement with the Architect. Developer will enter into contracts with other design professionals such as waterproofing, Special Testing and Inspections, etc.

4.3 Assignment of Certain Agreements. Upon written notice from the Trustee to Developer of the occurrence of an Event of Default under the Indenture, Developer shall assign this Agreement, the Architect's Agreement and the CMAR Contract, together with such other Construction Contracts as the Trustee may request, to Trustee for such time as the Event of Default in the sole judgment of the Trustee remains uncured.

4.4 Project GMP Breakdown. **Exhibit D** sets forth by line item and category all Project Costs, including the Developer Contingency and Developer's Fixed Fee.

4.5 Drawings. Under a separate contract, Developer has caused the Architect to prepare the Design Development Documents, which are complete and have been approved by Corporation and Tenant. Developer shall cause the Architect to prepare the Construction Drawings and Detailed Specifications for the Project, except where noted (e.g., design/build and deferred approval elements) for Corporation's approval. The intention of the parties is to cooperate in good faith to provide a completed design which meets all Requirements of Law and is consistent with all Project Requirements and the

building quality reflected therein. The Construction Drawings and Detailed Specifications for the Project shall include, at a minimum, all architectural services set forth under Basic Services in the Architect's Agreement and such other architectural services as may be necessary to provide Construction Documents for the Project. The Construction Drawings and Detailed Specifications will be prepared in accordance with the approved Basis of Design ("Basis of Design"), which is attached as **Exhibit R**), and which Attachment is incorporated herein by reference.

4.6 LEED Certification. Developer shall use commercially reasonable efforts to obtain a Leadership in Energy and Environmental Design ("***LEED***") Silver certification from the U.S. Green Building Council ("***USGBC***") with respect to the Mills Crossing Project. Corporation acknowledges that the design decisions made by it and by Tenant will have an impact on the LEED certifications received and will work in good faith with Developer when making those decisions to consider their potential impact on LEED certifications. Developer shall keep Corporation apprised throughout the design process of any design decisions that may affect the LEED certifications of the Mills Crossing Project and with respect to any preliminary determinations made by the USGBC with respect to the LEED certification of those improvements. It is anticipated that the final determination by the USGBC of the LEED certification of the Mills Crossing Project will not occur until after Final Acceptance, and such final determination by the USGBC of the LEED certification will not be a condition precedent to Final Acceptance or Final Payment.

4.7 Corporation's Review. Corporation and Tenant may participate in all design meetings with Developer, Architect, and other design professionals as appropriate in the course of the development of the Construction Documents in order to facilitate the approval of such Construction Documents in accordance with the terms of this Agreement. Corporation and Tenant shall promptly review **Exhibit D** and all Construction Drawings and Detailed Specifications submitted in accordance with this Agreement and shall give Developer written notice within the time frame for such decision in accordance with the Project Schedule (or if no such time is provided in the Project Schedule then within five (5) business days following its receipt of **Exhibit D** and/or Construction Drawings and Detailed Specifications) of its approval or disapproval thereof, specifying in the case of its disapproval, each specific reason therefor. Corporation shall have the right to disapprove such Construction Drawings and Detailed Specifications which (a) do not meet the Project Requirements, (b) do not comply with Requirements of Law, (c) with respect to Drawings, are not consistent developments of the previous drawings approved by Corporation and Tenant, or (d) propose changes in work or materials that would result in a material change in appearance or diminution in quality of the Project. The parties acknowledge that the Construction Documents are intended to add additional detailing to the approved Design Development Documents, and are not intended to change the design intent. Consequently, Corporation and Tenant may object or comment on the Construction Documents only to

the extent that they are inconsistent with or were not previously included in the approved Design Development Documents, or the comments are for non-material changes (i.e., changes that do not increase Developer's costs or time). If no written objections or comments are received by Developer from Corporation within such the applicable time period, then the submittals shall be deemed approved. Corporation's Representative and Tenant will have twenty (20) business days to review and approve the Construction Documents. The parties acknowledge that Developer will concurrently submit the Construction Documents for building department plan check during the Corporation and Tenant's review. Corporation and Tenant will review the Construction Documents revised after the first building department plan check and provide written comments or approval to Developer within five ten (5) business days of receipt from Developer. If subsequent reviews are necessary, Corporation and Tenant will review resubmitted plans within five (5) business days for the second review, and five (5) business days for a third and final review. If Corporation or Tenant fail to provide written comments or approval within the above time frames, then Corporation and Tenant will be deemed to have approved the Construction Documents.

4.8 Resubmittals. If objections or comments are submitted in writing within the time frame and in accordance with the requirements set forth in the preceding subsection, Developer shall cause the Architect to make changes in the Construction Drawings and/or Detailed Specifications consistent with reasonable objections or comments made by the Corporation or Tenant and shall resubmit the same to Corporation and Tenant in accordance with the foregoing schedule for further review. The process of resubmittal and review shall continue until the submittals have been approved by all the parties. The final Construction Drawings and Detailed Specifications setting forth in detail the requirements for the construction of the Project which have been approved by Corporation and Tenant are called the Construction Documents. There shall be no material change in the Construction Documents except as set forth in Section 8 below.

4.9 Permit and Construction Documents. Developer shall cause the Architect and other design professionals to prepare Construction Documents as required for submittal of the Permits to the AHJ(s) in accordance with Section 6 hereof, and as required for construction of the Project by the Contractors.

5. Construction Management Services. Developer shall, through its Construction Manager, provide Corporation with all construction administration and construction management services necessary or desirable to cause Substantial Completion of the Project on or before the Developer Obligation Date, all in a good and workmanlike manner and in substantial accordance with the Contract Documents, including, without limitation, the following:

5.1 Preconstruction Phase. The Preconstruction Phase is the time period from the execution of this Agreement until the Commencement of Construction. During the Preconstruction Phase, Developer will have the following duties:

(a) Design: Developer shall review all design work done by Architect and other design professionals for the design and development of the Project. Developer shall expeditiously review design documents during their development and advise Corporation on proposed site use and improvements, selection of materials, building systems and equipment and methods of Project delivery. Developer shall provide recommendations on relative feasibility of construction methods, availability of materials and labor, and time requirements for procurement, installation, construction and factors related to construction costs including, but not limited to, costs of alternative designs or materials, budgets and possible economics.

(b) Schedule: Developer shall prepare and periodically update the Project Schedule for Corporation's acceptance. Developer shall obtain the Architect's approval for the portions of the preliminary Project Schedule relating to the performance of their services. Developer shall coordinate and integrate the Architect's services into the Project Schedule and Developer's and Corporation's responsibilities with anticipated construction schedules, highlighting critical and long lead time items.

(c) Constructability: Developer shall consult with Corporation and Architect regarding the Construction Documents and make recommendations whenever design details adversely affect constructability, cost or schedules.

(d) Temporary Facilities: Developer shall require that the Construction Manager establishes the assignment of responsibilities for temporary Project facilities and equipment, materials and services for common use of the Contractors. Developer shall verify that such requirements and assignment of responsibilities are included in the proposed Contract Documents.

(e) Categories of Work: Developer shall require that the Construction Manager determines the division of the Project into individual contracts for various categories of work, including the method to be used for selecting Trade Contractors and awarding Construction Contracts. Developer shall require that the Construction Manager reviews the Construction Documents as required to provide that: (1) the work of the Contractors is coordinated; (2) all requirements for the Project have been assigned to the appropriate Construction Contract; (3) the likelihood of jurisdictional disputes has been minimized; and (4) proper coordination has been provided for phased construction.

(f) Construction Schedule: Developer shall prepare a Project Schedule providing for the components of the work and shall consult with the Construction Manager, Corporation and Tenant in connection with the preparation and updating of the Project Schedule, including phasing of construction, times of commencement

and completion required of each Contractor, ordering and delivery of products requiring long lead time, and the occupancy requirements of Corporation. Developer shall provide the current Project Schedule to the Construction Manager for each set of bidding documents. Unless a specific software application is called for elsewhere in the Contract Documents, Developer will require Construction Manager to use Microsoft Project, SureTrak Project Manager, Primavera Project Planner, or other scheduling software acceptable to Corporation to configure all versions of its construction schedule. Developer will require Construction Manager to prepare the construction schedule using the critical path format. Schedule activities shall be of sufficient detail to assure that adequate planning has been done for proper execution of all of the construction work. Developer will provide Corporation with electronic access to pdf versions of the submittals.

(g) Weekly Meetings and Look-Ahead Charts: Developer shall chair weekly meetings with Corporation and the construction team during which the parties shall exchange information regarding the actual progress of construction. Corporation, Developer, and Construction Manager shall attempt to agree upon quantities and percentages of completion that reflect the actual progress of construction. At each meeting Construction Manager shall submit 4 copies of a 2-week look-ahead chart. The 2-week look-ahead chart shall include at a minimum those activities that will be started, in progress, or completed during the next 2-week period. The format of the look-ahead chart shall be subject to Corporation's approval, which will not be unreasonably withheld.

(h) Long Lead Time Items: Developer shall require the Construction Manager to expedite and coordinate the ordering and delivery of materials requiring long lead times.

(i) Consultants: Developer shall select and coordinate the professional services of surveyors, special consultants and testing laboratories, deputy inspections and other, special inspections under contract with Developer as required for the Project and included in Developer's scope under the Contract Documents.

5.2 Bidding.

(a) Competitive Bidding: Developer will require its Construction Manager to cause the various construction trade elements of the Project to be competitively and publicly bid in accordance with competitive bidding requirements pursuant to this Agreement under separate bid documents for each such construction trade or group of trades to multiple trade contractors, and in accordance with the optional pre-qualification procedure set forth in subsections (b) and (c), subject to subsections (l), (m), and (n). Developer and its Construction

Manager will administer the public competitive bidding and, to the extent allowed by law, negotiating procedures. Developer and its Construction Manager may solicit bids for one or more portions of the Project, with additional bid solicitations to follow; provided, however, that Developer and its Construction Manager will not cause the Project to be constructed through incrementally limited contracts with Trade Contractors so as to avoid the competitive bidding laws applicable to the Project, if any. Trade Contractors will enter into written contracts with Developer or its Construction Manager for such work of improvement of the Project. Developer will ensure that the requirements of this Section 5.2 are incorporated into the CMAR Contract and make the CMAR Contract subject and subordinate to this Agreement.

(b) Pre-Qualification: The Corporation or Corporation's Representative, Construction Manager, and Developer may jointly determine to pre-qualify contractors to bid on portions of the Project. If Corporation or Corporation's Representative, Construction Manager, and Developer agree to pre-qualify certain trades, then Developer and/or Construction Manager will prepare Pre-Qualification Questionnaires for Corporation's approval. Subsequent to Corporation's approval of the Pre-Qualification Questionnaires, and within the time period allowed for in the Project Schedule, Developer or its Construction Manager will publish notices soliciting Trade Contractors to pre-qualify to bid on the portions of the Project that Corporation or Corporation's Representative, Construction Manager, and Developer determined to pre-qualify, all in accordance with applicable Requirements of Law.

(c) Procurement Plan: Within the time period allowed for in the Project Schedule, Developer and Construction Manager will cause bid documents to be prepared for each individual construction trade element of the Project that is to be separately bid ("***Bid Documents***") pursuant to the procurement plan attached as **Exhibit P**, which has been approved by Corporation, subject to subsection (m). Developer will solicit lump sum or cost plus with a guaranteed maximum price bids for each individual construction trade element or package of the Project that is to be separately bid, pursuant to the approved Bid Documents, from the contractors in that construction trade.

(d) Bid Bonds: The Bid Documents will include a provision requiring that a bid bond accompanying a bid must include a rider naming Developer and Construction Manager as dual obligees.

(e) Bid Process: Developer, Construction Manager, or the Architect will answer questions of bidders and generate addenda to the Bid Documents, as necessary, during the bidding process for each individual construction trade element of the Project that is to be separately bid. Developer or its Construction

Manager will open and evaluate all complete bids received. Corporation or Corporation's Representative may, at its election, attend the opening of bids.

(f) Analysis: Developer shall require the Construction Manager to provide an analysis of the types and quantities of labor required for the Project and shall review with the Construction Manager the availability of appropriate categories of labor required for critical phases. Developer shall make recommendations for actions designed to minimize adverse effects of labor shortages.

(g) Bidders Interest: Developer shall require the Construction Manager to develop bidders' interest in the Project, establish bidding procedures, issue bidding documents to bidders and conduct pre-bid conferences with prospective bidders. Developer shall require the Construction Manager to submit the list of prospective bidders for Corporation's review. Developer shall assist the Construction Manager with respect to questions from bidders and the issuance of addenda.

(h) Receiving Bids: Developer and the Construction Manager shall receive bids, prepare bid analyses, and award contracts or reject bids. Developer and its Construction Manager have the right to reject all bids for a portion of the work and re-bid the work.

(i) Awarding Contracts: If one or more complete bids for the individual construction trade element of the Project is/are received from a responsive and responsible bidder, as determined jointly by Developer and its Construction Manager, then Construction Manager may enter into a contract with each Trade Contractor for performance of each individual construction trade element of the Project for the fixed-price or cost plus with a guaranteed maximum price on the bid submitted by the Trade Contractor. To the extent consistent with applicable law, Developer and its Construction Manager also have the right to have responsible, responsive bidders submit a best and final offer.

(j) Rejecting Bids: To the extent consistent with applicable law, if Developer and/or its Construction Manager determine that a particular low bidder is non-responsive, is not responsible, or for any other reason should not be awarded the Construction Contract at issue, they will promptly reject the bid and may award the contract to the next lowest responsible, responsive bidder.

(k) Bidder Default: To the extent consistent with applicable law, if Developer or its Construction Manager awards a Construction Contract, but the successful bidder fails to execute the Construction Contract, then the following will apply:

(1) If Developer or its Construction Manager awards the Construction Contract to the second lowest bidder, then the amount of the lowest bidder's security will be applied by Developer or Construction Manager to the difference between the low bid and second lowest bid, and the surplus, if any, will be returned to the lowest bidder if cash or a check is used, or to the surety on the bidder's bond if a bond is used.

(2) Developer or its Construction Manager will be entitled to retain the amount of the lowest bidder's security.

(l) Best Value: In addition to the above procedures for bidding, Trade Contractors may also be selected based on qualifications or a combination of qualifications and price. The selection of Trade Contractors is the responsibility of the Construction Manager. Corporation must timely advise Developer, in accordance with the Project Schedule, if there are any Trade Contractors (including vendors or suppliers) that Corporation specifies to be sole-sourced (including, but not limited to, BMS systems, technology infrastructure, elevators, etc.). Developer will procure the elevators on a best value basis.

(m) Trade Contractor Procurement Plan: Developer and its Construction Manager prepared a Trade Contractor procurement plan which has been approved by Corporation. This Trade Contractor procurement plan identifies those Trade Contractors (including vendors and suppliers) anticipated to be selected by qualifications only per subsection (n) and those Trade Contractors anticipated to be selected by qualifications and competitive bid per subsection (l). However, notwithstanding the Trade Contractor procurement plan attached as **Exhibit P**, Developer may elect (with Corporation's consent which will not be unreasonably withheld) on a trade-by-trade basis to select, or direct its CMAR to select, Trade Contractor(s) on a negotiated, sole-source basis if Developer deems it is in the best interests of the Project.

(n) Negotiated Trade Contractors: Developer may select Trade Contractor(s) (including vendors or suppliers) based only on their qualifications when the Developer can demonstrate it is in the best interest of the Project.

(1) Qualification based selection of a Trade Contractor should only occur during the design phase services under an approved guaranteed maximum price to achieve maximum benefit of the Trade Contractors' involvement.

(2) The Developer or its Construction Manager shall apply the approved Trade Contractor procurement plan in the evaluation of the qualifications of a Trade Contractor, subject to subsection (m).

(3) The Construction Manager will negotiate costs for services/supplies from each Trade Contractor selected under this method.

(o) Construction Manager Self-Performing: Construction Manager will not be allowed to self-perform any work, including by force account, with the exception of daily safety, clean-up, demolition, and miscellaneous carpentry work, except that Construction Manager (or its affiliates) may bid on specific trade scope(s) of work with the written consent of Corporation provided that the following procedures are implemented for any trade that Construction Manager (or its affiliate) bids:

(1) Developer will advertise and pre-qualify local trade contractors for the particular trade that Construction Manager is bidding.

(2) Developer will manage the trade contractor bidding process per the approved procurement process (**Exhibit P**). The bidding process for the particular scope will be explained in detail and will be part of the trade RFP.

(3) Construction Manager may develop a bid per the same trade bid package as all of the trade contractors. All bids for the trade work shall be sealed bids and must be delivered directly to Developer.

(4) Developer will deliver all bids, including Construction Manager's, to Corporation's Representative for analysis per the approved procurement process.

(5) If Construction Manager is awarded the particular trade work, Construction Manager will be issued the same trade-contract agreement as all the other trade-contractors (except that change orders would be subject to Subsection (6), below).

(6) If Construction Manager is awarded the trade work, there shall be no change orders for current scope of trade work. In case there is added scope, Construction Manager shall follow required guidelines when submitting cost to Developer for review and shall follow the following protocol:

- Cost submitted by Construction Manager
- Developer will review cost for added scope, quantities, labor, material selection and pricing.
- Developer will contact Construction Manager with questions/concerns in regards to the added cost.
- Developer will review this cost in person with Construction Manager.

- Developer will send cost proposal to design team to review added scope.
- If deemed acceptable by design team, Developer will submit this cost proposal to Corporation.
- Developer and Construction Manager will meet with Corporation and explain added scope, review quantities and potential Change Order details.

(p) Compliance with Requirements of Law. Developer shall be aware of and adhere to and obey all Requirements of Law applicable to the bidding of the Project.

5.3 Construction Phase. The Construction Phase is the time period from the Commencement of Construction until Final Acceptance. During the Construction Phase, Developer will have the following duties:

(a) Administer CMAR Contract: Developer shall administer the CMAR Contract for the Project in cooperation with the Architect.

(b) Coordination: Developer shall provide administrative, management and related services to coordinate scheduled activities and responsibility of those under contract with Developer with each other and with those of the Developer, Corporation and Architect to manage the Project substantially in accordance with the Project Schedule and Contract Documents.

(c) Project Schedule: Developer shall require the Construction Manager to update the construction schedule incorporating the activities of the Contractors on the Project, including activity sequences and duration, allocation of labor and materials, processing of shop drawings, product data and samples and delivery of products requiring long lead time and procurement. The Project Schedule shall include Corporation's occupancy requirement showing portions of the Project having occupancy priority. Developer shall update and reissue the Project Schedule as required to show current conditions. If an update indicates that the previously approved Project Schedule may not be met, Developer shall require the Construction Manager to take any necessary corrective action so as to cause the Project to be Substantially Completed on or before the Developer Obligation Date. Developer shall require the Construction Manager to schedule and coordinate the sequence of construction so as to cause Substantial Completion of the Project on or before the Developer Obligation Date.

(d) Administration of Agreements: Developer shall administer the Architect's Agreement and Developer shall require the Construction Manager to administer all Construction Contracts with Trade Contractors. Developer shall notify and consult with Corporation and Corporation's Representative regarding

any material breaches or defaults by any party to a Construction Contract relating to the Project.

(e) Cash Flow Reports: Developer shall develop, as and when necessary, cash flow reports and forecasts for the Project (including variances between actual and budgeted costs) and provide Corporation with copies of same.

(f) Inspections and Testing: In consultation with the Architect, Developer shall require the Construction Manager to oversee the course of construction and Developer will engage third parties to conduct such inspections and testing of materials to ensure that the work is being performed in substantial accordance with the requirements of the Contract Documents in a good and workmanlike manner, free of defects and deficiencies in work. Developer shall reject Defective Work (as defined in Section 7.9) of which Developer has actual knowledge of the deficiency and cause corrective action to be taken.

(g) RFIs: Developer shall transmit to Architect requests for interpretations of the meaning and intent of Construction Drawings and Detailed Specifications and assist in the resolution of questions that arise.

(h) Submittals: Developer shall expedite the processing and approval of shop drawings, product data samples and other submittals.

(i) Changes: Section 8 of this Agreement shall control with regard to changes in the work.

(j) Progress Reports: Developer shall record the progress of the Project. Developer shall require the Construction Manager to submit written monthly progress reports to Corporation, showing percentages of completion. Developer shall require the Construction Manager to maintain a daily log, containing a record of weather, each Trade Contractor's work on the site, number of workers, identification of equipment, work accomplished, problems encountered progress photos, and such other information as Corporation may require.

(k) Record Drawings: Developer shall require the Construction Manager to maintain at the Project site or at Developer's offices in Irvine, California or at Construction Manager's offices in Irvine, California, for Corporation one record copy of all Construction Documents, addenda, change orders and other modifications, in good order and marked currently to record changes and selections made during construction together with approved shop drawings, product data samples and similar required submittals. Developer shall maintain records, in duplicate, of principal building layout lines, elevations of the bottom of the footings, floor levels and key site elevations certified by a qualified surveyor or professional engineer. All such records shall be made available to

Architect and Corporation upon request and, upon completion of the Project, duplicate originals shall be delivered to Corporation.

(l) Contractor Pay Apps: Developer shall develop and implement procedures for the review and processing of applications by Contractors for progress and final payments.

(m) Project Pay Apps: Based on the Developer's observations and evaluations of each Contractor's Application for Payment, the Developer shall review and certify the amounts due the respective Contractors. The Developer shall prepare Project Applications for Payment based, in part, on the Contractors' Applications for Payment.

(n) Certifications: Each Project Application for Payment and certification of the Contractor(s)' certificates for payment shall constitute a representation to Corporation that, to the best of Developer's knowledge, information and belief (which may be based on similar representations from the Architect and Construction Manager), the work has progressed to the point indicated and the quality of the work is in substantial accordance with the Contract Documents (subject to minor deviations from the Contract Documents correctable prior to completion and to specific qualifications expressed by Developer in Developer's Project Application for Payment).

(o) Final Testing and Start-Up: Developer shall supervise the final testing and start-up of utilities, operational systems and equipment, in the presence of Corporation's maintenance personnel if so requested by Corporation.

(p) Punch List: When Developer considers each Contractor's work or a designated portion thereof Substantially Complete, the Developer shall, jointly with the Architect, prepare for the Contractor a list of incomplete or unsatisfactory items ("***Punch List***") and a schedule for their completion. Developer shall assist Architect in conducting inspections to determine whether the work or designated portion thereof is Substantially Complete.

(q) Final Completion: Developer shall require the Construction Manager to coordinate the correction and completion of the work, including all Punch List items, and shall evaluate the completion of the work of the Contractors and make final recommendations to the Architect when the Project or any designated portion thereof has achieved Final Completion. Developer shall require the Construction Manager to maintain a database of all Punch List items or otherwise unsatisfactory items observed and record the resolution of these items. Developer shall assist Architect in conducting final observations of the work.

(r) Timely Completion: Developer shall take such other and further action as may be necessary or desirable to cause the Project to be Substantially Completed on or before the Developer Obligation Date.

5.4 Costs. Developer shall require the Construction Manager to include in all Construction Contracts that all Trade Contractors shall comply with all applicable requirements of the Labor Code throughout the performance of this Agreement, including but not limited to the following:

(a) Wage Rates: Construction Manager and all Trade Contractors, as the case may be, shall comply with the provisions of California Labor Code Sections 1771 et seq., and shall pay workers employed for construction of the Project on this Agreement not less than the general prevailing rates of per diem wages and holiday and overtime wages as determined by the Director of Industrial Relations. Developer shall require Construction Manager to post all job site notices as required by Labor Code Section 1771.4(a), including a copy of these wage rates for each craft, classification, or type of worker needed in the performance of this Agreement. Copies of these rates are on file at the principal office of Corporation's Representative, or may be obtained from the State Office, Department of Industrial Relations ("***DIR***") or from the DIR's website at www.dir.ca.gov. If this Agreement is federally funded, Construction Manager and any Trade Contractors shall not pay less than the higher of these rates or the rates determined by the United States Department of Labor.

(b) Wage Rate Penalty: Construction Manager and all Trade Contractors, as the case may be, shall comply with the provisions of Labor Code Section 1775. Developer, Construction Manager and all Trade Contractors shall be subject to a penalty in an amount up to $200, or a higher amount as provided by Section 1775, for each calendar day, or portion thereof, for each worker paid less than the prevailing wage rates for any construction work done by the Construction Manager or Trade Contractors under this Agreement.

(c) Work Hour Penalty: As provided by Labor Code Section 1810, 8 hours of labor shall constitute a legal day's work, and 40 hours shall constitute a legal week's work. The time of service of any worker employed for construction work pursuant to this Agreement shall be restricted to 8 hours during any one calendar day, and 40 hours during any one calendar week, except as provided herein. Developer shall forfeit to Corporation $25, or a higher amount as provided by Labor Code Section 1813, for each worker employed in the performance of construction of the Project under this Agreement by Developer or Construction Manager or by any Trade Contractors for each calendar day during which such construction worker is required or permitted to work more than the legal day's or week's work, except as provided by Labor Code Section 1815.

(d) Registration of Contractors: Construction Manager and all Trade Contractors, as the case may be, must comply with the requirements of Labor Code Section 1771.1(a), pertaining to registration of contractors pursuant to Section 1725.5. Registration and all related requirements of those sections must be maintained throughout the performance of this Agreement.

(e) Payroll Records: Construction Manager and all Trade Contractors, as the case may be, shall comply with the requirements of Labor Code Section 1776. Such compliance includes the obligation to furnish the records specified in Section 1776 directly to the Labor Commissioner in an electronic format, or other format as specified by the Commissioner, in the manner provided by Labor Code Section 1771.4. The requirements of Labor Code Section 1776 provide in part:

(1) Construction Manager and all Trade Contractors performing any portion of the construction work under this Agreement shall keep an accurate record, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by Construction Manager or any Trade Contractors in connection with the work.

(2) Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:

(A) The information contained in the payroll record is true and correct.

(B) The employer has complied with the requirements of Labor Code Sections 1771, 1811, and 1815 for any work performed by his or her employees in connection with this Agreement.

(3) The payroll records shall be certified and shall be available for inspection at the principal office of Construction Manager on the basis set forth in Labor Code Section 1776.

(4) Developer shall inform Corporation of the location of the payroll records, including the street address, city and county, and shall, within five working days, provide a notice of any change of location and address of the records.

(5) Pursuant to Labor Code Section 1776, Developer, Construction Manager and all Trade Contractors, as the case may be, shall have 10 days in which to provide a certified copy of the payroll records subsequent to receipt of a written notice requesting the records described herein. In the event that Developer, Construction Manager or any Trade Contractor fails to comply within the 10-day period, he or she shall, as a penalty to Corporation, forfeit $100, or a higher amount as provided by Section 1776, for each calendar day, or portion thereof, for each construction worker to

whom the noncompliance pertains, until strict compliance is effectuated. Developer acknowledges that, without limitation as to other remedies of enforcement available to Corporation, upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement of the California Department of Industrial Relations, such penalties shall be withheld from progress payments then due Developer.

(f) Apprentices: Unless this Agreement involves a dollar amount less than that specified in Labor Code Section 1777.5, this Agreement is governed by the provisions of Section 1777.5. Developer shall require Construction Manager to comply with Labor Code Section 1777.5 for all apprenticeable occupations. Construction Manager and all Trade Contractor(s), as the case may be, shall comply with Labor Code Section 1777.6, which forbids discriminatory practices in the employment of apprentices on any basis listed in Government Code Section 12940, except as provided in Labor Code Section 3077.

6. Permits.

6.1 Permits. Developer shall obtain all Permits necessary to construct the Project pursuant to any and all Requirements of Law. For those Permits yet to be acquired as of the date of the execution of this Agreement, Corporation shall have five (5) business days to review any Permit application Developer intends to submit. Corporation's failure to object to terms or conditions of a Permit application, after being timely provided by Developer, shall constitute Corporation's approval of the same and Corporation's authorization for Developer to submit the Permit application. For those Permit applications already submitted by Developer prior to the execution of this Agreement, Corporation shall receive a copy upon request. Corporation shall join in any application for Permits as required, at the expense of Developer (but subject to Section 8.18 and if there are any additional fees required by an AHJ or any fees imposed by an AHJ exceeds the amount set forth in **Exhibit D** then the additional or excess fee will be an Other Corporation Cost). Developer shall pursue issuance of such Permits with reasonable diligence to meet the Project Schedule.

6.2 Costs. All costs associated with issuance of the Permits, including the cost of any required off-site improvements, shall be Allowances unless otherwise indicated in **Exhibit D** or **Exhibit I**.

6.3 Schedule and Delays. Corporation and Developer anticipate issuance of Permits by all AHJ and Commencement of Construction within the time allowance set forth in the Project Schedule set forth as **Exhibit F** hereto, and any delay in issuing the required permits by AHJ will be an Unavoidable Delay except to the extent that the delay is caused by the fault or neglect of Developer. The Project Schedule shall be updated by mutual agreement of Developer and Corporation from time to time as reasonably required to reflect the status of the Project. Except as otherwise provided in this Agreement, there

shall be no increase in the Project GMP as a result of any delay in issuance of the Permits or commencement or completion of construction of the Project unless due to Costs Resulting from Corporation-Caused Delay, but the delay in issuing Permits by the AHJ at no fault of the Developer will be an Unavoidable Delay as set forth above.

7. Construction.

7.1 Commencement of Construction. As soon as reasonably practical following Bond Closing, and issuance of Permits by all AHJ, Corporation will issue to Developer a written Notice to Proceed (Construction). Within five (5) business days of Corporation's issuance of the Notice to Proceed (Construction) (which date will be the commencement date for construction in the Project Schedule), Developer shall require Commencement of Construction to occur and such work is diligently and continuously prosecuted to Final Completion. Developer shall coordinate the sequencing of all construction and shall require all other Contractors to commence construction of that portion of the work covered under their respective Construction Contracts and diligently and continuously prosecute such work to Final Completion. Developer warrants to the Corporation that materials and equipment incorporated into the Project shall be new unless otherwise specified.

7.2 Delays.

(a) Time Extensions. The Developer Obligation Date shall be extended to the extent of (1) Unavoidable Delays; and (2) Corporation-Caused Delays. Extensions of time due to weather or force majeure, when granted, will be on a 1 to 1 day basis of calendar days credit for every Critical Path calendar day lost, with the credit for each separate extension rounded off to the nearest whole calendar day.

(b) Liquidated Damages. The parties hereto agree that in the event that the Project is delayed that Corporation's actual damages are difficult to estimate. As such, and as Corporation's sole remedy for delay, Developer agrees to forfeit and pay to Corporation the sum of $_____ per day as liquidated damages, and not as a penalty ("***Liquidated Damages***") for each calendar day that Substantial Completion of the Project is delayed beyond the Developer Obligation Date, as that may be adjusted pursuant to the terms of this Agreement. Corporation may deduct such sum from any payments due to or to become due to Developer.

7.3 Guaranteed Maximum Construction Price Contract. As part of the Project GMP, the Project shall be constructed pursuant to one CMAR Contract for the entire Project which shall contain the Guaranteed Maximum Construction Price. Within ten (10) days after award of the CMAR Contract, Developer shall require Construction Manager to furnish a payment bond for 100% of the amount of the construction portion of the Guaranteed Maximum Construction Price, in accordance with Civil Code Section 9554,

and a performance bond for 100% of the amount of the construction portion of the Guaranteed Maximum Construction Price, guaranteeing the faithful performance of the CMAR Contract. Developer shall require Construction Manager to take steps to assure that the penal sum of the bonds shall be increased by the amount of any additive adjustments to the Guaranteed Maximum Construction Price as a result of Corporation Contingency use, if necessary. Developer shall require Construction Manager to have the payment and performance bonds each be issued by a surety that: (a) is authorized by the California Insurance Commissioner to transact surety insurance in the State of California; (b) has assets exceeding its liabilities in an amount equal to or in excess of the amount of the bonds; and (c) acts in compliance with Insurance Code Section 12090. The payment and performance bonds shall be in the form attached hereto as **Exhibit M**. Developer shall require Construction Manager to have the Developer, Corporation and Trustee be named as obligees under each payment and performance bond pursuant to a rider or riders as set forth in **Exhibit M**. If any surety upon any bond furnished in connection with this Agreement becomes objectionable to Corporation and fails to submit to Corporation the documents described in California Code of Civil Procedure Sections 995.660(a)(1) through (a)(4) within the time specified in those Sections, then Developer shall require Construction Manager to promptly furnish such additional security as may be reasonably required by Corporation to protect the interests of Corporation and of persons entitled to make a claim against the payment bond as of that time. Failure to furnish such additional security shall constitute a material breach of the agreement. Construction Manager may elect to deliver to Corporation, in the amount of 10% of the construction costs for the Project, concurrent with the release of the Performance Bond, a warranty bond conditioned upon Developer or Construction Manager correcting any defective work of improvement or materials incorporated into the Project that is discovered within the Warranty Period. In lieu of a warranty bond, Construction Manager, at its election, may extend the Performance Bond for one year following Substantial Completion of the Project to cover defective materials and workmanship.

7.4 Construction Contracts. Developer shall require Construction Manager to include in all Construction Contracts recitations or provisions requiring the following:

(a) Labor Code §1700: Provisions requiring all Contractors employed on the Project to be responsible to pay the prevailing rate of wages as defined in California Labor Code Sections 1700 et seq. and available on the Department of Industrial Relations websites (but expressly excluding the Davis-Bacon Act and any rules and regulations promulgated thereunder), and to indemnify Corporation, Tenant, Developer and Trustee for claims arising out of failure to pay proper wages;

(b) Safety: Provisions for initiating, maintaining and providing supervision of safety precautions and programs in connection with the construction of the Project; and

(c) Indemnity: Provisions for indemnifying Corporation, Tenant, Developer and Trustee for claims arising out of the negligence or willful misconduct of such Contractor and its employees and agents.

(d) Assignment: Provisions for assignment to the Trustee upon an Event of Default under the Indenture for which Developer has received written notice from the Trustee.

7.5 Protection of Persons and Property.

(a) Safety: Developer shall require the Construction Manager to be responsible for initiating, maintaining and providing supervision of safety precautions and programs in connection with the construction of the Project.

(b) Damage: Developer shall require the Construction Manager to take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to: (1) all persons working on the Project construction site and all other persons who may be affected thereby; (2) the Project and materials and equipment to be incorporated therein; and (3) other property at or adjacent to the site.

(c) Notices: Developer shall require the Construction Manager and all other Contractors to give notices and comply with all applicable laws, ordinances, rules, regulations, and orders of public authorities bearing on the safety of persons and property and their protection from damage, injury or loss.

7.6 Insurance During Construction. Insurance shall be provided by Developer, Corporation, Architect and Contractors in accordance with the provisions of Section 16 of this Agreement.

7.7 Use of Developer Contingency. The amounts set forth in the various line items of **Exhibit D** are estimates only of Project Costs to be incurred. To the extent the actual Project Costs in any line item of **Exhibit D** exceed the amount shown for such line item, Developer shall first allocate amounts in other line items, in which the actual known Project Costs shall have been less than the amount in **Exhibit D** to the line item in which the excess Project Cost(s) has occurred. Following the allocation by Developer as set forth in the preceding sentence with respect to all line items, except Developer Contingency, Developer shall be fully entitled to draw upon the Developer Contingency line item of **Exhibit D** and use the Developer Contingency in its entirety, if necessary, to pay the Project Costs that fall within the categories of the Pre-Approved Developer Contingency Uses or, after obtaining consent of the Corporation, which consent will not be unreasonably withheld, for Project Costs that do not fall within the categories of the Pre-Approved Developer Contingency Uses. The allocation of the Developer Contingency for costs within the categories of the Pre-Approved Developer Contingency Uses is at the reasonable

discretion of Developer. For Project Costs that do not fall within the categories of the Pre-Approved Developer Contingency Uses, Developer may use the Developer Contingency for Project Costs as Developer reasonably deems necessary. After buy-out re-allocations, any net remaining money from line items will be moved to the Developer Contingency. The Developer Contingency is also subject to the provisions of Section 12.7 if there is any unused Developer Contingency following Final Acceptance.

7.8 Completion of Construction. Developer shall achieve Substantial Completion of the Project on or before the Developer Obligation Date, provided the Project Costs, as and when due, and any other Corporation costs are timely paid by Corporation in accordance with Section 9 hereof. Following Substantial Completion, Developer shall require the Construction Manager to diligently achieve Final Completion of the Project. Developer, Architect, and Corporation will complete and execute the Final Completion form (**Exhibit J**) promptly upon Final Completion. Corporation must provide written notice to Developer within ten (10) business days of receipt of the Final Completion form signed by Developer and Architect of all objections that Corporation has to executing the Final Completion form. Corporation's failure to timely provide written objections will be deemed to be Corporation's waiver of any objections.

7.9 Warranties. Developer shall require the Construction Manager to secure, for the benefit of Corporation, all warranties and guarantees of the work by Contractors, suppliers and manufacturers of components of the Project. Upon Final Acceptance, Developer shall require the Construction Manager to assign such warranties to Corporation (provided that such warranties shall also be for the benefit of Developer). After Final Acceptance of the Project (including Developer's obligation under Section 14.3 to provide the written warranties to Corporation) and during the Warranty Period, Developer shall assist Corporation to enforce any warranties or guarantees with respect to the Project upon request. The CMAR Contract shall provide a minimum of a one (1) year warranty for workmanship with respect to the Mills Crossing Project. Without increasing the Project GMP, Developer and Corporation have agreed that Developer shall require the Construction Manager to obtain warranties of equal or longer periods from Trade Contractors and material suppliers for the fixtures, services, or subcontracts only as set forth in the Detailed Specifications that will be included in the Architect's Project Manual; provided, however, that the Developer shall not be required to assist Corporation to enforce any warranties or guarantees that extend beyond the Warranty Period. Developer warrants that materials and equipment furnished under the Contract Documents will be new, of good quality, and carrying all available manufacturers' and installers' warranties; that construction will be of good and workmanlike quality; and that all of the work shall be performed in substantial conformance with the requirements of the Contract Documents, industry standards, and manufacturers' recommendations. Work not conforming to these requirements shall be considered defective ("***Defective Work***"). Defective Work does not

include damage caused by modifications not executed by Construction Manager or a Contractor, improper operation or maintenance, abuse, or normal wear and tear under normal usage. Unless otherwise provided in the Contract Documents, Corporation's acceptance of Developer's work shall be accomplished by Corporation recording a Notice of Completion as promptly as practicable after completion, inspection, and testing of all work required by the Contract Documents. The start date of Developer's warranty obligations, and of the manufacturers' and installers' warranties required by the Contract Documents, will be the issuance of the Certificate of Substantial Completion by the Architect. Corporation's acceptance of the work shall not be construed to limit Corporation's rights under the Contract Documents or release Developer from any responsibility for latent defects, for correcting Defective Work, or for honoring any warranty obligations of the Contract Documents.

7.10 Correction of Work. During the Warranty Period, Developer (or Construction Manager or the applicable Trade Contractor, on behalf of Developer) shall take immediate action to correct any Defective Work reported by Corporation in writing. Developer shall initiate corrective action on Defective Work affecting use of a facility, safety, or preservation of property within forty-eight (48) hours after notification. Developer shall initiate corrective action on other Defective Work within ten (10) calendar days after notification. If Developer fails to initiate corrective action within the specified times or fails to complete the corrective work within a reasonable time, Corporation may take whatever corrective action it deems reasonably necessary after giving written notice to Developer of the default. All reasonable costs incurred by Corporation because of Developer's failure to correct Defective Work during the Warranty Period shall be due and payable immediately by Developer. The Warranty Period relates only to the specific obligation of Developer to return to the Project site and correct Defective Work. The Warranty Period does not establish a period of limitations with respect to any of Developer's other obligations under the Contract Documents, including but not limited to Developer's warranty, and it has no relationship to the time within which Corporation may seek to enforce the Developer's obligation to comply with the Contract Documents or to the time within which proceedings may be commenced to establish the Developer's liability with respect to any of the Developer's obligations. Warranty costs (to the extent not borne by insurance) shall be Project Costs. At Final Acceptance, there shall remain at least $50,000 in the Project Costs Account in the Project Fund to cover these items during the Warranty Period; said $50,000 shall be held by Trustee in trust upon Final Acceptance to be applied toward warranty work (including Developer's administration costs for the warranty work) in accordance with the CMAR Contract, with any amounts not so expended to be treated as Corporation's Savings in accordance with, and subject to the limitations in, Section 12.7 below; however if there are no funds left in the Project Costs Account in the Project Fund (including the Developer Contingency) to pay for the corrective action, such costs shall be paid by Developer from its own funds. Notwithstanding anything to the

contrary contained in this Agreement (including, without limitation, Sections 7.8, 7.9 and 13), the warranties to be provided or obtained by Developer or Contractors shall not include and shall not be applicable with respect to any of the Financed FF&E except for those items that are expressly set forth in the Detailed Specifications. All manufacturers' and installers' warranties received by Developer or its Construction Manager shall be assignable to Corporation (and by Corporation to Tenant), and upon abandonment, termination, or completion of this Agreement shall be deemed, and hereby are, assigned to Corporation. Developer shall take actions within its direct control necessary to preserve the full scope of all manufacturers' and installers' warranties for the benefit of Corporation and shall take no action that would impair Corporation's rights under any such warranties. Before Corporation's acceptance of the work, Developer shall deliver to Corporation manufacturers' and installers' warranties, guarantees, instruction sheets, and parts lists, which are furnished with certain articles of materials incorporated in the work. All of Developer's warranty obligations shall survive abandonment, termination, and completion of this Agreement. Neither Final Payment nor any other provision in the Contract Documents shall constitute Corporation's acceptance of work not performed in accordance with the Contract Documents nor relieve Developer of liability with respect to its warranty obligations or for Defective Work.

7.11 Stop Work by Corporation. If Developer fails to correct Defective Work as required, or persistently fails to carry out work in accordance with the Construction Documents, then Corporation, by written order, may order Developer and its Construction Manager to stop the work, or any portion thereof, until the cause for such order has been eliminated.

7.12 Developer Default. If Developer defaults or neglects to carry out the work in accordance with the Contract Documents and fails within ten (10) calendar days after receipt of written notice from Corporation to commence and continue correction of such default or neglect with diligence and promptness, then Corporation may, without prejudice to other remedies Corporation may have, act to correct such deficiencies. In such case an appropriate change order shall be issued deducting from the Project GMP the costs of correcting such deficiencies. If the payments then or thereafter due Developer are not sufficient to cover the amount of the deduction, Developer shall pay the difference to Corporation. Such action by Corporation shall be without prejudice to any other rights or remedies to which Corporation may be entitled under this Agreement or applicable law.

7.13 Work by Separate Contractors. If requested by Corporation, Developer shall, as part of the Work, provide for the coordination of the Work to be performed by Corporation's own forces or Separate Contractors, if any, with the Work to be performed by Developer. Developer shall use reasonable efforts to cooperate with Corporation and all Separate Contractors, and Corporation shall use reasonable efforts to cooperate with Developer, Construction Manager, and Contractors. In order to cause the Work and any

work to be performed by Separate Contractors to be completed in an expeditious manner, Developer agrees that it will use reasonable efforts in order to ensure that Corporation's own forces or Separate Contractors have a reasonable opportunity to complete their work as and when required. Developer has no responsibility to supervise or otherwise manage the work of Corporation's own forces or Separate Contractors or to ensure its proper execution. Corporation shall cause its own forces and each of its Separate Contractors, if any, to maintain commercial general liability insurance (naming Developer and Construction Manager as additional insureds) in amounts reasonably approved by Developer and workmen's compensation insurance in not less than the minimum required statutory amount, and providing for a waiver of subrogation. Additionally, the Corporation's own forces and Separate Contractors must comply with Developer's schedule, safety procedures, site rules, and other reasonable rules and regulations. If the Developer claims that delay or additional cost is involved because of such action by the Corporation or its Separate Contractors, the Developer shall make such Claim as provided in Section 8. The Developer shall afford the Corporation and Separate Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities. The Developer shall reimburse the Corporation for costs the Corporation incurs that are payable to a Separate Contractor because of the Developer or the Construction Manager's delays, improperly timed activities or defective construction that impact Separate Contractors. The Corporation shall be responsible to Developer for costs (as an Other Corporation Cost) and delays (as a Corporation-Caused Delay) that Developer or Contractors incur because of delays, improperly timed activities, damage to the work or defective construction by Corporation's own forces or Separate Contractors.

7.14 Compliance with Requirements of Law. Developer shall be aware of and adhere to and obey all Requirements of Law applicable to the construction of the Project.

8. Changes to the Work.

8.1 No Changes Without Corporation Approval. Following approval of the Construction Documents by Corporation there shall be no changes in the work except in accordance with this Section 8.

8.2 Developer Approved Changes in the Work. It is anticipated that there will be field orders and change orders which shall result in minor changes or field adjustments to the scope of work. Developer shall use its reasonable efforts to apprise Corporation of proposed changes in the work and its recommendations regarding them prior to any action being taken. It is anticipated that it may not always be possible to receive Corporation's prior approval to these changes in a timely manner. Therefore, minor non-substantial field orders and change orders may be approved by the Developer, without prior Corporation approval (but with notice to the Corporation's Representative), but only if the changes authorized by these field orders and change orders shall not have the effect

of extending the Developer Obligation Date or materially altering the work or increasing any Project Cost. As soon as practical, but no later than with the next Project Application for Payment, Developer shall provide Corporation with all field orders and/or change orders approved by Developer. For the purposes of this Section an alteration shall be deemed to be "material" if it would reduce the intended quality of the Project, result in an increase of Corporation's operational costs over time, result in a substitution of any of the systems in the Project (including but not limited to HVAC, plumbing, electrical, elevators, roofing, fire and life safely, security systems, and infrastructure components) or increasing any Project Cost. In the case of either a material alteration or a change that would result in failure to Substantially Complete the Project by the Developer Obligation Date, prior written approval by the Corporation's Representative of the proposed change must be received.

8.3 Change in the Work Initiated by Corporation. If Corporation desires to initiate a change by using Corporation Contingency, then Corporation shall issue a written request ("***Change Request***") which shall set forth in reasonable detail the nature of the change and the type of quote requested (lump sum or time-and-materials with a not-to-exceed amount) and whether such change involves additions, deletions, or other revisions to the Contract Documents. Within seven (7) calendar days of receiving Corporation's Change Request (or such longer time if approved by Corporation because the scope of the requested change reasonably requires more time to analyze the cost and time impacts, such approval not to be unreasonably withheld), Developer shall present to Corporation a detailed proposal for change in Project GMP and/or a change in the Developer Obligation Date, if any. If such change causes an increase or decrease in Developer's cost or the time required for performance of the work, an equitable adjustment shall be made and the Project GMP and/or Developer Obligation Date modified in writing accordingly by a writing signed by Corporation and Developer. Corporation may initiate a change only if the costs thereof are available in the Corporation Contingency or if the parties identify and agree on a source of funds to pay for the change prior to execution of the change.

8.4 Claims by Developer. If Developer believes that it has a claim for a change in Project GMP or Developer Obligation Date, then Developer shall submit, within 14 business days of the event giving rise to the proposed change, a written request ("***Request for Change***") to Corporation to issue a Change Order. Timely written notice to Corporation (including meetings where Corporation or Corporation's Representative is present) is essential to Corporation's identification, prioritization, and response to claimed changes, including any claimed delays. Developer's Request for Change shall include a description of the proposed change in the Contract Documents, the event or circumstance giving rise to the need for the change, and any proposed change in the Project GMP and/or Developer Obligation Date associated with the Request for Change, to the extent known at the time. If the Request for Change includes a proposal to extend the Developer Obligation

Date, then Developer shall (to the extent known), provide to Corporation a description of: (a) the cause(s) for the proposed extension of time; (b) the dates (or anticipated dates) of performance of the changed work; (c) activities on the Project Schedule affected by the change, any new activities created by the change, and their relationship with existing activities; (d) the anticipated extent of any claimed increase to the Developer Obligation Date; and (e) recommended action to avoid or minimize the increase. If Developer fails to take reasonable steps to mitigate a claim, then the claim will be limited or denied to the extent that such reasonable mitigation efforts would have limited or avoided the claim. If Corporation agrees that a change in the Contract Documents is appropriate, then Corporation may use the same options described in the "Lump Sum Change Orders" and "Time-and-Materials Change Orders" Sections below in response to Developer's Request for Change, to be paid for out of Corporation Contingency funds. In the event of a claim or litigation arising from any disagreement involving Developer's Request for Change, Developer's compensation (if any) shall be limited to an amount calculated in accordance with the "Time-and-Materials Change Orders" Section below. If Corporation does not agree that a change in the Contract Documents is appropriate, Corporation will direct Developer how to proceed by unilateral change order as discussed below.

8.5 Lump Sum Change Orders. For a lump sum change, Developer's proposal shall be itemized and supported with sufficient substantiating data (including but not limited to detailed Trade Contractor estimates, supplier quote sheets, prices, invoices, and rate sheets) to permit evaluation with respect to the following costs:

(a) Labor (showing hourly rate multiplied by estimated hours);

(b) Payroll taxes on labor;

(c) Materials, supplies, and equipment (include unit costs and estimated quantities);

(d) Machinery and equipment rental (include rental rates and estimated durations);

(e) Sales, use, or similar taxes related to the work;

(f) Other Items: Corporation may authorize other items that may be required for the changed work. Such items include labor, services, material, and equipment that are different in their nature from those required for the work and that are of a type not ordinarily available from Developer or any of its Contractors;

(g) Reasonable overhead and profit associated with the change, calculated as follows:

(1) For changed work performed by Construction Manager's own forces: 15% on the direct material and labor components for Construction Manager, plus Construction Manager's markup per contract on the total change order work, plus Developer's markup of 6% for overhead and profit on the foregoing; and/or

(2) For changed work performed by Trade Contractors: 15% for Trade Contractors, plus Construction Manager's markup per contract on the Trade Contractors' change order, plus Developer's markup of 6% for overhead and profit on the foregoing; and

(3) For changed work performed by Consultants: 15% for Consultants, plus Developer's markup of 6% for overhead and profit on the foregoing.

(h) Premiums for all bonds and insurance (bond to be billed at actual cost, insurance to be billed at the agreed Reimbursable Expenses insurance rate, and Developer shall provide documentation demonstrating it will actually incur an increase in bond costs directly attributable to the change).

Corporation may reject Developer's lump sum proposal, may negotiate with Developer a revision of the requested change and associated lump sum proposal, or may approve the Developer's lump sum proposal and incorporate it into a Change Order.

8.6 Time and Materials Change Orders. For a time-and-materials change, Corporation shall determine (if Corporation and Developer cannot agree, in which case the Corporation's determination is a Unilateral Change Order) the adjustment to the Project GMP on the basis of actual costs as follows:

(a) Cost of materials and supplies (show actual unit cost multiplied by actual quantity). The cost of materials shall be at invoice price, plus freight and delivery.

(b) Tool and equipment rental. Regardless of ownership, the equipment rental rates shall be based upon the edition of equipment rental rates published by the Caltrans Division of Construction, or locally available rate or other reference acceptable to Corporation current as of the date the changed work is performed. The rental rates paid shall include the cost of fuel, oil lubrication, supplies, small tools, necessary attachments, repairs and maintenance of any kind, depreciation, storage, insurance, and all incidents. Necessary loading and transportation costs for equipment used on the changed work shall be included. If equipment is used intermittently and, when not in use, could be returned to its rental source at less expense to Corporation than holding it at the work site, it shall be returned, unless Developer elects to keep it at the work site at no additional expense to Corporation (i.e., Corporation still responsible for cost that Developer would have incurred by returning the equipment and then bringing it back to the site). All equipment shall be acceptable to Corporation, in good working condition, and suitable for the purpose for which it is to be used. Manufacturers' ratings and approved modifications shall be used to classify equipment and it shall be powered by a unit of at least the minimum rating recommended by the manufacturer. The reported rental time for equipment already at the work site shall be the duration of its use on the changed work, commencing at the time it is first put into actual operation on the changed work, plus the time required to move it from its previous site and back or to a closer site. Developer shall submit invoices for tool and equipment rental costs.

(c) Cost of labor (show actual total hourly rate multiplied by actual hours spent on changed work). The costs of labor shall not exceed the wages prevailing for each craft or type of workers performing the changed work at the time the changed work is done. The costs of labor shall include the actual basic hourly rate, plus employer's actual regular payments for health and welfare, pension, vacation or holiday, training, and other direct costs resulting from federal, State or local laws, as well as assessments or benefits required by lawful collective bargaining agreements and shall be supported by payroll records. The costs of labor shall not include any amount for bonuses or extraordinary vacation or holidays. The use of a labor classification that would increase the changed work cost will not be permitted unless Developer establishes the necessity for such additional costs. Labor costs for equipment operators and helpers shall be reported only when such costs are not included in the invoice for equipment rental. The labor cost for foremen shall be proportional to all of their assigned work and only that applicable to changed work shall be paid. Non-direct labor costs including superintendence shall be considered part of the markup for overhead and profit below.

(d) Sales taxes on materials (percentage of item (a), above).

(e) Payroll tax on labor (percentage of item (c), above).

(f) Insurance (workers' compensation and liability insurance).

(g) Other Items. Corporation may authorize other items that may be required for the changed work. Such items include labor, services, material, and equipment that are different in their nature from those required for the work and that are of a type not ordinarily available from Developer or any of its Contractors. Developer shall submit invoices covering all such items in detail.

(h) Overhead and profit computed as set forth in 8.5(g).

(i) Bond and insurance (bond to be billed at actual cost, insurance to be billed at the agreed Reimbursable Expenses insurance rate, and Developer shall provide documentation demonstrating it will actually incur an increase in bond costs directly attributable to the change).

Developer shall keep and present an itemized accounting of the costs or savings attributable to the changed work, together with appropriate supporting data. Upon request by Corporation, Developer shall permit Corporation to inspect Developer's original estimate for the Project, subcontract agreements, or purchase orders relating to the change. Upon completion of the changed work ordered to be performed on a time and materials basis, Corporation will then issue a Unilateral Change Order adjusting the Project GMP according to the actual costs incurred and, if appropriate, adjusting the Developer Obligation Date.

8.7 Unilateral Change Orders. If Corporation and Developer cannot reach an agreement on a proposed change, Corporation may issue a Unilateral Change Order directing work on a time-and-materials basis as set forth above, and Developer reserves the right to dispute any determination made by Corporation in accordance with the procedures set forth in **Exhibit H**.

8.8 No Extension of Time Without Impact to Critical Path. Developer shall not be entitled to an extension of the Developer Obligation Date unless Developer demonstrates a delay to the Critical Path shown on the most recent Project Schedule. If Corporation and Developer do not agree on either entitlement to, or the amount of, the extension of the Developer Obligation Date, then the disagreement will be resolved by the dispute resolution procedures set forth in Section 24.

8.9 No Additional Compensation for Early Completion. Nothing contained in the Contract Documents creates any contractual right, express or implied, on the part of Developer to receive additional compensation for early completion of the Project.

8.10 No Changes After Substantial Completion. If Corporation issues additive change orders after Substantial Completion for the Project, then such additive change orders will be considered Additional Services, and the work to be performed under those change orders will not delay the release of Retention to Developer for the Project (which will become due without regard to the status of the work that constitutes Additional Services), regardless of whether the applicable Notice of Completion has been recorded. Corporation and Developer will enter into a new contract for the Additional Services, and the Developer (or its Construction Manager) shall enter into new contracts with Contractors to perform such Additional Services or shall take other steps necessary to insure that the Additional Services do not extend the date by which Contractors for the original services can file mechanic's liens or stop payment notices. Corporation will pay Developer compensation for Additional Services consisting of (a) the actual costs incurred by Developer for the Additional Services, (b) Developer's hourly rates then in effect for the time Developer's personnel spend on the Additional Services, and (c) Reimbursable Expenses at actual cost incurred by Developer in performing the Additional Services.

8.11 Credits. Regardless of whether the equitable adjustment associated with changed work is recorded through a lump sum or time-and-materials Change Order: (a) if the net value of a change to the work results in a credit from Developer, then the credit given shall include costs as well as overhead and profit; or (b) if the net value of a change to the work results in additional costs, then overhead and profit will only be applied to the amount by which the added costs of the change exceed the credited amount. When a change proposed by Corporation results in the deletion of work and the Corporation and Developer are unable to agree upon the cost, overhead, and profit thereof, the Corporation's estimate of the cost, overhead, and profit shall be deducted from the Project GMP by a Change Order unless within 15 days of receiving the Corporation's estimate Developer presents proof that the Corporation's estimate is in error.

8.12 Overhead and Profit. Overhead and profit on change orders shall be computed as set forth in Section 8.5(g). Regardless of whether the equitable adjustment associated with changed work is recorded through a lump sum or time-and-materials Change Order, the amount Corporation pays for overhead and profit shall be Developer's

only compensation for: all costs of supervision, superintendence, and scheduling; wages of timekeepers, watchmen, and clerks; incidentals; any and all field and home office expenses; costs of estimating and preparing change orders; all impact costs including but not limited to lost productivity associated with "learning curves," "productivity factors," and "ripple effects;" and all other expenses not included in itemized costs.

8.13 Compensation for Delay. Developer shall be compensated for its substantiated actual, direct expenses, together with the markup for overhead and profit described in "Overhead and Profit" above, resulting from Corporation-Caused Delay. Under no circumstances shall Corporation compensate Developer for extended home office overhead or profit based on an "*Eichleay* formula" or any other proportionate allocation of Developer's overhead expenses or profit, all of which shall be deemed to have already been included in the above-described markup. If Corporation believes that it is entitled to delay damages, then Corporation must submit, within 14 business days of the event giving rise to the claim, a written claim to Developer describing the delay and the amount of delay damages. Corporation's written notice is a condition precedent to Corporation's claim and to the commencement of delay damages.

8.14 Modifications. Upon execution of this Agreement, Developer will commence its services under this Agreement. It is understood and agreed that as work proceeds on the Project, certain clarifications and modifications may need to be made, including adjustments in floor plans, circulation, site work, and elevations, as well as detailing of materials, colors, and finishes. Modification of the scope of Work, and any interpretations of the Project documents having a substantial impact on the Project, may be approved by the Corporation's Representative; provided, however, that except as authorized in writing by Corporation, under no circumstances will the cost of the Project work exceed the Project GMP. Any approvals by the Corporation's Representative required under this Section 8.14 must be made in a reasonably timely manner so as not to impact the Project work or Project Schedule; failure to respond in a reasonably timely manner will result in a Corporation Caused Delay.

8.15 Minor Field Changes. Developer has the right during the course of construction of the Project to make "minor field changes," without seeking the approval of Corporation, except to the extent that any such changes increase the cost of the Project GMP to Corporation (or Other Corporation Costs) or individually or cumulatively delay the completion of the Project beyond the Developer Obligation Date. "Minor field changes" are defined as those changes from the approved Construction Drawings and Detailed Specifications that have no material effect on the Project and are made in order to expedite the work of construction in response to field conditions. Nothing contained in this section will be deemed to constitute a waiver of or change in the applicable building code requirements governing any such "minor field changes" or in any approvals by Corporation otherwise required for any such "minor field changes." "Minor field changes"

will be documented, in writing, in daily field logs, record drawings, or equivalent, and will be made available for Corporation inspection.

8.16 Conditions Affecting the Work.

(a) Existing Site Conditions: Information regarding the work site represented in the geotechnical reports (identified in **Exhibit O**) is believed to be correct; Corporation does not warrant either the completeness or accuracy of such information, but Developer may rely on the completeness and accuracy of such geotechnical reports identified in **Exhibit O**.

(b) Site Investigation and Representation: Developer acknowledges satisfaction as to the nature and location of the work; the general and local conditions, particularly those bearing upon availability of transportation and access to the site; disposal, handling and storage of materials; availability of labor, water, electric power, telephone, and roads; uncertainties of weather or physical conditions at the site; the conditions of the ground; the character of equipment and facilities needed prior to and during the performance of the work; and all matters that can in any way affect the work or the cost thereof under this Agreement. Developer and Corporation have mutually agreed on the amount and types of on-site investigation (limited solely to the parceled area of the _____, with no investigation performed for off-site work that Developer may be required to perform) to be done by Developer, and Developer has performed the mutually agreed on-site investigation. Therefore, if Differing Site Conditions (including, but not limited to, soil conditions, archeo-paleo artifacts, regulated items, environmental issues, etc.) are found either on-site or off-site, then Developer may make a claim for additional costs and/or schedule delay.

(c) Topographic Maps: Topographic maps, if provided by Corporation or Tenant (see **Exhibit O**), were used in the Project design, bidders may inspect such maps upon request to the Developer, or may obtain copies upon payment of the cost to reproduce the copies. Notwithstanding the foregoing, the Sacramento Public Works, on behalf of Corporation or Tenant, may have provided or caused to be provided the topographic maps and other Project-related documents (see **Exhibit O**)for the Project site, and Developer, Architect, and Construction Manager have reviewed same and are relying on their accuracy for the preparation, planning, and performance of their services and work.

(d) Differing Site Conditions: Developer shall promptly, but in no event more than 7 days after the condition is first observed, notify Corporation in writing of the following site conditions and shall leave such conditions undisturbed until otherwise directed by Corporation:

(1) Subsurface or latent physical conditions at the site differing materially from those represented in the Contract Documents listed in **Exhibit E** or **Exhibit O**;

(2) Unknown physical conditions at the site differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Contract; and

(3) Material differing from that represented in the Contract Documents which Developer believes may be hazardous waste pursuant to Health & Safety Code Section 25117.

(e) Corporation Investigation: Upon written notice of Differing Site Conditions from Developer, Corporation shall promptly investigate such conditions. If Corporation finds that such conditions do materially differ and cause an increase or decrease in the cost of or the time for performance of the work, Corporation may, at its discretion: (a) terminate all or part of this Agreement in accordance with Section 23.7; (b) issue a written change to this Agreement in accordance with Section 8; or (c) make any other appropriate arrangements to address the Differing Site Conditions. Any claim by Developer for adjustment hereunder shall not be allowed unless Developer has given proper notice.

(f) Disputes: If a dispute arises between the parties hereto as to whether the conditions constitute Differing Site Conditions or affect the price or time for performance of any part of the work: (a) Developer shall submit a written notice of potential claim to Corporation including all information relating to the Differing Site Conditions that Developer has available to it at the time Developer delivers the notice of potential claim (and, if Developer decides to make a formal claim, then Developer will make a separate, formal claim pursuant to and in accordance with the requirements in Section 8.4); (b) Developer shall then proceed with all work to be performed under this Agreement; and (c) pending resolution of the claim, Developer shall not be excused from any scheduled completion date provided for by this Agreement. Developer shall retain any and all rights provided either by this Agreement or by law which pertain to the resolution of disputes between the parties hereto.

8.17 Changes in Requirements of Law. Corporation and Developer shall negotiate a Change Order to equitably adjust the Project GMP and/or Project Schedule if: (a) the completion of the Project is adversely affected by the enactment, adoption, promulgation, modification or repeal of any Requirements of Law applicable to the design or construction of buildings or facilities leased by public agencies after the execution of this Agreement; or (b) there are any costs incurred resulting from (1) new or increased government fees or assessments (including fees not included in **Exhibit D**) or (2) from rulings on the part of state or local public officials beyond code and industry practice which

are not known or anticipated at the date of execution of this Agreement and/or not included in the Contract Documents. Developer shall give notice to Corporation of any such conditions in accordance with this Section 8.

9. **Payment of Project Costs**. Trustee will act as disbursing agent and hold and disburse money on deposit in the Project Fund to pay Project Costs and other costs in accordance with the Indenture and this Agreement. Corporation will direct the Trustee to make monthly disbursements from the Project Fund to Developer for Developer to then pay Project Costs. So long as there has not occurred an Event of Default by Developer under this Agreement, such disbursements from the Project Fund shall continue until the full Project GMP has been disbursed (except as provided in Sections 11 and 12 hereof) or the Project has been completed. Disbursements received by Developer from the Project Fund shall, except as otherwise expressly provided herein, be used solely to pay the Project Costs. Upon Developer's compliance with its obligations under this Agreement regarding Project Applications for Payment, Corporation shall take all such action as is necessary and required to obtain such disbursements by the Trustee in accordance with the Indenture.

9.1 **Applications for Payment**. On or before the twenty-fifth (25th) day of the month immediately preceding a month in which Developer will submit a Project Application for Payment, the Corporation, Tenant, Developer, and Construction Manager will meet to review a preliminary draft of such Project Application for Payment prepared by Developer (hereinafter referred to as a "***Pencil Draw***"). During the Pencil Draw meeting, the parties will agree on the percentage complete for each line item, which may be projected to the last day of the month. Developer will revise the Pencil Draw in accordance with any reasonable objection or recommendation of Corporation that is consistent with the requirements of the Contract Documents. Such revised Pencil Draw will be resubmitted by Developer to Corporation as the Project Application for Payment due on the tenth day of the month immediately following the month in which the Pencil Draw was first submitted. The Project Application for Payment will be in the form of **Exhibit N**. Developer will also submit with each Project Application for Payment a written narrative describing the basis for any item set forth in the Project Application for Payment that does not conform to instructions of Corporation in connection with any applicable Pencil Draw. Developer shall submit to Corporation on or before the tenth day of the following month for which it is seeking payment a Project Application for Payment signed by Developer, which shall also include a pay application submitted by the Construction Manager consistent with the terms of the CMAR Contract. The Project Application for Payment shall request payment of a specified dollar amount, which shall constitute a portion of the Project GMP, reasonably detailed to reflect the amount of the Project Costs actually expended in each category of **Exhibit D**. Such Project Application for Payment shall request the appropriate amount of hard or soft costs based on a percentage of completion basis with respect to such work as of the date of such Project Application for

Payment, less retainage being withheld by the Construction Manager from any of the Contractors. When Retention that has been previously withheld from a pay application submitted by the Construction Manager is to be paid by the Construction Manager to a Contractor, it shall be added to the next pay application of the Construction Manager submitted to Developer and included in the next Project Application for Payment.

Project Costs other than hard and soft construction costs that are incurred or paid on a schedule that is not related to percentage of completion (e.g., Developer Contingency paid only as allocated by Developer to specific costs incurred, Developer's Fixed Fee paid as described in Section 11.3, Developer's Reimbursable Expenses paid as described in Section 11.2, reserves for warranty work paid only after Substantial Completion, the 150% holdback for uncompleted Punch List items, payment of unutilized contingency accounts or construction savings to Corporation and/or Developer, etc.) shall be included in the Project Application for Payment only when such items are to be paid in accordance with other provisions of this Agreement, without regard to the percentage completion of the Project. Developer may also include in a Project Application for Payment the full amount (with no Retention withheld) for deposits for Commodities or for purchases of Commodities that require advance payment (e.g., the Financed FF&E) that will be paid by Developer within thirty (30) calendar days of Developer's receipt of the payment of the requested deposit or advance payment.

Developer shall also provide a reconciliation between the total of all draw amounts requested (including such draw request) under a Project Application for Payment and the then-current **Exhibit D** and include all the information and documentation required to be provided by the Construction Manager to the Corporation pursuant to the CMAR Contract, as well as a conditional partial lien release from the Construction Manager and from such laborers, contractors and Trade Contractors performing work on site as Corporation may require, to become effective upon payment to the Construction Manager or such other payees of the amount of the payment specified in said Contractor's Application for Payment, and an endorsement to the Lender's Title Policy and a similar endorsement to the Corporation's Title Policy showing no liens or claims of lien; provided, that if a lien has been filed, Developer and/or its Construction Manager may resolve such lien in accordance with Section 19 below. Developer shall provide copies of all conditional partial lien releases to the title company issuing the Title Policies and shall execute an indemnity agreement with the title company in a form sufficient to enable the title company to issue the foregoing endorsements. Each Application for Payment must include:

(a) An accepted Schedule of Values and Schedule Update with a narrative report (if requested), all approved in writing by Corporation and all developed in accordance with Section 5.1(f), to the extent that they are required. Developer's submissions of an accepted Project Schedule, Schedule Updates, and Schedule of Values are conditions precedent to Corporation's processing of Applications for Payments that request payment of construction costs;

(b) Photographic documentation of completed work (as requested);

(c) If requested, Developer shall within a reasonable time (estimated to be 60 days) provide three copies of certified payrolls from Developer and all Contractors

for the period covered by the Application for Payment, with one copy having all pertinent information visible and two copies having the workers' names, addresses, and social security numbers blacked out or proof that the certified payrolls were electronically submitted to the DIR's eCPR system, if acceptable to Corporation;

(d) Evidence satisfactory to Corporation that Developer is fulfilling its obligations under the Contract Documents with respect to preparing daily reports and maintaining up-to-date As-Built Plans;

(e) Conditional waivers and releases on progress payment or final payment (as applicable) from Developer, those Contractors of any tier, and those suppliers claiming funds covered by the Application for Payment, and unconditional waivers and releases on progress payment or final payment from Developer, Construction Manager, those Contractors of any tier, and those suppliers who received funds through the preceding applications for payment, all in the form prescribed by Civil Code Sections 8120 through 8138 (provided, however, that with respect to Contractors and suppliers, unconditional waivers and releases will exclude the prior two months' payments); and

(f) Any other administrative documentation reasonably required by Corporation or as agreed upon.

The Application for Payment shall show the total value of work completed or partially completed as of the date of submission of the Application for Payment, including 100% of the value of materials delivered to the Project site and not yet incorporated into the construction and long-lead time items, items specifically fabricated for the Project or specialized items (e.g., steel, curtain wall and glass, HVAC, generator, switch gear, light fixtures, etc.), and 100% of the value of materials delivered to Developer and stored at locations other than the Project site ("***Stored Materials***"), provided that Developer furnishes Corporation satisfactory evidence that Developer has acquired title to the Stored Materials, the Stored Materials will be used on the Project, the Stored Materials are properly stored at a secure off-site location reasonably acceptable to Corporation, the Stored Materials at each storage location are segregated from any other materials there that are not intended for use on the Project, and the Stored Materials are covered by insurance against loss, damage, theft or vandalism. Corporation reserves the right to adjust an Application for Payment if a prior Application for Payment is determined to have been overstated or understated.

9.2 Payment Procedures. Corporation and Tenant shall have the opportunity to attend all meetings between Developer and Contractors at which applications for payments are to be discussed (e.g. Developer shall be available and shall require the Construction Manager to be available for a monthly meeting for review of the current month's application for payment, if requested by Corporation). Corporation shall receive with the Project Application for Payment any documentation submitted to Developer supporting the Construction Manager's application for payment. So long as Corporation and Trustee shall have received the Project Application for Payment, including all required Developer certifications, lien releases, and other required supporting documentation, on or before the tenth day of a calendar month, Corporation shall make any objections regarding

such Project Application for Payment in writing as soon as practicable, but in any event no later than five (5) business days after receiving it or the Corporation shall be deemed to have waived its right to object to such Project Application for Payment.

Within ten (10) business days of Corporation receiving an undisputed, properly completed Application for Payment, Corporation will submit a requisition (Exhibit B to the Indenture) to request that Trustee pay to Developer a sum equal to the value of the work completed since the commencement of the work, less all previous payments, plus a like percentage of the value of material delivered on the ground or stored subject to, or under the control of, Corporation, and unused; provided, however, that Trustee shall hold 5% of the value of the construction work under the CMAR Contract (but will not withhold Retention on soft costs, Construction Manager's Fixed Fee, Developer's Fixed Fee, Commodities or deposits for Commodities (e.g., the Financed FF&E), or exceptions to Retention specifically set forth in the CMAR Contract) completed as Retention until the Retention Payment is made pursuant to Section 9.8. Upon request of Developer and at Corporation's sole and absolute discretion, when the Work is 50% complete (by cost), as evidenced by Corporation's approval of Project Applications for Payment showing the Work at least 50% completion, no further Retention may be withheld. If Corporation fails to receive the Project Application for Payment on or before the tenth (10th) day of the month, Corporation shall have a period of five (5) calendar days from its receipt of such Project Application for Payment to review and approve such application, and a period of ten (10) business days to pay amounts as to which there is no objection. If Corporation objects to any portion of a Project Application for Payment, Corporation shall provide detailed written comments explaining the nature of the disapproval as provided in the preceding paragraph, whereupon (i) for Project Costs which are approved by Corporation, Corporation shall request payment from the Trustee and (ii) Developer and Corporation shall meet within two (2) business days to determine mutually acceptable revisions to the Project Application for Payment. If Corporation delays timely progress payment from Trustee through Corporation's breach, negligence or misconduct and not due to a deficient Application for Payment, and as a direct result of that failure Developer is required to pay to its Construction Manager, Consultants, vendors, or Contractors additional amounts equivalent to statutory penalties or late charges (collectively, "late charges"), then Corporation will pay to Developer those late charges in addition to the amount unpaid (and such late charges will result in an adjustment of the Project GMP in an amount equal to the amount of the late charges). Late charges will only be paid upon presentation to Corporation of written evidence that the late charges were in fact owed and paid by Developer. No progress payment by Corporation shall be considered to be Corporation's acceptance of any part of the work.

Failure of Developer and Corporation to determine mutually acceptable revisions to the Project Application for Payment within the two (2) business day period shall entitle either Corporation or Developer to commence the dispute resolution process described in Section 24 hereof or, if necessary, litigation. Failure to reach agreement on an Application for Payment shall not relieve Developer from its duties and obligations under this Agreement or relieve Corporation from its duties and obligations under this Agreement (including, but not limited to, paying undisputed amounts).

9.3 Requisition to the Trustee. Corporation shall execute and deliver each requisition to the Trustee for the amount of the Project Application for Payment, or such undisputed portion thereof under Section 9.2. Corporation shall undertake good faith efforts to cause Trustee to disburse the amount shown on such requisition to Developer for disbursement to applicable Contractors and others in accordance with the Indenture.

9.4 Initial Draw. The Initial Draw shall include a mutually agreed amount to reimburse Developer for Project Costs actually incurred or paid by those parties (including, without limitation, fees and costs incurred prior to this Agreement for the Construction Manager, Architect and other design professionals) on and before the date of Bond Closing. Corporation may include in the Initial Draw and/or subsequent draws amounts paid by Tenant for the PHASE 2 Services to reimburse Tenant for such costs, all or in part. Developer and Corporation shall agree on the maximum amount of the Initial Draw and shall notify Tenant of that agreed maximum amount by no later than three (3) business days prior to the Sale of the Bonds; in addition, Developer and Corporation shall agree on the exact amount of the Initial Draw and shall notify Tenant of that agreed Initial Draw amount by no later than seven (7) business days prior to the Bond Closing.

9.5 Other Corporation Costs. Notwithstanding anything to the contrary contained in this Agreement, all costs of every nature that constitute Other Corporation Costs shall be the sole responsibility, cost and expense of Corporation. Corporation further agrees that Developer shall have no responsibility or liability for any of the Other Corporation Costs and Corporation shall timely fund all Other Corporation Costs.

9.6 Lump Sum Work and Unit Prices. Corporation shall pay for work shown on the schedule of values as "Lump Sum", "L.S.", or "Job" at the lump sum price shown. Any contract work for which a unit price has been agreed upon, will be paid for at the actual quantities constructed in accordance with the Contract Documents. Upon completion of the work, if the actual quantities show either an increase or decrease from the quantities stated in this Agreement, the unit price stated will apply unless a change to the unit price is warranted under the Section 8.

9.7 Allowances. Payment for any Allowance identified in the Schedule of Values shall be for direct cost reimbursement only, unless the Schedule of Values identifies it as a “Time and Materials” or “T&M” item. Reimbursable direct costs shall be verified by invoices and shall include any amounts paid to third parties, and do not include markups, including but not limited to supervision, labor, overhead, or profit related to the item. Payment for Allowances based on T&M pricing shall be proposed by Developer subject to Corporation’s acceptance using the same criteria and proposal breakdown as that specified in the “Time-and-Materials Change Orders” subsection of Section 8. Any costs that exceed the maximum amount of any Allowance line item shall be addressed as a change to this Agreement consistent with Section 8, but in such event there shall be no markup for overhead and profit on the additional actual costs. Upon completion of the Project, each

Allowance will be corrected for unused balances and a credit to the Project GMP will be issued by Change Order to reflect the actual sums authorized for work as Allowance items; provided, however, that if a particular Allowance is exceeded by a significant amount (as reasonably determined by Developer in its discretion), then the parties will issue a Change Order for that particular Allowance instead of netting all Allowances later so that Developer is not financing the excess cost. The following terms apply to Allowances:

(a) Include in the Project GMP all Allowances named in the Contract Documents. The amount of each Allowance includes:

(1) The cost of the Product to Developer, less any applicable trade discounts.

(2) Delivery to the site including handling, unloading, uncrating and storage.

(3) Protection from the elements from damage.

(4) Labor for installation and finishing.

(5) Other expenses required to complete installation.

(6) Applicable taxes.

(7) Overhead and profit.

(b) Developer shall file a "No Collusion Affidavit" with Corporation in regards to the actual cost price of Allowance items, and allow any requested examination of his accounts and those of his materials.

(c) Allowances are included in the scope of the Contract Documents.

(d) Payment for Allowances shall be based on direct costs actually incurred by Developer for labor, materials, equipment, or other expenses required to accomplish the allowance. All payments shall be based on Developer's actual expense less any applicable trade discounts as verified by invoice(s), delivery to the site including handling, unloading, uncrating and storage, protection from the elements of damage, labor for installation and finishing, other expenses required to complete installation, applicable taxes, and charge for overhead and profit.

(e) Except as set forth above with respect to Allowances that significantly exceed their value, upon completion of the Project, all of the Allowances will be corrected (netted out to an aggregate add or deduct) by a written change order signed by Corporation and Developer to reflect the actual sums authorized for work as Allowance items.

(f) A list of Allowances is included in **Exhibit D**.

9.8 Retention Payment. To the extent allowed by applicable law, when the Work is 50% complete (by cost), as evidenced by Corporation's approval of Project Applications for Payment showing the Work at least 50% completion, Corporation will release a portion of the Retention to pay the Retention for the Trade Contractors who have

completed their work. In order for Corporation to release Retention as set forth in the preceding sentence, the Work must be on schedule (as evidenced by the most recent approved Project Schedule) and on budget (as evidenced by the most recent Project Application for Payment). Corporation will pay the remaining Retention (less 150% of the cost of outstanding Punch List work) within thirty (30) days of AHJ issuing a Temporary Certificate of Occupancy so that the Construction Manager and Trade Contractors can be paid prior to the expiration of time to record mechanic's liens or stop payment notices. If the Retention Payment is made before Developer has complied with all of its obligations under this Agreement, then payment of Retention shall not be interpreted as Final Payment, and shall not relieve Developer of its obligations under the Final Payment provisions.

9.9 Final Payment. The Final Payment (which will include the remaining Retention, if any, less 150% of the cost of outstanding Punch List work) shall be made no later than 30 days after Developer Substantially Completes the work and submits an Application for Final Payment in proper form and suitable for payment. Developer's work will not be complete until Developer has delivered electronic versions of: (a) record drawings for the Project; (b) all operations and maintenance manuals; (c) manufacturers', suppliers', and installers' warranties, guarantees, instruction sheets, and parts lists; and (d) any other documents or information required by the Contract Documents as a condition to completion of the work. Developer's Application for Final Payment shall include:

(1) Developer's affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Project have been paid or otherwise satisfied by Developer; and

(2) Conditional waivers and releases on Final Payment in the form prescribed by Civil Code Section 8136 from Developer, its Contractors of any tier, and its suppliers who will receive funds from the Final Payment, listing with specificity any and all claims under or arising out of this Agreement or the Project that remain unsettled.

9.10 Stop Payment Notices. If stop payment notices are filed against the Project or state, federal, or other governmental agency claims or liens are filed, then Corporation may withhold the amount required by law from progress payments until such claims and liens have been resolved pursuant to applicable law. However, if the cause of the stop payment notice is due to Corporation's unexcused failure to timely and fully pay Developer in accordance with the terms of this Agreement, then (a) Corporation may not withhold and (b) Developer is entitled to make a claim for direct damages incurred as a result of or arising out of the withholding.

10. <u>Other Services by Developer</u>. Services may be performed by the Developer at the written request of Corporation which are not included as part of the Project. Such services shall be performed pursuant to a separate written agreement between Corporation and Developer.

11. Developer's Fixed Fee and Reimbursable Expenses.

11.1 Developer's Fixed Fee. The Project GMP (**Exhibit D**) includes a fixed fee payable to Developer in the amount set forth in **Exhibit D** as the Developer's Fixed Fee for Phase 2 Services under this Agreement, which is subject to adjustment as provided in this Agreement and is payable as set forth in Section 11.3. Any Corporation-initiated change orders shall increase the Developer's Fixed Fee in an amount calculated as set forth in Section 8.5 or 8.6, as applicable.

11.2 Reimbursable Expenses. Developer's Reimbursable Expenses will be paid as incurred, without regard to the percentage complete of the Project. With respect to insurance, Corporation shall reimburse Developer, as a Reimbursable Expense, Developer's expense (acknowledged and agreed to be $10.00 per $1,000 of contract value) for the Commercial General Liability, Employer's Liability, Auto Liability, and Professional Liability insurance required to be maintained by Developer under this Agreement. All other Reimbursable Expenses will be billed at cost without markup.

11.3 Payment of Developer's Fixed Fee. As part of the monthly Project Application for Payment, Developer shall be entitled to a ratable portion of the Developer's Fixed Fee. The total amount of Developer's Fixed Fee is set forth in **Exhibit D**. Corporation will pay to Developer the Developer Fixed Fee compensation, in the amount identified in **Exhibit D**, as follows:

(a) Equal Monthly Installments: The Developer Fixed Fee for Developer's services under this Agreement will be paid in equal monthly installments (the number of installments equal to the number of months for the Project duration under the Project Schedule); provided, however, that if Developer completes the Project in less time, then the unpaid balance of the Developer Fixed Fee is due with the Final Payment to Developer under this Agreement (i.e., the equal monthly installments are for billing purposes, but the intent is that Corporation will pay the full amount of Developer's Fixed Fee). If the Project takes more time, then Developer is not entitled to additional Developer Fixed Fee compensation (except as expressly provided in Section 8).

(b) Application: Developer will submit to Corporation its request for payment of the Developer Fixed Fee as part of the Project Application for Payment under this Agreement.

12. Completion of the Project.

12.1 Substantial Completion of the Project. Developer shall achieve Substantial Completion of the Project by the Developer Obligation Date. Until Substantial Completion of the Project has occurred, Corporation shall not occupy the Project and shall prohibit Tenant or any other party from occupying the Project; provided, however, that

limited use of the Project for storage, move-in or installation of Tenant's Personal Property by either Corporation or Tenant when such use is approved by Developer, such approval not to be unreasonably withheld, shall not be deemed to be occupancy. Notwithstanding that Substantial Completion of the Project shall have occurred, Corporation shall be entitled to provide Developer with a Punch List, in accordance with the provisions of this Section 12.

12.2 Notice of Substantial Completion. When Architect considers that the Work is ready for its intended use, Developer shall require Architect to prepare and deliver to Corporation a tentative certificate of Substantial Completion in the form of **Exhibit L**. The tentative Certificate of Substantial Completion will include by attachment a tentative list of items to be completed or corrected. Developer shall give notice in writing to Corporation that the Project is Substantially Complete (except for Punch List items specifically listed as incomplete) in accordance with the Contract Documents ("***Developer's Notice of Completion***"). Promptly thereafter (but in no event exceeding three (3) business days), Corporation, Developer, Architect, Construction Manager and Tenant shall inspect the Project Work to determine the status of completion. If Corporation does not consider the Work substantially complete or Corporation objects to the Punch List, then Corporation must notify Developer in writing within five (5) business days of the inspection giving all of Corporation's specific reasons that the Project is not Substantially Complete or the Punch List is inaccurate; if Corporation does not provide written notice within such time, then the Corporation will be deemed to have no objection. Once Developer addresses all of Corporation's reasonable objections, Architect will then issue a definitive Certificate of Substantial Completion (with the potential of a revised Punch List) agreed to by the Architect, Developer, and Corporation. The Certificate of Substantial Completion will include by attachment the (revised) Punch List. The completion of the Punch List, installation of Corporation's IT, and completion of any other Corporation work (e.g., Corporation installation of Tenant's Personal Property) shall not be required in order for the Project to be Substantially Complete.

12.3 Completion of Punch List Items. Following Substantial Completion, Developer shall diligently cause all Punch List items to be completed promptly in accordance with the Contract Documents. Developer shall coordinate the performance of any such Punch List work to avoid any unreasonable hindrance to Tenant's installation of Tenant's Personal Property and its full occupancy of the Project.

12.4 Final Acceptance. Upon Final Acceptance, Developer shall be entitled to payment of the balance of Developer's Fixed Fee and all other Project Costs incurred in connection with the work, but not to exceed the Project GMP, which will be invoiced pursuant to Section 9, above. "***Final Acceptance***" means that each of the following items shall have occurred with respect to the Project:

(a) AHJ Approval: AHJ has issued a temporary or final certificate of occupancy or other approval (e.g., final building inspection by building officials) for the Project permitting Tenant to occupy and use the Project for its Permitted Use; provided, however, if the delay in the issuance of the certificate of occupancy or other approval is attributable solely to the Corporation's or Tenant's work including, without limitation, Tenant's Personal Property, or an obligation of Corporation or Tenant, then this condition shall be deemed satisfied;

(b) Conditional Waivers: Developer and each Contractor shall have provided its final conditional waivers and releases of lien in the statutory form.

(c) Punch List Complete: All Punch List items shall have been completed, but if Corporation consents to Final Acceptance without completion of all Punch Lists items, the parties shall have agreed upon the estimated costs of any Punch List items remaining to be completed and 150% of such estimated cost shall be withheld by the Trustee in the Project Costs Account until the Punch List items have been completed to the reasonable satisfaction of Corporation. When the Punch List items have been completed, Developer shall notify Corporation and, upon Corporation's reasonable satisfaction that the Punch List items have been completed, Corporation shall deliver its requisition to the Trustee for payment of the funds withheld by the Trustee under this Section 12.4(c);

(d) Final Pay App: Developer shall have submitted its final Project Application for Payment together with evidence reasonably satisfactory to Corporation that all construction costs have been paid in full or will be paid in full with payment of the final Application for Payment;

(e) Project Costs Report: Developer shall have delivered to Corporation a written report showing the allocation of Project Costs among the categories of **Exhibit D** and the remaining specified dollar amount of the Developer Contingency and the undisbursed portion of the Developer's Fixed Fee;

(f) Title Policy Endorsement: Corporation and Trustee shall each have received an endorsement to its respective Title Policy dated as of and issued on the date of Final Acceptance, which shall insure Corporation and Trustee respectively (1) against any liens for labor or materials, whether or not of record, which may have arisen in connection with the construction of the Project, and (2) show no additional exceptions to the Corporation's Title Policy other than those approved by or arising through Corporation;

(g) LEED Application: Developer shall have submitted the initial applications, supporting documents, and other materials needed to obtain Silver LEED certification; and

(h) Final Acceptance Obligations: Developer shall have completed and delivered the matters set forth in Section 14.

12.5 Approval of Final Project Application for Payment. Upon delivery of Developer's final Project Application for Payment and other materials set forth above, Corporation shall, acting reasonably and in good faith, review and approve the final Project Application for Payment on or before that period expiring five (5) business days after receipt of the final Project Application for Payment, receipt of notice from Developer that the Punch List matters are complete (except those items permitted to remain outstanding pursuant to Section 12.4(c)), and Corporation's receipt of the materials set forth in Section 14 of this Agreement. In the event no written comments from Corporation are received by Developer within said five (5) business day period, Corporation shall be deemed to have waived its right to comment on the Final Application for Payment or to disapprove the completion of the Punch List, except those items permitted to remain outstanding pursuant to Section 12.4(c). If Corporation disapproves the final Project Application for Payment or completion of the Punch List, or any portion thereof, Corporation shall provide detailed written comments explaining the nature and specific reason for each disapproval; whereupon, Developer and Corporation shall meet within two (2) business days to determine mutually acceptable revisions to the final Project Application for Payment and the completion of the Punch List. Failure of Developer and Corporation to determine mutually acceptable revisions to final Project Application for Payment and the completion of the Punch List within the two (2) business day period, shall entitle either Corporation or Developer to commence the disputes resolution process described in Section 24.

12.6 Requisition of Final Payment. Corporation shall execute and deliver the requisition for Final Payment to the Trustee within one (1) business day following expiration of said five (5) business day period, or if Corporation disapproves of the final Project Application for Payment, then within one (1) business day after the date of approval of the mutually acceptable revisions to the final Project Application for Payment or the determination of the disputes resolution process, if applicable. Subject to the provisions for disbursement of unused contingency funds in Section 12.7 below, Corporation shall take all steps to cause the Trustee to disburse the remaining money in the Project Costs Account, except for (1) any money withheld for completion of the Punch List items under Section 12.4(c), and (2) the $50,000 reserved for warranty work as provided for in Section 7.9, but in any event not more than the Project GMP, in the amount shown on such requisition. In addition, Corporation shall in such requisition direct payment of the remaining Developer's Fixed Fee in accordance with the provisions of Section 11.3.

12.7 Disbursement of Developer Contingency. Subject to allocation of the Developer Contingency by Developer to pay for Project Costs pursuant to Section 7.7, if all or some portion of the Developer Contingency is not used for Project Costs, then 50% of the unused Developer Contingency shall be paid to Developer.

12.8 Notice of Completion. Developer may record a Notice of Completion in accordance with Requirements of Law upon completion of the Project. If, after receipt of written notice that Developer intends to record or has recorded a Notice of Completion, Corporation determines that the Project is not in compliance with this Agreement, then Corporation must, within five (5) business days of Developer's written request, provide to Developer a written statement setting forth all of the reasons for Corporation's determination that a Notice of Completion is premature. The statement must also specify the action(s) that Corporation believes that Developer must take to properly record a Notice of Completion. After addressing the issues set forth in Corporation's written notice, Developer will again notify Corporation of Developer's intent to record a Notice of Completion and the parties hereto will continue to repeat the inspection and notice procedures until Corporation agrees that the Notice of Completion may properly be recorded. Notwithstanding the foregoing, the parties agree that the Requirements of Law, and not Corporation's or Developer's particular belief, will determine the validity of any recorded Notice of Completion.

12.9 Partial Occupancy. Corporation reserves the right to enter and install equipment within each portion of the Project as it is ready to receive same, upon the condition that (a) Developer shall not be responsible for equipment so placed other than loss or damage caused by the acts or omissions of Developer or those in Developer's employ, and (b) Corporation does not interfere with Developer's performance of work or damage any work in place. Corporation may, only with Developer's consent (which Developer may withhold in its sole and absolute discretion), take possession of or use all or part of any work prior to completion and final acceptance of all the work upon condition that (1) Corporation's possession or use does not interfere with Developer's performance of work, and (2) such possession or use is allowed by the applicable insurance policy(ies). If Developer allows partial occupancy, then Developer shall be relieved of liability for loss or damage to completed portions of the work other than loss or damage caused by the acts, omissions, or breaches of warranty by Developer. Such taking of possession by Corporation shall not relieve Developer from any other provisions of the Contract Documents, shall not constitute a final acceptance of any such work or of work not completed in accordance with the Contract Documents, and shall not relieve Developer from responsibility for correcting defective workmanship or materials in the area so occupied. Corporation may, only with Developer's consent (which Developer may withhold in its sole and absolute discretion), during the performance of the work enter the work area for the purpose of performing any necessary work by Corporation's labor or Separate Contractors, but only for the purpose of the installation of Tenant's Personal Property. In doing so, Corporation shall not interfere with Developer, and Developer shall not interfere with other work being done by or on behalf of Corporation. If Corporation's acts or omissions cause damage or delay to Developer or the Project, then Developer shall be entitled to a claim for additional cost and/or time in accordance with Section 8.

13. Miscellaneous Developer Obligations. In addition to Developer's obligations listed elsewhere in this Agreement, Developer agrees to:

(a) Except as specifically noted, provide and pay for (as a Project Cost):

(1) Labor, materials, and equipment.

(2) Tools, construction equipment, and machinery.

(3) Water, heat, and utilities required for construction including any metering and connection fees or charges, except Corporation or Tenant will provide and pay for electric power and pay for water acreage assessment charges. If any utilities are in place and in use by the Corporation or Tenant at the site, Developer, to the extent available, at no cost may utilize such utilities (excluding telephone).

(4) Other facilities and services necessary for proper execution and completion of work to provide a facility capable of operation.

(5) Legally required sales, consumer, and use taxes.

(b) Secure and pay (as Allowances) for: Permits, government fees, and licenses. Developer must pay the permit fees (as an Allowance) and fulfill the conditions of the permit from the Sacramento County Planning & Development Services Department.

(c) Give required notices.

(d) Comply with the edition of California Building Code in effect at the time of issuance of the building permit and other codes, ordinances, rules, regulations, orders, and legal requirements of public authorities which bear on performance of work.

(e) Enforce strict discipline and good order among employees. Do not employ on work:

(1) Unfit persons.

(2) Persons not skilled in assigned task.

14. Developer's Final Acceptance Obligations. On or before Final Acceptance of the Project, Developer shall obtain and electronically submit to Corporation, the following:

14.1 As-Built Plans. A complete set of final as-built plans and specifications prepared by the Construction Manager for the Project. Tenant Improvements will be provided in pdf and CAD.

14.2 Manuals. All technical and service, instruction and procedure manuals relating to the operation and maintenance of all HVAC systems and other mechanical devices and equipment installed in the Project, except insofar as relating to Tenant's Personal Property.

14.3 Warranties. An assignment (on a non-exclusive basis) and delivery of all warranties, guarantees, maintenance contracts, and machinery and equipment warranties

received by Developer from the Construction Manager or any Trade Contractor, or any supplier, materialmen or manufacturer relating to the Project; provided, however, that so long as Developer's warranty set forth in Section 13 herein remains in effect, Developer reserves the right, notwithstanding the assignment and delivery of such warranties hereunder to Corporation, to fully enforce all such warranties in the place and stead of Corporation.

14.4 Permits and Licenses. The originals (if not posted at the Project) of all Permits, licenses and other approvals necessary for the occupation, use and operation of the Project.

15. <u>Indemnification.</u>

15.1 Developer's Indemnification.

(a) To the maximum extent allowable by law, Developer shall indemnify and defend with counsel reasonably approved in writing by each of the respective Indemnitees (as defined below) and save harmless the Corporation, Trustee, Tenant, and their respective elected and appointed officials, officers, employees, agents, and those special districts and agencies for which Tenant's _____ acts as the governing Board ("***Corporation Indemnitees***") from any loss, injury, liability, claims, demands, costs and expenses whether incurred by or made against Indemnitees of any kind or nature, including but not limited to personal injury or property damage (hereinafter "***Liabilities***"), excluding professional negligence Liabilities, to the extent arising from or related to the negligent acts, omissions or defective services, products or other performance provided by Developer pursuant to this Agreement or any breach or default by Developer of its obligations under this Agreement. This indemnity applies even in the event of Indemnitees' concurrent fault, except that nothing in this indemnification provision shall be construed to require Developer to indemnify Indemnitees for Liabilities to the caused by Indemnitees' negligence, willful misconduct, or defects in design furnished by Indemnitees. If judgment is entered against Developer and Corporation by a court of competent jurisdiction because of the concurrent negligence of Developer and Corporation Indemnitees, Developer and Corporation agree that liability will be apportioned as determined by the court. Neither Party shall request a jury apportionment. Furthermore, Corporation and Developer hereby mutually release each other from liability and waive all rights of recovery against each other for any loss from perils insured against under the builders risk insurance policy to be carried by Developer or its Construction Manager pursuant to **Exhibit G**.

(b) For professional negligence Liabilities, to the maximum extent allowable by law, Developer shall indemnify and hold harmless Corporation Indemnitees from any Liabilities, to the extent that the Liabilities arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of such professional for the performance of professional services pertaining to the Project. Developer shall reimburse Corporation Indemnitees for their reasonably incurred

defense fees and costs to the extent Liabilities for professional negligence are determined to have been caused by the negligence of Developer. In no event shall the cost to defend charged to Developer exceed Developer's proportionate percentage of fault. However, notwithstanding the previous sentence, in the event one or more defendants is unable to pay its share of defense costs due to bankruptcy or dissolution of the business, Developer shall meet and confer with the other parties regarding unpaid defense cost. The parties intend for the provisions set forth in this Subsection (b) to be in compliance with Civil Code §2782.8, and this Subsection (b) will be interpreted in a manner that complies with Civil Code §2782.8

15.2 Corporation's Indemnification. To the maximum extent allowable by law, Corporation agrees to indemnify, defend with counsel reasonably approved in writing by each of the respective Project Indemnitees (as defined below), and hold Developer, Construction Manager, Contractors, Architect, consultants retained by Developer for the Project, and Trustee, and their respective officers, directors, employees, and agents ("***Project Indemnitees***") harmless from any Liabilities whether incurred by or made against Project Indemnitees of any kind or nature, including but not limited to personal injury or property damage, to the extent arising from or related to the negligent acts or omissions of Corporation or Tenant or any breach or default by Corporation of its obligations under this Agreement. This indemnity applies even in the event of Project Indemnitees' concurrent fault, except that nothing in this indemnification provision shall be construed to require Corporation to indemnify Project Indemnitees for Liabilities to the extent caused by Project Indemnitees' negligence, willful misconduct, or defects in design furnished by them.

16. <u>Insurance Requirements.</u>

16.1 Developer's Insurance. Developer shall procure and maintain, at a minimum, for the duration of this Agreement the insurance as set forth in **Exhibit G**. The cost of such insurance shall be a Project Cost.

16.2 Corporation's Insurance. Corporation or Tenant shall procure and maintain upon the delivery of the Certificate of Substantial Completion the property insurance as required in the Facility Lease.

16.3 Verification of Coverage. Each party shall furnish the other with certificates of insurance and endorsements required by this Agreement. The certificates and endorsements for each policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be on forms reasonably approved by the other party and are to be received and approved by such other party prior to the commencement of activities associated with this Agreement.

16.4 Builders Risk Insurance. If directed by Corporation in writing, Developer shall procure and maintain, or will direct its Construction Manager to procure and maintain,

for the duration of this Agreement, the builder's risk insurance as set forth in **Exhibit G**. The cost of such builder's risk insurance shall be a Project Cost.

16.5 Notice of Cancellation. Developer and Corporation, respectively, shall take steps to provide notification to Corporation, Authority, or Trustee in the event of insurance policy cancellation or material modification that is adverse to the interests of Corporation, Authority, or Trustee. Such notice shall be sent by Developer and Corporation in writing at least 30 days in advance of such intended cancellation or modification (10 days for cancellation due to non-payment of premium).

17. <u>Representatives.</u>

17.1 Developer Representatives. Corporation agrees that the person with overall responsibility for the work for the Project for the Developer shall be _____ and _____ ("***Developer's Representative***"). The "***Developer's Project Manager***" shall be _____. Developer may also appoint an additional representative by giving written notice to Corporation of the onsite representative. Corporation shall have the right to approve any changes in the personnel named above, such approval not to be unreasonably withheld. Corporation may rely on such representatives as having the authority to execute Change Orders in any amount unless Developer identifies to Corporation in writing the officer(s) or employee(s) with such authority. Any written order or communication given to this representative shall be deemed delivered to Developer. In the absence of Developer's Representative in case of emergency, instructions or directions may be given by Corporation to the Construction Manager's project manager or superintendent. Such order shall be complied with promptly and referred to Developer or its representative. Developer's Representative must be able to read, write, and speak English fluently. Developer's Project Manager, if different than Developer's Representative, shall represent Developer in the absence of Developer's Representative, and all directions given to the Project Manager shall be binding as if given to Developer. Developer's onsite representative, if different than the Project Manager, shall represent Developer in the absence of Developer's Representative and Project Manager, and all directions given to the Developer's onsite representative shall be binding as if given to Developer. Corporation may require Developer to replace the Project Manager or onsite representative whose conduct or performance is unsatisfactory. Developer shall not change its Project Manager or onsite representative without Corporation's consent unless the Project Manager or onsite representative is unsatisfactory to Developer or ceases to be in Developer's employ. If Developer's Project Manager or onsite representative leaves the Project, Developer shall replace him or her within two business days (unless additional time is agreed upon by Corporation) with a new, qualified project manager or onsite representative.

17.2 Corporation's Representative. Corporation designates the _____ [title] (_____ or his successor) as "***Corporation's Representative,***" authorized to act on the Corporation's behalf with respect to the Project, and the decisions of Corporation's Representative will be binding on Corporation. The "***Corporation's Project Manager***" shall be _____, who is authorized to act on the Corporation's behalf with respect to the Project (including but not limited to approving Applications for Payment), and the decisions of Corporation's Project Manager will be binding on Corporation. Corporation may also appoint an additional representative by giving written notice to Developer of the onsite representative. Corporation's Representative and/or Project Manager shall promptly render decisions to avoid delay in the orderly process of design and construction of the Project. Corporation may communicate with the Contractors and the Architect only through Developer's Representative or Project Manager. Corporation's Representative and Project Manager may be changed by Corporation from time to time by written notice to Developer. Unless otherwise expressly stated in the Contract Documents, Corporation's Representative and/or Project Manager will issue and receive all written communications on behalf of Corporation for the Project. Developer may rely on Corporation's Representative and Project Manager as having the authority to execute Change Orders in any amount unless Corporation identifies to Developer in writing the person(s) with such authority. Any written order or communication given to Corporation's Representative or Corporation's Project Manager shall be deemed delivered to Corporation. Disbursement of bond proceeds for project payments require the additional approval of the _____ or _____, acting on behalf of the Corporation. Developer reserves the right to appeal any decisions rendered by the Director to the Corporation Board for final determination.

17.3 Construction Manager's Representative. Developer shall require its Construction Manager to provide the services of the superintendent(s). A superintendent shall be present at the work site whenever work is in progress including whenever weather conditions necessitate its presence to take measures necessary to protect the work, persons, or property. In case of emergency, Construction Manager's superintendent shall represent Developer in the absence of Developer's designated representative or Project Manager, and all written directions given to the superintendent(s) shall be binding as if given to Developer. The superintendent must read, write, and speak English fluently. Corporation may require Developer to require its Construction Manager to replace a superintendent whose conduct or performance is unsatisfactory. Construction Manager shall not change its superintendent without Corporation's consent unless the superintendent is unsatisfactory to Construction Manager or ceases to be in Construction Manager's employ. If Construction Manager's superintendent leaves the Project, Construction Manager shall replace him or her within two business days (unless additional time is agreed upon by Corporation) with a new, well-qualified superintendent acceptable to Corporation.

17.4 Emergency Contacts. Developer shall provide Corporation with a list of names and telephone numbers at which Developer's representative, superintendent, and other key personnel can be reached during non-working hours in the case of an emergency.

17.5 Communications. All Corporation communications to Developer, Construction Manager, Architect, or any of the Contractors or their employees must be issued solely by the Corporation's Representative or Corporation's Project Manager and delivered exclusively to Developer. All communications from Developer, Construction Manager, or any of Developer's consultants or their employees to Corporation must be issued solely by Developer's Representative or Developer's Project Manager and delivered exclusively to the Corporation's Representative or Corporation's Project Manager.

17.6 Timely Decisions. Corporation will, in a timely manner consistent with the Project Schedule, provide full information regarding its requirements for the Project. The Corporation's Representative or Project Manager will render in a timely manner consistent with the Project Schedule all decisions requested by Developer's Representative or Project Manager which may be necessary to perform the Project in accordance with the Project Schedule. Corporation or Corporation's Representative's or Project Manager's failure to timely provide required information will result in a Corporation-Caused Delay.

18. <u>Accounting, Inspection and Audit.</u>

18.1 Accounts. Developer shall keep and will also require its Construction Manager to keep such full and detailed accounts as may be necessary for proper financial management under this Agreement. Developer's accounting and control system shall be in accordance with standard accounting practices of the construction industry. Developer shall preserve all of its books and records relating to this Agreement, including but not limited to its job cost records, payables/receivables records, accounting books, bids, cancelled checks, receipts, subcontracts, purchase orders, journals, vouchers, payrolls, correspondence, drawings, daily logs, photographs, and memoranda, for a period of four (4) years after Final Payment. Should Developer cease to exist as a legal entity, Developer shall forward its records pertaining to this Agreement to the surviving entity in a merger or acquisition, or, in the event of liquidation, to Corporation upon Corporation's timely written request.

18.2 Inspection and Audit. Corporation (including by request of Tenant), and their contracted representatives, shall have the right to examine and audit Developer's accounting procedures and internal controls of Developer's financial systems and to inspect and copy any books and records relating to this Agreement. Such an examination, audit, and/or inspection may be requested at any time during the Project, or four (4) years after Final Payment. If Corporation so elects to conduct such an audit, it shall give notice to Developer, and such audit shall be conducted as soon as is reasonably feasible thereafter, but progress payments to Developer shall not be delayed pending the outcome of the audit.

Such audit shall be conducted by an auditor selected by Corporation, and Corporation shall, except as hereinafter provided, pay the cost of such audit. Developer shall cooperate fully with Corporation in the conduct of such examinations, audits, and inspections, shall grant full access at all reasonable times to its offices, the Project site, and its books and records relating to this Agreement, and shall allow Corporation to interview Developer's employees who might reasonably have information related to Developer's books and records, provided that Corporation has given Developer at least one working day's advance notice of Corporation's intent to examine, audit, inspect, and interview employees. All examinations, audits, inspections, and interviews shall be conducted during normal business hours. Developer shall include in all its subcontracts a provision giving Corporation the same rights to examine and audit the Construction Manager's accounting procedures and internal controls of its financial systems, inspect the Construction Manager's books and records relating to the Project, and interview Construction Manager's employees as Developer has given the Corporation in this Section.

19. **Construction Liens**. Upon Final Acceptance of the Project and upon Corporation's request during the progress of the Project, Developer shall submit evidence that all payrolls, material bills and other indebtedness relating to the work have been paid (subject to Corporation's timely funding the Project Costs and all other costs that are the responsibility of Corporation). If at any time there shall be appropriate evidence of any lien or claim (including stop payment notices) for which, if established, Corporation shall be liable, or which would constitute a lien on the Project or Bond proceeds, and which is chargeable to and the responsibility of Developer, then provided that Corporation has timely funded the Project Costs and all other costs that are the responsibility of Corporation under this Agreement, upon written request by Corporation, Developer or Contractor shall furnish a bond or other assurance in form and amount satisfactory to remove such lien or stop payment notice from the public records. If any potential lien or stop payment notice claimant gives notice to Trustee in accordance with the provisions of applicable law that it has filed a mechanics' lien or stop payment notice against the Project and such lien or stop payment notice is the responsibility of Developer in accordance with the previous provisions of this Section 19, there shall be no further disbursement of Bond proceeds until Developer shall have provided Trustee and Corporation with a bond or other security in accordance with applicable law, to the amount claimed under the lien or notice until resolution of such dispute and payment of such lien or stop payment notice, agreement with such potential lien claimant that such notice is withdrawn, or a court declaration that such notice is void in accordance with the provisions of applicable law. Developer shall notify Corporation and Trustee upon Developer's knowledge of the filing of any lien or the service of any stop payment notice in connection with the Project.

20. **Priority Agreements**. To the extent permissible under California law, Developer shall require its Construction Manager to subordinate its lien rights, by agreement in form and substance satisfactory to Corporation, to the Ground Lease, Facility Lease, and the Indenture securing

the Bonds in favor of Trustee and its respective successors or assigns, and shall use its best efforts to obtain a similar subordination from all Trade Contractors under this Agreement. Any Trade Contractor which refuses to so subordinate its lien rights must be specifically approved in writing by Corporation.

21. Damage and Destruction; Condemnation.

21.1 Damage and Destruction. After the happening of any casualty to the Project, Developer shall give Corporation and Trustee prompt written notice thereof generally describing the nature and cause of such casualty and the extent of the damage or destruction to the Project. Developer and Corporation acknowledge, agree and assign all insurance proceeds which Developer or Corporation may be entitled to receive prior to Final Acceptance of the Project with respect to damage or destruction to the Project to Trustee for deposit into the Insurance and Condemnation Proceeds Fund established under the Indenture, and each insurance carrier shall be and is hereby irrevocably instructed in accordance herewith. Such insurance proceeds shall be applied in accordance with the Facility Lease which provides that Tenant and Corporation will cause the net proceeds of any insurance claim to be applied to the prompt repair, restoration, modification, improvement or replacement of the damaged, destroyed, or defective portion of the Project or otherwise used to pay Project Costs, including increases in the Project Costs or, at their discretion solely in accordance with the Facility Lease, Tenant and Corporation may elect not to repair, reconstruct or replace the damaged, destroyed, or defective portion of the Project and thereupon shall cause said proceeds to be used for the redemption of Outstanding Bonds pursuant to the provisions of the Indenture. If, prior to the Substantial Completion of the Project, Tenant and Corporation direct that such proceeds be applied to the repair, restoration, modification, improvement or replacement of the damaged, destroyed, or defective portion of the Project, Developer shall proceed diligently to reconstruct and restore the Project in accordance with the Contract Documents and the provisions of this Agreement, and Corporation shall direct that such proceeds deposited in the Insurance and Condemnation Proceeds Fund established under the Indenture, shall be disbursed to Developer in accordance with the provisions of Section 9 herein and the Indenture for payment of progress payments, for payment of the costs to repair and restore the Project in accordance with the Indenture. All costs of such repair or restoration of the Project exceeding the amount of the insurance proceeds shall be paid in accordance with the Facility Lease, and Developer shall not be responsible for any such costs.

21.2 Condemnation. In the event of a partial condemnation of the Project to the extent that the Project may still be constructed in accordance with the Contract Documents, or may be constructed in accordance with the Contract Documents as modified by changes acceptable to Corporation and Developer, Developer shall proceed diligently to construct the Project in accordance with the Contract Documents, as modified, if applicable. Any such partial condemnation proceeds shall be deposited in the Insurance and Condemnation

Proceeds Fund established under the Indenture and applied in accordance with the Facility Lease and, as applicable, disbursed in accordance with the provisions of Section 9 above. In the event of a condemnation of all of the Project or so much thereof that the Project may no longer be constructed in accordance with the Contract Documents, this Agreement shall terminate, Developer shall be paid for all costs incurred as of the date of such condemnation (including costs that Developer is obligated to pay third parties as of that date, together with a prorata portion of the Developer's Overhead and the Developer's Fixed Fee), and the parties shall have no further obligations hereunder. In such event, after Developer has been paid in accordance with the foregoing sentence, all condemnation proceeds shall be applied by the Trustee pursuant to the Indenture.

22. Payment of Taxes/Assessments.

22.1 Real Property Taxes. Any and all real property taxes and assessments (including leasehold excise tax) levied against the Land and the Project or any portion thereof shall be paid by Corporation. Notwithstanding anything to the contrary contained in this Agreement, Developer shall have no liability whatsoever for any real property taxes or assessments (including any leasehold excise tax).

22.2 Other State and Local Taxes. Except as otherwise provided in Section 22.1, Developer shall pay any and all state and local taxes assessed in connection with the Project, including, but not limited to, state and local retail sales taxes as part of the Project GMP. Developer shall complete all necessary tax returns relating to such taxes and file the same with the applicable state or local governmental agency and remit, on or before the date such tax payment is due, payment of such state and local taxes to the proper taxing authority.

23. Default and Termination.

23.1 Developer Default. The following events shall constitute an "Event of Default" by Developer if the same shall continue uncured after expiration of the applicable notice and cure periods set forth herein, if any:

(a) Material Default: If Developer shall fail to perform any material obligation under this Agreement;

(b) Persistent Failure: If Developer persistently or repeatedly refuses or fails to cause to be supplied to the Project enough properly skilled workers or proper materials to complete the Project, including Tenant Improvements, or if Developer ceases work on the Project for a period of fourteen (14) consecutive days (subject to Unavoidable Delays or Corporation-Caused Delays);

(c) Misappropriation: If Developer misappropriates any funds received by Developer pursuant to the provisions of this Agreement;

(d) Disregarding Laws: If Developer persistently disregards and fails to comply with laws, ordinances or rules, regulations or orders of a public authority having jurisdiction over the Project;

(e) Failure to Pay: If Developer fails to make any payments required for the Project to the Construction Manager, Architect or otherwise and such failure is a breach of the CMAR Contract or Architect's Agreement or other applicable contract;

(f) Permit Revoked: If, due to the wrongful actions of Developer, any Permit required for construction of the Project shall be revoked or canceled;

(g) Liens: If there shall occur any lien or other encumbrance on the Land or the Project caused by Developer which is not bonded and removed in accordance with Section 19 above; provided, however, that if the lien or other encumbrance results from Corporation failing to pay the Project Costs or other costs that are the responsibility of Corporation under this Agreement, as and when due, then Developer is not required to bond or remove such lien or encumbrance;

(h) Defective Work: If there shall have occurred defective workmanship or materials within the Project which is not cured within the time period provided in Section 7.11 of this Agreement;

(i) Assignment: If Developer shall have assigned, pledged or encumbered its rights, duties or obligations under this Agreement in violation of Section 25.6 of this Agreement; or

(j) Bankruptcy: If Developer files a petition for bankruptcy or if it makes a general assignment for the benefit of Developer's creditors, or if a receiver is appointed on account of Developer's insolvency and any such petition or appointment is not dismissed within sixty (60) days.

23.2 Corporation Remedies upon Developer Event of Default. Upon any Event of Default by Developer, Corporation shall give Developer written notice of the same, whereupon following receipt of such written notice Developer shall have thirty (30) calendar days within which to commence all necessary action to cure any such Event of Default, (and if such cure is commenced, proceed to diligently complete such cure within a reasonable period of time), except with respect to Events of Default set forth in Section 23.1(c) and (h) for which the cure period shall be ten (10) business days, or Section 23.1(i) for which no cure period exists beyond the time period stated therein; provided however, that such cure period shall not apply to failure of Developer to achieve Substantial Completion of the Project on or before the Developer Obligation Date for the Project. If Developer fails to cure such Event of Default within the time period set forth above, Corporation shall be entitled to the following remedies:

(a) Completion of the Project: To take over and complete the Project, Corporation is hereby irrevocably appointed attorney-in-fact (the appointment being coupled with an interest) to enforce contracts or agreements theretofore made by Developer and to do any and all things that are necessary and proper to complete the Project and be entitled to use the undisbursed Project Fund proceeds to pay Project Costs;

(b) Specific Performance: In addition to a claim for damages for such breach or default, and in addition to and without prejudice to any other right or remedy available under this Agreement or at law or in equity, to commence an action for specific performance of this Agreement;

(c) Withhold: To withhold approval of further disbursement of Bond proceeds;

(d) Damages: To bring an action for damages; or

(e) Termination: To terminate this Agreement without liability upon ten (10) days written notice. Upon receipt of written notice from Corporation of a termination for cause, Developer shall cease operations as directed by Corporation in the notice and take all actions necessary, or as Corporation directs, for the protection and preservation of the work.

23.3 Corporation Default. The following shall constitute an "***Event of Default***" by Corporation if the same shall continue uncured after expiration of the applicable notice and cure periods set forth herein, if any:

(a) Failure to Pay: Corporation fails to cause Trustee to make disbursements to Developer of any sum of money owed to Developer pursuant to this Agreement as and when due, including without limitation, all monies due and owing from the Project Costs Account unless Developer shall have committed an Event of Default as set forth in Section 23.1 above.

(b) Assignment: Corporation shall have assigned, pledged or encumbered its rights, duties or obligations under this Agreement in violation of Section 25.6; or

(c) Material Default: Corporation shall have failed to perform any other material obligation under this Agreement.

23.4 Developer Remedies Upon Corporation Event of Default. Upon any Event of Default by Corporation, Developer shall give Corporation written notice of the same. Upon receipt of such written notice Corporation shall have thirty (30) calendar days to cure any such Event of Default, except with respect to Events of Default set forth in Section 23.3(a) for which the cure period shall be five (5) business days. In the event Corporation fails to cure such Event of Default within said period, Developer shall be

entitled to stop all work relating to the Project (and any resulting delays will be a Corporation-Caused Delay), if Developer so desires and shall further be entitled to pursue its rights and remedies at law and in equity under this Agreement, including without limitation, specific performance of Corporation's obligations hereunder.

23.5 Remedies Not Exclusive. No remedy conferred upon either party in this Agreement is intended to be exclusive of any other remedy herein or by law provided or permitted, but each shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

23.6 Termination for Convenience of Corporation. Notwithstanding any other provision of this Agreement, Corporation may at any time and without cause terminate this Agreement, in whole or in part, upon not less than 90 days written notice to the Developer. Such termination shall be effected by delivery of a Notice of Termination to Developer specifying the effective date of the termination, whether this Agreement shall be terminated in whole or in part, and, if applicable, the portion of work to be terminated. Developer shall immediately stop work in accordance with the Notice of Termination and comply with any other direction as may be specified in the Notice of Termination or as provided subsequently by Corporation. Corporation shall pay Developer for the work completed and accepted by Corporation prior to the effective date of the termination, unpaid but earned portions of fees to Developer, Construction Manager, Consultants, Architect, and Contractors, plus any actual termination costs incurred (such as demobilization costs, costs to protect the work in place, early termination fees for the trailer, equipment, etc.) and such payment shall be Developer's sole remedy. Under no circumstances will Developer be entitled to anticipatory or unearned profits, consequential damages, or other damages of any sort as a result of a termination in whole or in part under this provision. Developer shall require its Construction Manager to insert in all Construction Contracts with Trade Contractors that (a) the Trade Contractors shall stop work on the date of, and, if applicable, the portion of work to be terminated in a Notice of Termination, (b) under no circumstances will Trade Contractors be entitled to anticipatory or unearned profits, consequential damages, or other damages of any sort as a result of a termination in whole or in part under this provision (but will be entitled to work performed through the date of termination and reasonable demobilization costs), and (c) shall require Trade Contractors to insert the same condition in any lower tier subcontracts.

23.7 Equitable Adjustment for Extended Delay. If, through no fault of Developer (e.g., Unavoidable Delays or Corporation-Caused Delays), construction of the work is stopped for (a) ninety (90) or more consecutive calendar days or, (b) in the aggregate, one hundred twenty (120) or more calendar days, then Developer may request that this Agreement be terminated (which the Corporation can approve in its sole discretion). If this Agreement is not terminated by mutual agreement, Developer will be entitled to an equitable adjustment to the Project GMP and/or Developer Obligation Date.

The foregoing right to an equitable adjustment does not alter Developer's right to make a claim for increases to the Project GMP and/or extensions of the Developer Obligation Date under Section 8 for delays less than the foregoing time frames, but rather is intended to clarify that an extended delay as provided in the preceding sentence may have significant impacts on time and cost that require an equitable adjustment even if Developer was not otherwise entitled thereto (e.g., for Unavoidable Delays, where Developer typically only receives time but not money). If the Corporation and Developer cannot agree on the equitable adjustment, then the dispute will be resolved pursuant to the dispute resolution procedures set forth in Section 24.

24. Disputes. Corporation and Developer agree to follow the independent resolution process set forth in this Section 24 to resolve disputes regarding preparation of the Construction Drawings and Detailed Specifications and changes to Construction Documents in an economic and time efficient manner so that such documents conform to the requirements of this Agreement, the Project Schedule is not adversely impacted, and the Project as constructed will satisfy the Project Requirements. If a dispute arises between Corporation and Developer during the design or construction of the Project regarding the adequacy of any Drawings or Specifications or the responsibility for any costs associated with any design development, addition or change (e.g., whether any design development is consistent with the Project Requirements), the parties shall attempt to resolve such dispute as expeditiously as possible and shall cooperate so that the progress of the design and construction of the Project is not delayed. If, however, the parties are unable to resolve the dispute within three (3) business days, either party may, by delivering written notice to the other and the Trustee, refer the matter to a dispute resolution mediator as set forth on the attached **Exhibit H**. If either party to this Agreement brings an action to enforce the terms hereof or declare rights hereunder, the prevailing party in any such action or dispute shall be entitled to recover its reasonable attorneys' fees from the non-prevailing party. Pending resolution of the claim or dispute, Developer shall continue the work diligently to completion as directed by Corporation. If the claim or dispute is not resolved, Developer agrees that it will neither rescind this Agreement nor stop the progress of the work provided that Corporation continues to pay undisputed amounts.

25. Miscellaneous.

25.1 Waiver; Modification. No failure on the part of Corporation or Developer to exercise any right or remedy under the Contract Documents shall operate as a waiver of any other right or remedy that Corporation or Developer may have. A waiver by Corporation or Developer of any breach or failure to perform under the Contract Documents shall not constitute a waiver of any subsequent breach or failure. The failure of Corporation or Developer to enforce a requirement of the Contract Documents in one or more instances shall not preclude Corporation or Developer from subsequently enforcing such requirement(s). No oral statement shall in any manner modify this Agreement. All

changes to this Agreement must be in writing approved by both the Corporation and Developer.

25.2 Neutral Authorship. In connection with the execution and delivery hereof, each party has been represented by counsel. Each of the provisions of this Agreement has been reviewed and negotiated, and represents the combined work product of both parties hereto. No presumption or other rules of construction which would interpret the provisions of this Agreement in favor of or against the party preparing the same shall be applicable in connection with the construction or interpretation of any of the provisions of this Agreement.

25.3 Severability. The provisions of this Agreement are severable. If any portion or portions of this Agreement is declared void or unenforceable, it shall not affect the other provisions of this Agreement.

25.4 Relationship of Parties. Developer and Corporation shall not be construed as joint venturers or general partners, and neither shall have the power to bind or obligate the other party except as set forth in this Agreement. Nothing herein shall be construed as reserving to Corporation the right to control Developer's business.

25.5 Third Party Rights. The provisions of this Agreement are intended for the benefit of, and may only be enforced by the parties hereto and their respective successors and assigns, including, as to Corporation, the Trustee. None of the rights or obligations of the parties herein set forth (or implied) is intended to confer any claim, cause of action, remedy, defense, legal justification, indemnity, contribution claim, set-off, or other right whatsoever upon or otherwise inure to the benefit of any Contractor, Architect, subcontractor, worker, supplier, mechanic, architect, insurer, surety, guest, member of the public, or other third parties having dealings with either of the parties hereto or involved, in any manner, in the Project. Notwithstanding the foregoing, if Developer fails to cause Substantial Completion of the Project to be achieved by the date set forth in the Project Schedule (subject to adjustment for Change Orders, Unavoidable Delays and Corporation-Caused Delays as provided herein), Tenant shall be deemed a third party beneficiary of this Agreement and may enforce the performance by Developer of its obligations under this Agreement.

25.6 Assignment; Encumbrance or Pledge. Neither this Agreement nor any portion thereof may be assigned by Developer without express written consent of Corporation, which consent may be withheld in the exercise of its absolute discretion. If Developer is not a corporation with publicly traded stock, then the transfer of more than 49% (in the aggregate during the entire term of this Agreement) of the stock held by shareholders of the corporation shall be deemed an assignment for purposes of this clause. Any attempted assignment contrary to the provisions of this Section shall be void. Notwithstanding the foregoing, claims for monies due or to become due to Developer from

Corporation under this Agreement may be assigned with the written consent of the Corporation to a surety, bank, trust company, or other financial institution and may thereafter be further assigned or reassigned to any such institution. To effect such assignments, Developer, or Developer's assignee, shall submit a written request to Corporation enclosing a letter from the proposed assignee indicating that it will accept such assignment. Neither this Agreement nor any rights or duties hereunder nor any benefits derived herefrom may be assigned, delegated, pledged or encumbered to any other person or entity by Corporation without the express written consent of Developer, which consent may be withheld in the exercise of its absolute discretion, except that Corporation may assign its rights under this Agreement either to the Trustee pursuant to the Indenture as security in connection with the financing described in Section 3 above or to the Tenant if the Tenant is legally authorized to accept the assignment and to perform Corporation's duties and obligations under this Agreement.

25.7 Notices. Any notices or other communications required or permitted by this Agreement or by law to be served on, given to, or delivered to either party hereto by the other party, shall be in writing and shall be deemed duly served, given, or delivered when personally delivered to the party to whom it is addressed or in lieu of such personal service, three (3) days after it is deposited in the United States mail, first-class postage prepaid, certified or registered, return receipt requested, addressed as follows, or sent via electronic mail or facsimile transmission with received invoice followed by a "hard copy" mailed, regular mail, within one (1) business day to the email address or fax number listed as follows:

Corporation: _____
Attention: _____
c/o _____
_____
_____, CA 9____
Phone: (___) ___-____
Fax: (___) ___-____
Email: _____@_____

with copy to:

_____
Attention: _____
c/o _____
_____
_____, CA 9____
Phone: (___) ___-____
Fax: (___) ___-____
Email: _____@_____

Developer: Griffin / Swinerton, LLC
Attention: Roger Torriero
1 Technology Drive, Building I, Suite 829
Irvine, California 92618
Phone: (949) 497-9000 x210
Fax: (949) 497-8883
Email: rtorriero@griffinholdings.net

Either party may change its address for the purposes of this section by giving written notice of such change to the other party in the manner provided in this Section.

25.8 Entire Agreement. This Agreement (and the Exhibits referred to herein) constitute the entire agreement between the parties with respect to the subject matter hereof and may be amended only in writing signed by both parties.

25.9 Time Is of the Essence. Time is of the essence of this Agreement.

25.10 Employees of Developer. Developer is acting under this Agreement as an independent contractor and nothing herein contained, or any acts of Developer or Corporation, nor any other circumstances, shall be construed to establish Developer as an agent of Corporation. Developer shall be responsible for each of Developer's employees or other persons performing services to be performed by Developer hereunder and for determining the manner and time of performance of all acts to be performed by Developer hereunder. Developer shall maintain all required industrial and worker's compensation insurance for all employees of Developer and shall cause all Contractors, Architect and all design professionals and other persons, firms and corporations employed to perform services in connection with the Project to provide worker's compensation and similar insurance with respect to their respective employees.

25.11 Exhibits. The Exhibits to this Agreement, which are hereby incorporated by this reference, are:

Exhibit	Description	Partial Section Reference
A	Legal Description of Land	Recitals; Section 1
B	Facility Lease Agreement	Recitals; Section 1
C	Site Plan	Recitals; Section 1
D	Breakdown of Project GMP	Sections 1, 4.4, 4.7, 6.1, 7.7, 8.17, 9.1, 9.7, 11.1, 11.3, 12.4
E	Index of Approved Design Development Documents	Sections 1, 8.16
F	Project Schedule	Sections 1, 6.3
G	Developer's Insurance Requirements	Sections 15.1, 16

H	Dispute Resolution Procedure	Sections 8.7, 24, 25.16
I	Developer's Qualifications, Exclusions, and Allowances	Section 1
J	Final Completion form	Sections 1, 7.8
K	Special Inspections and Testing	Section 1
L	Certificate of Substantial Completion	Sections 1, 12.2
M	Form of Performance and Payment Bonds; Dual Obligee Rider	Section 7.3
N	Form of Project Application for Payment	Sections 1, 9.1
O	List of Geotechnical Reports and Topographic Maps and Other Project-Related Documents	Section 8.16
P	Corporation-Approved Procurement Plan	Sections 2.7, 5.2
Q	Basis for Offsite Improvement Allowance	Section 1
R	Basis of Design	Section 4.5

25.12 Compliance with Civil Rights Laws. During the performance of this Agreement, Developer shall comply with all federal and applicable state nondiscrimination laws, including but not limited to: Title VII of the Civil Rights Act, 42 U.S.C. § 12101 et seq.; and the ADA; and the provisions of the Facility Lease that are applicable to Developer's performance of this Agreement. In the performance of this Agreement, Developer shall neither engage in nor permit its Contractors to engage in discrimination against any employee or applicant for employment on any basis listed in California Government Code Section 12940, including but not limited to race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status, as those bases are currently defined in Government Code Sections 12926 and 12926.1, or as they may be modified. This prohibition shall pertain to employment, upgrading, demotion, or transfer; recruitment advertising; layoff or termination; rates of pay and other forms of compensation; selection for training, including apprenticeship; and any other action or inaction pertaining to employment matters.

25.13 Public Records Act. Pursuant to the California Public Records Act ("***CPRA***"), Government Code Sections 6250 et seq., all records provided by Developer to Corporation are subject to public disclosure upon request except as otherwise provided by law. Prior to their submission to Corporation, Developer shall identify any records it believes are exempt from disclosure, and identify the applicable CPRA exemption. If the disclosure of such records is subsequently requested, Corporation will notify Developer of

such request. Unless Developer obtains a protective order issued by a court restricting disclosure of the requested records, Corporation may disclose the records if Corporation determines that the Public Records Act requires disclosure. Developer shall indemnify and defend Corporation in any action to compel disclosure of such records that Developer has identified as exempt from CPRA and requested Corporation not to disclose.

25.14 Patent Infringement. Developer shall promptly report to Corporation any notice or claim of patent infringement arising from the performance of this Agreement. Developer shall, upon Corporation's request, furnish to Corporation any and all information in Developer's possession relevant to such notice or claim. Developer shall indemnify and defend Corporation from any and all claims or lawsuits on account of any alleged patent infringement arising out of the performance of this Agreement, and shall pay any judgment rendered against Corporation, its officers, or its employees resulting from such claim or lawsuit, except in cases where the patent infringement arises from an item specified by Corporation. If the Corporation requires Developer to include a product in the Construction Documents, and the Corporation-required product results in a patent infringement claim against Developer, then Corporation shall indemnify and defend Developer from any and all claims or lawsuits on account of any patent infringement arising out of the Corporation-required product, and shall pay any judgment rendered against Developer, its officers, or its employees resulting from such claim or lawsuit.

25.15 Governing Law; Venue. This Agreement and all provisions hereof shall be interpreted in accordance with the laws of the State of California in effect on the date of execution of this Agreement. The Superior Court of Sacramento County, State of California shall have exclusive jurisdiction and venue over any legal action arising under this Agreement, except only to the extent that **Exhibit H** provides otherwise.

25.16 Securing Worker's Compensation Insurance Certification. Developer, by executing this Agreement, hereby certifies: "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

25.17 Employee Eligibility Verification. Developer hereby certifies that it complies with all applicable laws and regulations regarding the eligibility of its employees to work in the United States, and that all of its employees performing work under this Agreement meet all citizenship or immigration status requirements to do so. Developer shall obtain all documentation necessary to verify the employment eligibility status of covered employees as described by U.S. Citizenship and Immigration Services Form I-9. Developer shall retain such documentation for the period prescribed by law. Developer shall indemnify, defend with counsel approved in writing by Corporation, and hold harmless the Corporation, its agents, officers, and employees from any sanctions or liability

that may be assessed in connection with any violation of federal or State laws or regulations pertaining to the eligibility for employment of any of Developer's employees performing work under this Agreement.

25.18 Section 179D Allocation. As part of the Energy Policy Act of 2005, Congress enacted Section 179D of the Internal Revenue Code (26 U.S.C. §179D) to encourage the design and construction of energy efficient properties ("***Section 179D Deduction***"). Subsection (d)(4) of Section 179D allows government building owners to allocate potential Section 179D Deductions for the installation of energy efficient building envelopes, HVAC and hot water systems, and interior lighting systems to "the person primarily responsible for designing the property in lieu of the owner of such property." Corporation hereby allocates the Section 179D Deduction for the Project solely to Developer as "the person primarily responsible for designing the property," and Corporation agrees to execute (or to cause Tenant to execute) any documents or tax forms that may be reasonably required or requested by Developer to acknowledge or otherwise effectuate this allocation to Developer of the Section 179D Deduction for tax purposes. Corporation represents and warrants that it has not agreed to allocate the Section 179D Deduction to another party, and will not do so. Corporation specifically delegates the authority to the Corporation Representative to sign any required documents or forms.

25.19 Employment of Corporation and Developer Personnel. Corporation acknowledges and agrees that Developer has invested considerable time and money that would be difficult to quantify in the training and development of its employees. Therefore, without receiving the Developer's prior written permission, Corporation agrees to not hire, retain or contract with any employee ("***covered employee***") of Developer who performs any services for Corporation under this Agreement for a period of three (3) years following the date this Agreement is terminated or for three (3) years following the separation of a covered employee from the Developer's employment.

[Remainder of page intentionally left blank.]

DATED the day and year first above written.

CORPORATION: _____ CORPORATION
a California _____

By: _____
Name: _____
Its: _____

DEVELOPER: GRIFFIN / SWINERTON, LLC
a Delaware limited liability company

By: _____
Name: Roger Torriero
Its: Principal

By: _____
Name: Korin Crawford
Its: Principal

EXHIBIT A

Legal Description of Land

EXHIBIT B

Facility Lease

EXHIBIT C

Site Plan

EXHIBIT D

Breakdown of Project GMP

EXHIBIT E

Index of Approved Design Development Documents

EXHIBIT F

Project Schedule

EXHIBIT G

Developer’s Insurance Requirements

EXHIBIT H

Dispute Resolution Procedure

EXHIBIT I

Developer’s GMP Qualifications, Exclusions, and Allowances

EXHIBIT J

Final Completion Form

EXHIBIT K

Special Inspections and Testing

EXHIBIT L

Certificate of Substantial Completion Form

EXHIBIT M

Form of Bonds and Dual Obligee Rider

EXHIBIT N

Form of Project Application For Payment

EXHIBIT O

List of Geotechnical Reports, Topographic Maps, and Other Project-Related Documents

EXHIBIT P

Corporation-Approved Procurement Plan

EXHIBIT Q

Basis for Offsite Improvement Allowance

EXHIBIT R

Basis of Design

EXHIBIT C

SCHEDULE FOR PHASE 1 SERVICES

See attached Schedule.

Exhibit C - SCHEDULE

MILLS CROSSING - PRE-DEVELOPMENT SCHEDULE: PHASE 1-A & PHASE 1-B

		2022												2023												2024												2025												2026							
		MONTHS																																																						
PHASE 1-A TASKS		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8
1	Griffin/Swinerton ENA Extension																																																					
2	Griffin/Swinerton Pre-Development Agreement Approval by City																																																					
3	Site Remediation Work by City																																																					
4	Master Plan: Finalize Needs Assessment/Programming, Site Plan, Parcels/Subdivison																																																					
5	Community Outreach																																																					
6	Financing Plan - Ongoing: Grant Applications, New Market Tax Credits (NMTC)																																																					
7	Schematic Design/Approvals by City																																																					
8	Preliminary WQMP/Hydrology Studies																																																					
9	Griffin/Swinerton CEQA Documents																																																					
10	City of Rancho Cordova CEQA Technical Studies/Documents																																																					
11	City of Rancho Cordova CEQA Review Process																																																					
12	CEQA Appeal																																																					
13	Notice To Proceed for Final Design/GMP/Financing Package																																																					
PHASE 1-B TASKS																																																					
1	Schematic Design/Approvals (Done in Phase A)																																																				
2	Design Development/Approvals																																																					
3	Developer Guaranteed Maximum Price																																																				
4	City Approval of GMP/Financing Documents																																																				
5	Developer Financing & Related Documents																																																				
6	Notice To Proceed for Construction Documents/Permits																																																				

EXHIBIT D

SCOPE – PHASE 1 SERVICES

City of Rancho Cordova – Mills Crossing

PHASE 1-A: Due Diligence, Conceptual Design, and Agency CEQA Support

The design services described below will be tailored to the specific needs of each building component of the project (e.g. flexible community-commercial building, community arts center, recreation center, health and wellness center) as required in each component's program, basis of design, tenant/user mix and associated lease terms, and Authority Having Jurisdiction (AHJ) requirements per each building.

1. **General PROJECT Responsibilities of the DEVELOPER Throughout all Phases**
    a. The intent is that completion of this Schematic Design and Design Development Scope of Services will culminate in the development of a Guaranteed Maximum Price ("GMP") for inclusion in the Development Agreement for further development, financing, design, and construction of the PROJECT.
    b. DEVELOPER shall furnish, or cause to be furnished, all professional services, equipment, facilities, materials and labor necessary to perform in a complete, skillful and professional manner the PROJECT Work as described herein within the time periods set forth in the Schedule attached to this AGREEMENT as Exhibit C and incorporated by this reference, as it may be adjusted pursuant to this AGREEMENT.
    c. DEVELOPER, working in close cooperation with the OWNER, shall provide PROJECT leadership, management, direction, and general administration of the entire PROJECT team for the duration of PHASE 1 of the PROJECT. DEVELOPER shall work with the OWNER to define project goals and shall be responsible to assure team alignment with PROJECT goals at all times.
    d. Provide consultation and assistance to the OWNER concerning all matters with respect to the Schematic and Design Development of the PROJECT.
    e. Participate in periodic meetings with senior staff, elected officials, and community representatives as needed or requested to present periodic PROJECT updates and assist in securing required approvals.
    f. Understand and implement the PROJECT objectives and act in OWNER's best interest at all times.
    g. Function as liaison and coordinate with OWNER staff as directed.
    h. Chair and document all team meetings.
    i. Retain the entire architect/engineering ("A-E") project and consulting team and manage and administer their contracts throughout the Schematic Design and Design Development phases.
    j. Retain its Construction Manager at Risk and manage and administer the contract throughout the entire Pre-Development phase.
    k. Create and regularly update the Master Project Development Schedule to identify and manage all phases of the PROJECT including Pre-Development,

Preconstruction, Design, Permitting, Construction, Occupancy, Furnishing, Staff Relocations, Facility Training, and Close-Out.

l. Create and regularly update the comprehensive PROJECT Development Budget to include all aspects of total PROJECT costs including design, construction, geotechnical, environmental, testing and inspections, furnishings, utility connections, administration and other related costs.

2. Due Diligence, Conceptual Design, and Agency CEQA Support

Retain and manage the activities and services of consultants to complete the following work:

a. Initial protect team meetings and visioning statements
b. Programming
c. Public Outreach meetings
d. Conceptual Design
e. Civil Engineering including ALTA, survey, topographic, utility research and GPR, tentative and final parcel mapping
f. Preliminary Grading, WQMP, and Hydrology study
g. Design Review presentation and related documents
h. Conditional Use Permit supporting documents
i. Phase 1 Environmental Site Assessment
j. Geotechnical Investigations and Report
k. Dry Utility Coordination
l. Conceptual Design construction budget
m. Mutual determination of City of Rancho Cordova, Entitlement, Engineering, and Impact Fees to be invoiced, funded by City, and processed by DEVELOPER.
n. City required CEQA documents (excludes City CEQA consultant(s) technical studies)

Phase 1-B: Schematic Design and Design Development Scope of Services

The design services described below will be tailored to the specific needs of each building component of the project (e.g. flexible community-commercial building, community arts center, recreation center, health and wellness center) as required in each component's program, basis of design, tenant/user mix and associated lease terms, and Authority Having Jurisdiction (AHJ) requirements per each building.

1. General PROJECT Responsibilities of the DEVELOPER Throughout all Phases

o. The intent is that completion of this Schematic Design and Design Development Scope of Services will culminate in the development of a Guaranteed Maximum Price ("GMP") for inclusion in the Development Agreement for further development, financing, design, and construction of the PROJECT.

p. DEVELOPER shall furnish, or cause to be furnished, all professional services, equipment, facilities, materials and labor necessary to perform in a complete, skillful and professional manner the PROJECT Work as described herein within the time periods set forth in the Schedule attached to this AGREEMENT as Exhibit C and incorporated by this reference, as it may be adjusted pursuant to this AGREEMENT.
q. DEVELOPER, working in close cooperation with the OWNER, shall provide PROJECT leadership, management, direction, and general administration of the entire PROJECT team for the duration of PHASE 1 of the PROJECT. DEVELOPER shall work with the OWNER to define project goals and shall be responsible to assure team alignment with PROJECT goals at all times.
r. Provide consultation and assistance to the OWNER concerning all matters with respect to the Schematic and Design Development of the PROJECT.
s. Participate in periodic meetings with senior staff, elected officials, and community representatives as needed or requested to present periodic PROJECT updates and assist in securing required approvals.
t. Understand and implement the PROJECT objectives and act in OWNER's best interest at all times.
u. Function as liaison and coordinate with OWNER staff as directed.
v. Chair and document all team meetings.
w. Retain the entire architect/engineering ("A-E") project and consulting team and manage and administer their contracts throughout the Schematic Design and Design Development phases.
x. Retain its Construction Manager at Risk and manage and administer the contract throughout the entire Pre-Development phase.
y. Create and regularly update the Master Project Development Schedule to identify and manage all phases of the PROJECT including Pre-Development, Preconstruction, Design, Permitting, Construction, Occupancy, Furnishing, Staff Relocations, Facility Training, and Close-Out.
z. Create and regularly update the comprehensive PROJECT Development Budget to include all aspects of total PROJECT costs including design, construction, geotechnical, environmental, testing and inspections, furnishings, utility connections, administration and other related costs.

2. Schematic Design Phase

a. Perform Constructability Reviews and Value Engineering.
b. Two design progress presentations to the City Council or its designated representatives.
c. Perform agency consulting, review, and approval services including: Agency consultations, research of critical applicable regulations, preparation of written and graphic explanatory materials, appearances on the OWNER's behalf at agency meetings.
d. Provide OWNER supplied data coordination services including: Review and coordination of complete as-built drawings, AutoCAD backgrounds and data furnished for the PROJECT as a responsibility of the OWNER.
e. Perform and provide Geotechnical investigation and reports.

f. Perform potholing and survey existing of underground utilities, if required.
g. Prepare and submit PROJECT Schematic Design Documents for the OWNER's review and approval. Services and tasks will include:
    i. Architectural/Engineering services responding to program requirements and consisting of preparation of:
        1. Building Shell and Core design.
        2. Site, floor and roof plans.
        3. Preliminary sections and elevations.
        4. Preliminary selection of building systems and materials.
        5. Perspective sketches.
        6. Interior Design Services consisting of space allocations and utilization plans based on functional relationships, and development of conceptual design solutions in order to establish:
            a. Space studies of maximum efficiency bay depths, mullion and columns spacing for the PROJECT.
            b. Preliminary finish materials and color selections for shell and core components.
    ii. Electrical Engineering Services consisting of consideration of alternate systems, recommendations regarding basic electrical materials, systems and equipment, analyses, and development of conceptual design solutions for:
        1. Power service and distribution.
        2. Lighting Design.
        3. Special electrical systems.
        4. General space requirements.
        5. Fire detection and alarm requirements.
        6. Security requirements.
        7. Communication requirements.
        8. Emergency power system requirements.
    iii. Mechanical and Plumbing Engineering Services consisting of consideration of alternate materials, systems and equipment, and development of conceptual design solutions for:
        1. Heating, ventilating and air conditioning.
        2. Plumbing.
        3. Fire protection.
        4. Special mechanical systems.
        5. General space requirements.
    iv. Structural Engineering Services consisting of recommendations regarding basic structural materials and systems, analyses and development of conceptual design solutions for:
        1. A predetermined structural system.
        2. Preliminary foundation plan.
        3. Preliminary sketches and descriptions of structural work.
    v. Civil Engineering Services consisting of development of schematic design solutions for site components. Conceptual design solutions will be developed for the following:

1. On-site utility exhibit.
2. Fire department access
3. Drainage systems concept.
4. Schematic Grading.
5. Storm water management requirements.

vi. Landscape Architecture services consisting of evaluating alternate materials, systems, equipment and development of conceptual design solutions for the following:
    1. Hardscape areas and materials.
    2. Plant palette and tree forms.
    3. Planting Plan.

vii. Commission independent building code consultant review.

viii. Independent window wall and curtainwall review.

ix. Design of automated access control and video surveillance systems.

x. Design of AV systems.

xi. Dry utilities coordination.

xii. Interior Architecture. Interior Architecture includes:
    1. Initial meeting with OWNER user groups to establish the goals and objectives for the PROJECT. The meeting will be followed up by departmental program interviews in order to obtain and define the OWNER's program requirements.
    2. Programming Services, which will include:
        a. Lead the initial meeting with the OWNER's Project Manager and user groups' Senior Management representatives, to establish the PROJECT objectives and validate macro program requirements including:
            i. PROJECT budget objectives for construction, furniture, fixtures, cabling, equipment, move costs, etc.
            ii. Common or shared support areas and amenities.
            iii. Summarize programmatic requirements into a summarized "Departmental Needs Assessment Report," including Departmental Adjacency Diagrams and an Executive Summary Space Program provided for the OWNER's approval.
        b. Visioning Services: Conduct a series of Visioning Workshops with the OWNER and user group senior management representatives, to provide a forum in which to establish the image for the conceptual design of the PROJECT. Integrated aspects of the PROJECT Shell & Core, Landscape and Interior Design will be addressed in the Visioning Workshops. Services and tasks will include:
            i. Lead the Visioning Workshops to determine the qualitative nature of the facility through an interactive "Visual Listening" process, including:

ii. Identifying key words that define the OWNER's organization and culture.
iii. From a wide selection of diverse imagery, identifying those that embody the desired "look and feel" of the brand and culture.

c. Based on the results of the Visual Listening Sessions, develop a Schematic Design direction for the PROJECT that uniquely embodies the user group's civic identity and culture.
d. Summarize the requirements in an Executive Summary Visioning Document for the OWNER's and user group's approval.
e. Revisions include: Up to two (2) minor revisions to the summary Needs Assessment Report, Executive Summary Space Program and Executive Summary Visioning Document.

3. Preliminary "Test Fits:" Upon the OWNER's approval of the Space Program Document, prepare a Preliminary Test Fit Plans and Interiors Schematic Design for OWNER and user group review and approval. Services and tasks will include:
    a. Attend a site visit to spot check readily visible conditions to confirm general accuracy of the as-built floor plans provided by the OWNER, and Revit backgrounds prepared for the PROJECT.
    b. Prepare one (1) Preliminary Test Fit Plan in accordance with the approved Space Program Document and the OWNER's adjacency requirements for each building:
    c. Based upon space studies of maximum efficiency bay depths, mullion and columns spacing.
4. Revisions include: One minor revision to the Test Fit Plans to obtain OWNER's and user group's approval.
5. Preliminary Space Plans: Upon the OWNER's approval of the Test Fit Plan Options, develop Preliminary Space Plans for the OWNER's and user group's review and approval. Services and tasks will include the following for each building location:
    a. Develop Preliminary Space Plans, with conceptual furniture and equipment layouts, for the OWNER's review and approval.
    b. Include functional layouts for all Specialty Areas and Support Spaces.
    c. Distribute Preliminary Space Plans to the OWNER and user groups for review. Conduct two (2) review meetings to secure comments and approval of the Preliminary Space Plans.

6. Preliminary space Plan Revisions include up to two minor revisions to the Preliminary Space Plans to obtain OWNER's and user group's approval.
7. Interiors Schematic Design: Upon the OWNER's approval of the Preliminary Space Plans, develop Interiors Schematic Design Documents for the OWNER's and user group's review and approval. Services and tasks will include the following for each building location:
    a. Obtain completed Equipment Survey Forms from the user group, keyed to the approved Space Plan, and clarify any outstanding information.
    b. Identify preliminary materials and finishes to confirm quality level for OWNER and user group review and approval, based upon PROJECT budget, goals and objectives. Materials will be presented in a loose format. Three (3) preliminary material palettes will be prepared.
    c. Prepare preliminary Outline Specifications of tenant improvements including but not limited to; ceiling treatments, flooring treatments and materials, wall types, door and hardware types, interior glazing, millwork and casework, lighting fixtures, FF&E, interior signage and graphics, AV criteria, acoustical criteria, etc.
8. Provide one Interiors Schematic Design Presentation with the OWNER and Tenant, to obtain comments and secure approval.
9. Finalize the Interiors Schematic Design Documents to include OWNER and Tenant comments.
10. Interiors Schematic Design Revisions include: one minor revision to the Schematic Design Documents.

h. Examine the PROJECT site and surrounding areas to become familiar and ascertain potential issues that may be reasonably determined by a visual inspection that will need to be addressed in the design.
i. Prepare and issue a preliminary site logistics plan illustrating construction project ingress and egress, staging, haul routes, management office location, etc.
j. Prepare an estimate of PROJECT construction costs based on the Schematic Design Documents. Prepare estimates of all major portions of the work, and obtain preliminary estimates from key trade subcontractors, analyze the differences, and make appropriate adjustments before finalizing the estimate.
k. Provide a Value Analysis report based on the issued Schematic Design Documents. Include suggestions for alternative building systems where appropriate. Alternatives to include opinions regarding impact on PROJECT cost, schedule, quality, and operability.
l. Develop a summary level preliminary construction schedule to complement the Schematic Level construction estimate.
m. Deliverables at completion of Schematic Design phase
    i. One approved Schematic Design documents package including:

1. Approved Space Program and Executive Summary Visioning Document.
2. One set of approved Preliminary Interior Test Fit Plans.
3. One set of approved Space Plans.
4. One approved Interiors Schematic Design Document set for each building.

ii. Preliminary site logistics plan.
iii. Summary level construction schedule.
iv. Schematic Design level construction cost estimate.
v. Value Analysis report.
vi. Updated Master Development Schedule.
vii. Updated Master Development Budget.

3. Design Development Phase

a. Perform Constructability Reviews and Value Engineering.
b. Two (2) design progress presentations to the City Council or its designated represenatives.
c. Perform agency consulting, review, and approval services including: Agency consultations, research of critical applicable regulations, preparation of written and graphic explanatory materials, appearances on the OWNER's behalf at agency meetings
c. Based on the OWNER's approval of the Schematic Design Documents, and on the OWNER's authorization of any adjustments in the PROJECT requirements, schedule, and the budget for the cost of the work, DEVELOPER shall prepare Design Development Documents for the OWNER's approval. The Design Development Documents shall illustrate the further development of the approved Schematic Design Documents.
d. Provide Architectural/Engineering services consisting of continued development and expansion of Schematic Design Documents to establish the final scope, relationships, forms, size and appearance of the PROJECT through:
    i. Plans, sections and exterior elevations.
    ii. Typical construction details.
    iii. Final materials selections.
    iv. Equipment layouts.
    v. Outline Specifications.
    vi. Interior Design Services to establish the following shell and core components:
        1. Interior construction of the PROJECT.
        2. Special interior design features.
        3. Final finish materials and color selections.
    vii. Electrical Engineering Services consisting of development of Electrical Schematic Design Documents and development of materials list to establish:
        1. Criteria for exterior and interior lighting and electrical systems for Architectural components.
        2. Approximate sizes and capacities of major components, and basic equipment information.

3. Provide preliminary analysis of the building design for compliance with Energy Conservation Standards.
4. Provide outline specifications and keynotes in Engineer's standard format and level of detail.
5. Preliminary equipment and lighting layouts.
6. Required space for equipment.

viii. Mechanical and Plumbing Engineering Services consisting of continued development and expansion of Schematic Design Documents and development of Outline Specifications or materials lists to establish:
1. Approximate sizes and capacities of major components and basic equipment information.
2. Provide outline specifications and keynotes in Engineer's standard format and level of detail.
3. Preliminary equipment layouts.
4. Required space for equipment.
5. Acoustical and vibration control requirements.
6. Visual impacts.
7. Energy conservation measures.

ix. Structural Engineering Services consisting of continued development of the basic structural system and Tenant specific requirements and Schematic Design Documents in sufficient details to establish:
1. Final structural design criteria.
2. Foundation and framing sizes.
3. Lateral load resisting system.
4. Critical coordination clearances.
5. Outline Specifications of materials lists.

x. Civil Engineering Services consisting of preliminary utility layout and storm water management concepts. Continued development and expansion of Schematic Design Documents and development of Outline Specifications or materials lists to establish the final scope and preliminary details for the specified areas.

xi. Landscape Architecture Services consist of the development of Landscape Design Documents and development of materials lists to establish final scope and preliminary details for landscape work, through the preparation of the following exhibits:
1. Hardscape Plan.
2. Typical Construction Details.
3. Applicable Elevations.
4. Planting Plans and Details.

xii. Independent building code consultant review.

xiii. Independent roofing and waterproofing consultant.

xiv. Design of automated access control and video surveillance systems.

xv. Design of AV systems.

xvi. Dry utilities coordination.

xvii. Outline Specifications.

xviii. Provide two Design Development Presentations including final materials, finishes, sketches, elevations and plans for all disciplines noted, and all aspects of the PROJECT.
xix. Upon approval of the Design Development, Documents prepare two sets of color, material and design presentation boards for the OWNER and tenant's use.
xx. Revisions include: One revision to the Design Development Documents.

e. Interiors Design Development: Prepare Interiors Design Development Documents for the OWNER's review and approval based on the approved Interiors Schematic Design documents and Preliminary Construction Cost Estimate. The documentation will define the final intent of the design and will illustrate all essential components.
   i. Develop interior Architectural elements, components and spaces including but not limited to; lighting concepts, ceiling and wall treatments and custom millwork.
   ii. Provide up to up to eight (8) 'Sketch-Up' sketches of key design features proposed for the PROJECT.
   iii. Develop three (3) final color palettes for all materials, finishes and fixtures based upon the approved material palette developed in the prior phase of work.
   iv. Provide partial reflected ceiling plans of key design features, and elevations of key Architectural elements.
   v. Further develop floor and finish plans to incorporate all design elements.
   vi. Provide two Interiors Design Development Presentations including final materials, finishes, sketches, elevations and plans.
   vii. Finalize the Interiors Design Development Documents, keynoting and outlining the following information:
      1. Wall types, doors, and glazing.
      2. Sound insulation requirements.
      3. Telephone data and electrical requirements.
      4. Special lighting and HVAC requirements.
      5. Special ceiling, wall and floor treatments.
      6. AV requirements.
      7. Acoustical requirements.
      8. Interior signage and graphics.
      9. Finishes and materials.
      10. Keynotes to describe key design features.
      11. Keynoted outline sheet specifications.
      12. Obtain the OWNER's and user group's approval.
      13. Two (2) Interiors Design Presentations.

f. LEED/Sustainable Design Services
   i. Provide LEED/Sustainable consulting services that will occur during the Schematic Design and Design Development phases in the PROJECT's pursuit of LEED Silver certification from the U.S. Green Building Council.

ii. Project Registration services consisting of registering the PROJECT with the USGBC/GBCI and managing the LEED On-Line service for the PROJECT.
iii. LEED Design-Phase Kickoff Meeting services including:
    1. Facilitating a kick-off meeting, inclusive of the OWNER and design consultants, to set the stage for the LEED design-phase process.
    2. Assessing specific LEED prerequisites and credits as either "Taken," "Potential" or "Not Applicable" and assigning LEED responsibilities to individual owner and design team members.
iv. Maintain and update the LEED assessment throughout the duration of the PROJECT.
v. OWNER's Project Requirements & Basis of Design services consisting of documentation to support Fundamental Building Systems Commissioning including:
vi. Developing a preliminary OWNER's Project Requirements ("OPR") Document (required for the LEED Commissioning Prerequisite), defining key performance requirements for building systems serving as a basis for evaluating potential sustainable design ideas.
vii. Lead the PROJECT team in developing a narrative Basis of Design ("BOD") that documents the significant programming and design assumptions and strategies for the PROJECT.
viii. Commissioning specifications to verify the commissioning requirements are included in construction documents.
ix. Sustainable Design Charrette services consisting of:
    1. Facilitating a half-day workshop to refine PROJECT goals for sustainability and LEED certification.
    2. Brainstorming green building design strategies.
    3. Refining the LEED assessment, roles and responsibilities.
    4. Leading the team in a discussion of the design and construction strategies that are most effective for the PROJECT and the corresponding LEED points associated with each strategy.
    5. LEED Design Review services consisting of reviewing major design milestone submittals for compliance with targeted LEED credits, OPR, and established sustainable design goals.
    6. LEED Specification Review services consisting of reviewing the PROJECT specifications for compliance with the targeted LEED credit requirements, as well as general contractor instructions regarding LEED certification.

g. Prepare and issue a detailed site logistics plan illustrating construction project ingress and egress, staging, haul routes, management office location, etc.
    i. Provide a Value Analysis report based on the issued Design Development Documents. Include suggestions for alternative building systems where appropriate. Alternatives to include opinions regarding impact on PROJECT cost, schedule, quality, and operability.

ii. Prepare the GMP based on the completed Design Development documents.
iii. Develop a detailed construction schedule to complement the GMP.

h. Deliverables at completion of Design Development phase
   i. One approved Design Development package including:
      1. One approved Interiors Design Development Document set.
      2. Detailed site logistics plan.
      3. Detailed construction schedule.
      4. GMP for construction.
      5. Value Analysis report.
      6. Updated Master Development Schedule.
      7. Updated Master Development Budget.

4. Development of Overall PROJECT Guaranteed Maximum Price (GMP)

DEVELOPER will assemble the documentation listed in section 4.d herein and prepare them as necessary to serve as exhibits to the Development Agreement for development, design, and construction of the PROJECT. DEVELOPER, in cooperation with OWNER, City Counsel and senior staff, will negotiate the terms of the Development Agreement for development, financing, design, and construction of the PROJECT. The Development Agreement will include a detailed plan for procurement of all construction services in accordance with an OWNER approved procurement process, as necessary.

5. OWNER Responsibilities

a. OWNER shall provide in timely manner full information regarding its requirements for the PROJECT.
b. Reviews
   i. The OWNER or his/her designated representative shall review or cause to be reviewed on behalf of OWNER all reports, plans, and recommendations produced by DEVELOPER, and render, in accordance with the PROJECT Schedule, all decisions requested by DEVELOPER, which may be necessary to perform the PROJECT Work in accordance with the PROJECT Schedule.
   ii. All decisions rendered by the OWNER or his/her designated representative shall be binding upon OWNER. Furthermore, it is expressly understood that all OWNER communication to DEVELOPER or any of its Consultants or their employees shall be issued solely by the OWNER or his/her designated representative and delivered exclusively to DEVELOPER. All communications from DEVELOPER or any of its Consultants or their employees to OWNER shall be issued solely by DEVELOPER and delivered exclusively to the OWNER or his/her designated representative.
c. Deliverables
   i. OWNER shall deliver in accordance with the PROJECT Schedule all existing and available record documents pertaining to the property and

improvements that are envisioned to be redeveloped under the PROJECT. This will include but not necessarily be limited to:

1. Record documents for all past site hazardous materials testing and remediation
2. Record documents for all underground utility services including electrical power, communications, natural gas, sewer, and water for the PROJECT site and all adjacent offsite areas.

ii. OWNER shall make available representatives of all of the various departments of the user group(s) that will occupy the proposed new facilities for consultation and review for the purpose of DEVELOPER's needs analysis and programming work.

d. The OWNER hereby designates _____ or his/her designee (the "OWNER Representative"), to be its designated representative for purposes of contact between the OWNER and DEVELOPER in connection with the PROJECT, including, without limitation, the giving of consents and approvals in a timely manner and in accordance with the PROJECT Schedule (Exhibit C) so as not to delay the overall progress of the PROJECT. The OWNER may at any time, by written notice given to DEVELOPER, remove the OWNER Representative as the OWNER's representative and appoint another individual to act as the OWNER's representative. Except as set forth in this AGREEMENT to the contrary, the OWNER Representative shall have the authority to bind the OWNER with respect to all matters for which the consent or approval of the OWNER is required or permitted pursuant to this AGREEMENT and all consents, approvals and waivers given by the OWNER Representative shall bind the OWNER and may be relied upon by DEVELOPER.

e. The OWNER shall cooperate with DEVELOPER for the PROJECT and shall promptly and in a timely manner in accordance with the PROJECT Schedule (a) provide information regarding its requirements for the PROJECT, (b) answer inquiries DEVELOPER may have with respect to such information, and (c) timely approve or disapprove (in accordance with the terms of this AGREEMENT) any items or issues.

f. The OWNER shall keep DEVELOPER promptly informed of all material matters which come to the OWNER's attention relating to or affecting the PROJECT relevant to the DEVELOPER Services, including, without limitation, all agreements and discussions between the OWNER and third parties relating to such matters, and the OWNER shall promptly notify DEVELOPER of any developments necessitating or warranting a change in the PROJECT.

6. Exclusions and Qualifications

a. Phase 2 Environmental Assessment is excluded.
b. LEED Documentation and Commissioning. This service would be provided during the Construction Document Phase.
c. Design of mock-ups of furniture, fixtures and/or construction items.
d. Additional services of professional Consultants including, but not limited to, the following that may be required for this PROJECT:

1. Remediation of any soil contamination or other hazardous materials.

2. Seismic Retrofit.
3. Traffic/Parking.
4. Transportation.
5. Field verification of existing construction conditions where no as-built drawings/documentation exist, or they are not accurate.
6. Assistance to the OWNER in obtaining record drawings for the property.
7. Special Studies services consisting of investigation, research and analysis of the OWNER's special requirements for the PROJECT and documentation of findings, conclusions and recommendations for future facilities, systems and equipment which are not intended to be constructed as part of the PROJECT during the Construction Phase.
8. Energy Studies services consisting of analyses of mechanical systems, fuel costs, on-site energy generation and energy conservation options for the OWNER's consideration.

EXHIBIT E

DEVELOPER'S BUDGET AND FEES FOR PHASE 1 SERVICES

See attached Budget.

Exhibit E - Developer's Budget and Fees for Phase 1 Services
Mills Crossing
Rancho Cordova, CA
Date: July 2022

GRIFFIN SWINERTON

Item	Budget Component	Total Pre-Development	ENA Due Diligence	Phase 1 Pre-Development	Clarifications
1	CONSTRUCTION				
	Pre-Construction & Cost Estimating	290,000	90,000	200,000	
	Site & Infrastructure	--	--	--	
	Neighborhood Green (i.e. Community Park)	--	--	--	
	Central Plaza	--	--	--	
	Off-Site Improvements	--	--	--	
	Core and Shell - Community Facilities	--	--	--	
	Tenant Improvements - Community Facilities	--	--	--	
	Parking Structure	--	--	--	
	SUBTOTAL	**290,000**	**90,000**	**200,000**	
2	MISCELLANEOUS CONSULTANTS				
	Arts Outreach, Needs Assessment & Programming	102,790	102,790	--	Completed in ENA Phase
	Local Community Outreach & Engagement during ENA	56,500	56,500	--	Completed in ENA Phase
	Market/Feasibility Analysis	25,000	25,000	--	Completed in ENA Phase
	Traffic/Parking/Transportation Consultant	20,000	20,000	--	Completed in ENA Phase
	Arborist	3,120	3,120	--	Completed in ENA Phase
	Fire Flow Test	1,265	1,265	--	Completed in ENA Phase
	SUBTOTAL	**208,675**	**208,675**	**--**	
3	ARCHITECTURAL & ENGINEERING SERVICES				
	Master Plan: Finalize Needs Assessment/Programming, Site Plan, Parcels/Subdivision	712,500	312,500	400,000	
	Renderings/Related Visuals, Model	60,000	25,000	35,000	
	Local Community Outreach & Engagement	250,000	--	250,000	
	SD, DD - Community Faciliites & Parking Structure	2,903,674	--	2,903,674	Through completion of Design Development
	Security and Access Control - Parking Structure	20,000	--	20,000	
	Reimbursables	29,037	--	29,037	Through completion of Design Development
	Enhanced Commissioning	10,000	--	10,000	
	Structural and MEP Peer Review	35,000	--	35,000	
	SUBTOTAL	**4,020,210**	**337,500**	**3,682,710**	
4	CIVIL ENGINEERING SERVICES				
	Civil Engineering and Site Design (incl CA, Staking)	290,433	--	290,433	Through completion of Design Development
	Reimbursables	2,904	--	2,904	Through completion of Design Development
	Civil Engineer during Due Diligence	10,170	10,170	--	
	Drone Survey Mapping	11,400	11,400	--	Completed in ENA Phase
	Survey, Topography, Mapping, and ALTA	75,500	19,500	56,000	ENA: survey/ALTA, Pre-Dev: ALTA update and Final Map
	Dry Utility Coordination	36,300	6,300	30,000	
	SUBTOTAL	**426,708**	**47,370**	**379,338**	
5	GEOTECHNICAL & ENVIRONMENTAL INVESTIGATIONS				
	Geotechnical Investigations Report	52,500	2,500	50,000	
	Environmental: Phase 1 ESA	--	--	--	Completed (2018 by City); Undergoing Phase 2 for enviro clearance
	CEQA Consulting	NIC	NIC	NIC	
	SUBTOTAL	**52,500**	**2,500**	**50,000**	
6	TESTING & INSPECTION				
	Geotechnical & Materials Testing	--	--	--	
	Roofing/Waterproofing/Exterior Skin	--	--	--	
	SWPPP Monitoring and Reporting	--	--	--	
	LEED Enhanced Commissioning	--	--	--	
	ADA and CASp Document Review and Inspections	5,000	--	5,000	
	Archeo/Paleo	--	--	--	
	SUBTOTAL	**5,000**	**--**	**5,000**	
7	CITY & COUNTY PERMITS AND FEES				
	City Transportation Impact Fee	--	--	--	Paid during Development Phase
	City Housing Trust Development Impact Fee (non-residential)	--	--	--	Paid during Development Phase
	City Community Facilities Fee	--	--	--	Paid during Development Phase
	Sacramento Regional Transit Fee	--	--	--	Paid during Development Phase
	Measure A - Sac County Transportation Impact Fee (SCTMFP)	--	--	--	Paid during Development Phase
	School Impact Fees	--	--	--	Paid during Development Phase
	Sacramento Metropolitan Fire District - Plan Check & Permit	--	--	--	Paid during Development Phase
	City Building Department Plan Check and Permit	--	--	--	Paid during Development Phase
	AQMD Permit	--	--	--	Paid during Development Phase
	SUBTOTAL	**--**	**--**	**--**	
8	PERMANENT UTILITY SERVICE INSTALL & CONNECTION FEES				
	New Electrical Service Connection Fees (SMUD)	--	--	--	Paid during Development Phase
	Natural Gas Service Connection Fee (PG&E)	--	--	--	Paid during Development Phase
	Telephone/Data/Fiber - New Outside Plant Services	--	--	--	Paid during Development Phase
	Sacramento Metropolitan Fire District	--	--	--	Paid during Development Phase
	Sewer - (Sac Regional Sanitation District)	--	--	--	Paid during Development Phase

	Sacramento County Water Agency (Commercial & Irrigation)	--	--	--	Paid during Development Phase
	Sacramento County Drainage	--	--	--	Paid during Development Phase
	SUBTOTAL	**--**	**--**	**--**	
9	DEVELOPER CONTINGENCY	**332,052**	**32,052**	**300,000**	
10	DEVELOPMENT MANAGEMENT				
	Developer Fixed Overhead	1,435,000	200,000	1,235,000	Fixed per term of schedule
	Developer Fixed Fee	1,435,000	200,000	1,235,000	Fixed per term of schedule
	Project Financing Consultants	65,000	--	65,000	New Market Tax Credits, etc.
	Legal	185,000	35,000	150,000	
	Reimbursables Allowance	30,000	10,000	20,000	
	Pre-Development Interest Expense (@ 4% annual)	26,924	26,924	--	
	Insurance $10/$1000	85,121	--	85,121	On both ENA and Phase 1 Costs
	SUBTOTAL	**3,262,045**	**471,924**	**2,790,121**	
11	OPERATIONS AND MAINTENANCE	NIC	NIC	NIC	
12	EXCLUDED COSTS				
	Fixtures, Furnishings, & Equipment (including IT)	NIC	NIC	NIC	Security, access control, AV, EV chargers, furniture, emergency phones
	Removal/Demolition of Groundwater Extraction Well(s)	NIC	NIC	NIC	
	CEQA (EIR or Mitigated Negative Declaration)	NIC	NIC	NIC	
	Artwork, Plants, & Tenant Furnishings	NIC	NIC	NIC	
	Property Taxes	NIC	NIC	NIC	
	TOTAL PROJECT BUDGET	**$8,597,190**	**$1,190,021**	**$7,407,169**	

Notes:

1. The predevelopment budget in this Exhibit E is based upon the program alternatives in Exhibit F (preliminary building program up to 156,000 gross SF) , the timeline set forth in Exhibit C (Schedule), and Exhibit D (the scope of phase 1 services)

Exhibit F - Preliminary Building Program
Mills Crossing
Rancho Cordova, CA

Program	Alt 1 Low	Alt 2 Base	Alt 3 Maximum
HEALTH & WELLNESS			
Community Health Clinic	20,000	20,000	20,000
EVENTS, MEETINGS, & RECREATION			
Meetings, Community & Cultural Events, Banquet, Weddings, Sports/Recreation Center	0	10,000	50,000
ARTS			
Flex Theater (Black/White/Green Box)	15,000	18,000	18,000
Artists Studios / Flex Classrooms & Rehearsals	7,500	13,500	13,500
Gallery/Exhibits	2,500	5,000	5,000
Subtotal	**25,000**	**36,500**	**36,500**
EDUCATION / MAKER / FLEX COMMUNITY			
Commercial Office	15,000	15,000	15,000
Community Co-Working Hub, Flex Meetings	5,000	10,000	10,000
Maker / Workforce Training / Learning (STEM) Studio	2,500	5,000	5,000
AV Production (Podcast/Internet/Gaming Broadcast)	500	1,500	1,500
Day Care / Child Care Center	500	2,000	2,000
Dance/Movement, Exercise Center	1,500	4,000	4,000
Teaching Kitchen, Incubator	3,500	5,000	5,000
Subtotal	**28,500**	**42,500**	**42,500**
COMMERCIAL			
Fresh Market, F&B, Café, Retail	3,500	3,500	5,000
Café	1,500	1,500	2,500
Subtotal	**5,000**	**5,000**	**7,500**
TOTAL PROGRAM	**78,500**	**114,000**	**156,500**

Note(s):

The pre-development budget in Exhibit E is based upon the program alternatives in this Exhibit F (preliminary building program up to 156,000 gross SF) , the timeline set forth in Exhibit C (schedule), and Exhibit D (the scope of phase 1 services).

MILLS CROSSING

City Council Presentation
July 18, 2022

AGENDA

July 18, 2022

RANCHO CORDOVA CALIFORNIA

1. Process Update

2. Development Update

3. Requested Council Action

Approve Predevelopment Agreement

GRIFFIN SWINERTON

RELATED

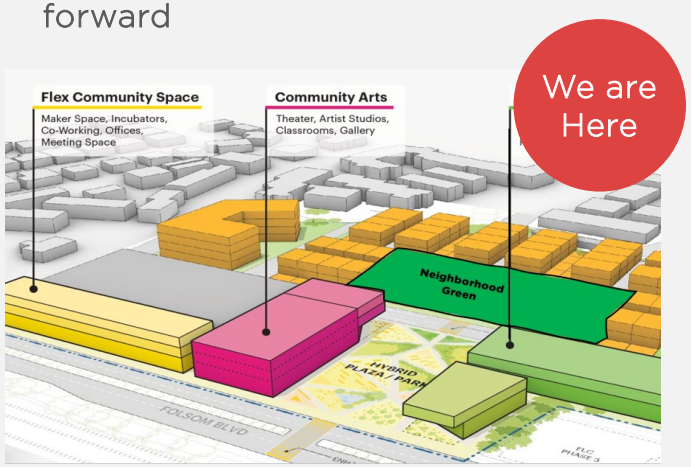


MULTI-PHASE PROCESS OVERVIEW

EXCLUSIVE NEGOTIATIONS > **MASTER / PRE - DEVELOPMENT** > **CONSTRUCTION**

Key Outcome:
INFORMED CONCEPT & DEVELOPMENT PLAN

- Community, Staff, & Council engagement
- Council decision required to move forward



Key Outcome:
FULLY DESIGNED, APPROVED, & FINANCEABLE PROJECT

- Community, Staff, & Council engagement
- Council decision required to move forward



Key Outcome:
PROJECT CONSTRUCTION & GRAND OPENING

- Community, Staff, & Council updates throughout
- City/Council acceptance & ribbon cutting



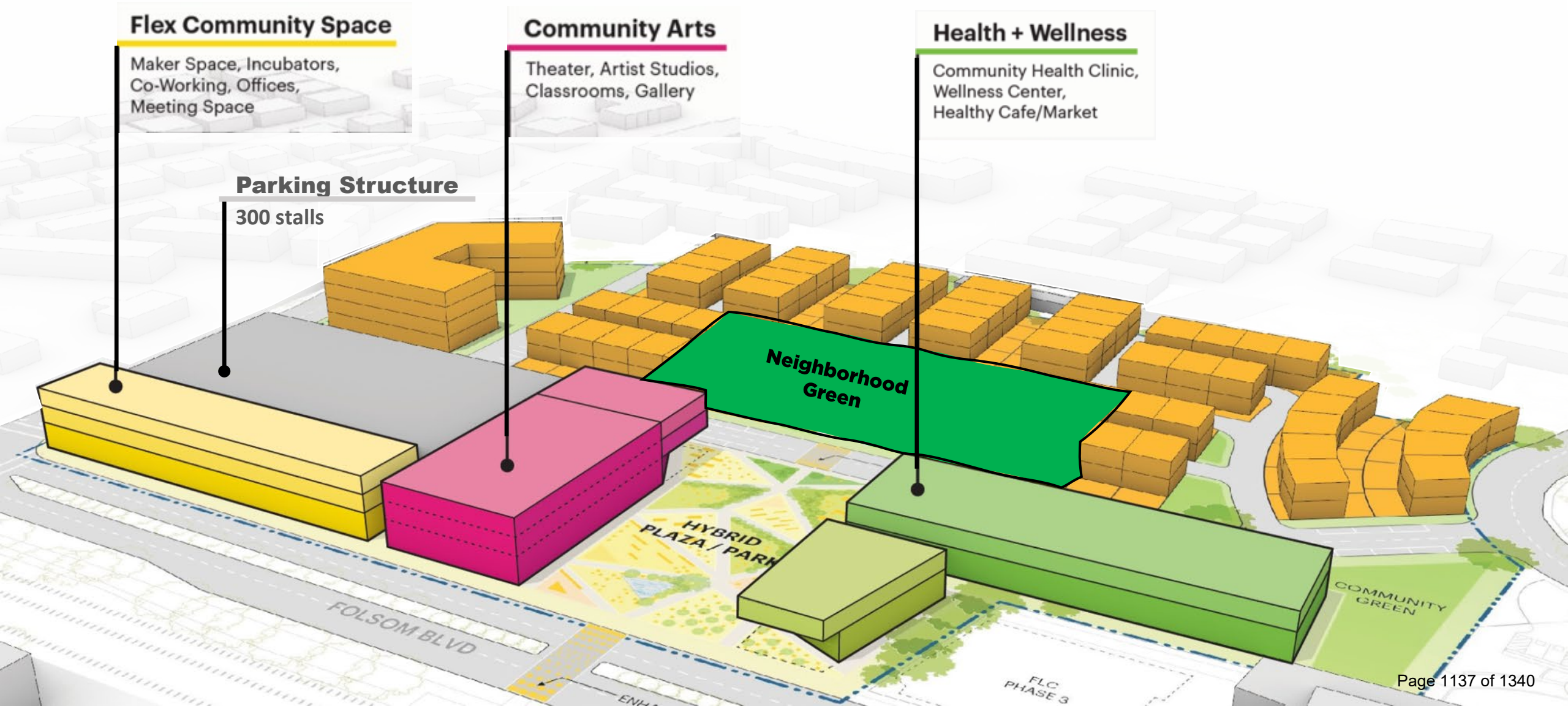


City Council Approved Concept Site Plan (Dec 2021)

To be finalized during the Pre-Development Phase (2023-2024)

PROJECT COMPONENTS

Community-Commercial and Housing



TIMELINE of PHASES & AGREEMENTS

AUG 2020 – Q3 2022	Q3 2022 - 2024	2024 - End
EXCLUSIVE NEGOTIATIONS	MASTER / PRE - DEVELOPMENT	CONSTRUCTION

Exclusive Negotiating Agreement

1. Due Diligence
2. Concept Design
3. Community Outreach
4. Partnerships / Programming
5. Financing Plan

TIMELINE of PHASES & AGREEMENTS

AUG 2020 – Q3 2022	Q3 2022 - 2024	2024 - End
EXCLUSIVE NEGOTIATIONS	MASTER / PRE - DEVELOPMENT	CONSTRUCTION

Exclusive Negotiating Agreement

1. Due Diligence
2. Concept Design
3. Community Outreach
4. Partnerships / Programming
5. Financing Plan

Pre-Development Agreement

1. Finalize Space Programming + Partnerships
2. Community Outreach
3. Subdivision, Parcel Creation
4. CEQA & Planning Approvals
5. Schematic Design, Design Development
6. Other Financing Sources, incl. Grants, NMTCs, etc.
7. Guaranteed Max Price (GMP) and Financing

TIMELINE of PHASES & AGREEMENTS

AUG 2020 – Q3 2022

EXCLUSIVE NEGOTIATIONS

Exclusive Negotiating Agreement

1. Due Diligence
2. Concept Design
3. Community Outreach
4. Partnerships / Programming
5. Financing Plan

Q3 2022 - 2024

MASTER / PRE - DEVELOPMENT

Pre-Development Agreement

1. Finalize Space Programming + Partnerships
2. Community Outreach
3. Subdivision, Parcel Creation
4. CEQA & Planning Approvals
5. Schematic Design, Design Development
6. Other Financing Sources, incl. Grants, NMTCs, etc.
7. Guaranteed Max Price (GMP) and Financing

City & Community Collaboration

- Ad Hoc Design Committee
- Community Workshops
- Community Partner Engagement

2024 - End

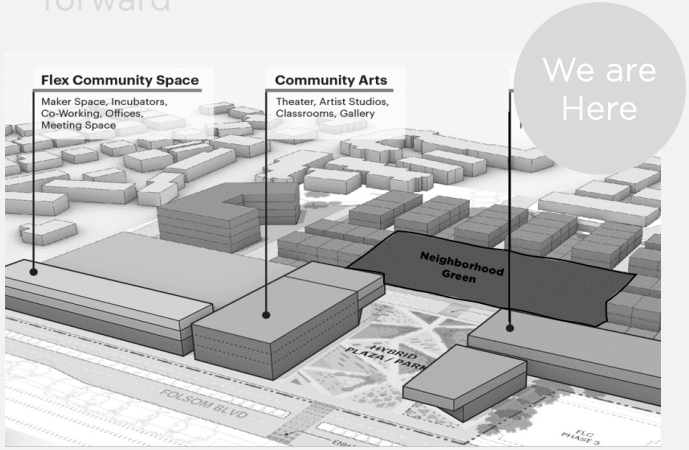
CONSTRUCTION

MULTI-PHASE PROCESS OVERVIEW

EXCLUSIVE NEGOTIATIONS > **MASTER / PRE - DEVELOPMENT** > **CONSTRUCTION**

Key Outcome:
INFORMED CONCEPT & DEVELOPMENT PLAN

- Community, Staff, & Council engagement
- Council decision required to move forward



Key Outcome:
FULLY DESIGNED, APPROVED, & FINANCEABLE PROJECT

- Community, Staff, & Council engagement
- Council decision required to move forward



Key Outcome:
PROJECT CONSTRUCTION & GRAND OPENING

- Community, Staff, & Council updates throughout
- City/Council acceptance & ribbon cutting



PROJECT ELEMENTS



RELATED

R1: Affordable Multifamily (50-60 units)
R2: For-Sale THs (50-60 lots)

Customary Ownership-based Developer Model

GRIFFIN SWINERTON

CC: Community-Commercial
80,000 to +120,000 SF

Fee Development,
Lease Leaseback P3 Model

TIMELINE of PHASES & AGREEMENTS

AUG 2020 – Q3 2022

EXCLUSIVE NEGOTIATIONS

Exclusive Negotiating Agreement

1. Due Diligence
2. Concept Design
3. Community Outreach
4. Partnerships / Programming
5. Financing Plan

Q3 2022 - 2024

MASTER / PRE - DEVELOPMENT

Pre-Development Agreement

1. Finalize Space Programming + Partnerships
2. Community Outreach
3. Subdivision, Parcel Creation
4. CEQA & Planning Approvals
5. Schematic Design, Design Development
6. Other Financing Sources, incl. Grants, NMTCs, etc.
7. Guaranteed Max Price (GMP) and Financing

2024 - End

CONSTRUCTION

COMMUNITY-COMMERCIAL
Development Agreement (DA)

Griffin Swinerton: Fee Developer
City: Owner-Operator of Facilities

1. Construction Drawings
2. Construction of Site Infrastructure (horizontal) and Community-Commercial Facilities (vertical)

HOUSING
Disposition and Development Agreement (DDA)

Related: Owner-Developer Model

1. Site Acquisition
2. Housing Development (affordable apartments, market rate for-sale townhomes)

AGENDA

July 18, 2022

RANCHO CORDOVA CALIFORNIA

1. Process Update

2. Development Update

3. Requested Council Action

Approve Predevelopment Agreement

GRIFFIN SWINERTON

RELATED

ATTACHMENT 3



MILLS CROSSING: PRELIMINARY SPACE PLAN

Community Arts Center	Black box theater (300 seat), artists studios, gallery – exhibit space, rehearsal space, classrooms	30,000 - 36,500 SF
Health + Wellness	Community integrative health clinic	20,000 SF
Flex Community-Commercial	Commercial office space, co-working, classrooms, maker and workforce training space, teaching kitchen - incubator, AV production/Podcast studios	30,000 – 40,000 SF
Events, Meetings, & Recreation Space	Banquets, weddings, community/cultural events, and sports/recreation center	10,000 – 50,000 SF
Commercial	Fresh market, café, small retailer, etc.	2,500 – 7,500 SF

MILLS CROSSING: PROGRAM PARTNERS

Community Arts Center

Health + Wellness

Flex Community-Commercial

Events, Meetings, & Recreation Space

Commercial

Flex Theater:
NorCal School of the Arts
Rise Up Theater Company
Folsom Lake College, RCC
Hummingbird Theatre Co.
California Capital Film
18 other occasional users

Rehearsal:
Folsom Lake College, RCC
NorCal School of the Arts
Rise Up Theater Company
Hummingbird Theatre Co.
DDSO Short Center South
EMH Productions
Symphony d'Oro RC
RC River City Concert Band
Sacramento Youth Symphony
TwoPoint4 Dance Theatre
Sinag-tala Filipino Theatre
9 other occasional users

Production/Artists Studio:
Sacramento Valley Spark
9 individual artists (production)
12 individual artists (studio)

Gallery/Exhibit:
Folsom Lake College, RCC
Sacramento Valley Spark
Cordova CC / MACC
Rancho Cordova Arts
16 individual artists

Classroom:
NorCal School of the Arts
Sacramento Youth Symphony
DDSO Short Center South
13 other occasional users

Admin:
The Atrium
The Impact Foundry
NorCal School of the Arts

MILLS CROSSING: PROGRAM PARTNERS

Community Arts Center

Health + Wellness

Flex Community-Commercial

Events, Meetings, & Recreation Space

Commercial

SNAHC
Sacramento Native American Health Center
a californiahealth+center

And Partners:

UCDAVIS HEALTH

Quest Diagnostics™

SACRAMENTO COVERED
YOUR HEALTH. OUR MISSION.

$7 Million

State Grant Award to partially fund construction of the Community Wellness Center

MILLS CROSSING: PROGRAM PARTNERS

Community Arts Center

Health + Wellness

Flex Community-Commercial

Events, Meetings, & Recreation Space

Commercial

alchemist community development corporation

FOLSOM LAKE COLLEGE

THE URBAN HIVE

SMUD®

THE IMPACT FOUNDRY

Other Space Users:
Veterans Space
California Mobility Center
Impact Foundry, Others

Golden1 Credit Union

WorkFlow Lounge
Business • Co-Working • Development • Growth • Services

MILLS CROSSING: DESIGN TEAM

Community Arts Center

Health + Wellness

Flex Community-Commercial

Events, Meetings, & Recreation Space

Commercial

LPA

Changing Lives by Design®

Principal Architect | P3 Expert
2021 AIA California Firm Award
(AIA's Highest Honor)

RIOS

Programming, Placemaking & Landscape Architect

THEATRE PROJECTS

Theater and Arts Center Programming and Design Specialists

DEAN F. UNGER, AIA, INC.
ARCHITECTURE AND ENVIRONMENTAL PLANNING

Healthcare Design Specialist (Local)

MILLS CROSSING: COMMUNITY OUTREACH

Community Arts Center

Health + Wellness

Flex Community-Commercial

Events, Meetings, & Recreation Space

Commercial

Community Workshops

2022:
Q3: Project Updates, Site Plan & Programming, Design Charrette
Q4: CEQA Application Update & Design Charrette
2023:
Q1: Outdoor Programming & Events – Community Planning
Q2: Status Update on Design and Approvals
Q3: Status Update on Design and Approvals

Communication Channels

- Project website: events notifications, links to documents & recorded meetings
- Email lists and social media
- “Suggestion box” project email address

Community Partner Engagement

- Focus groups with community organizations and non-profits for space needs
- Attend other community group meetings & events
- Solicit resident engagement across age, language, gender, & ethnicity

MILLS CROSSING: CIVIC CURATOR

Community Arts Center

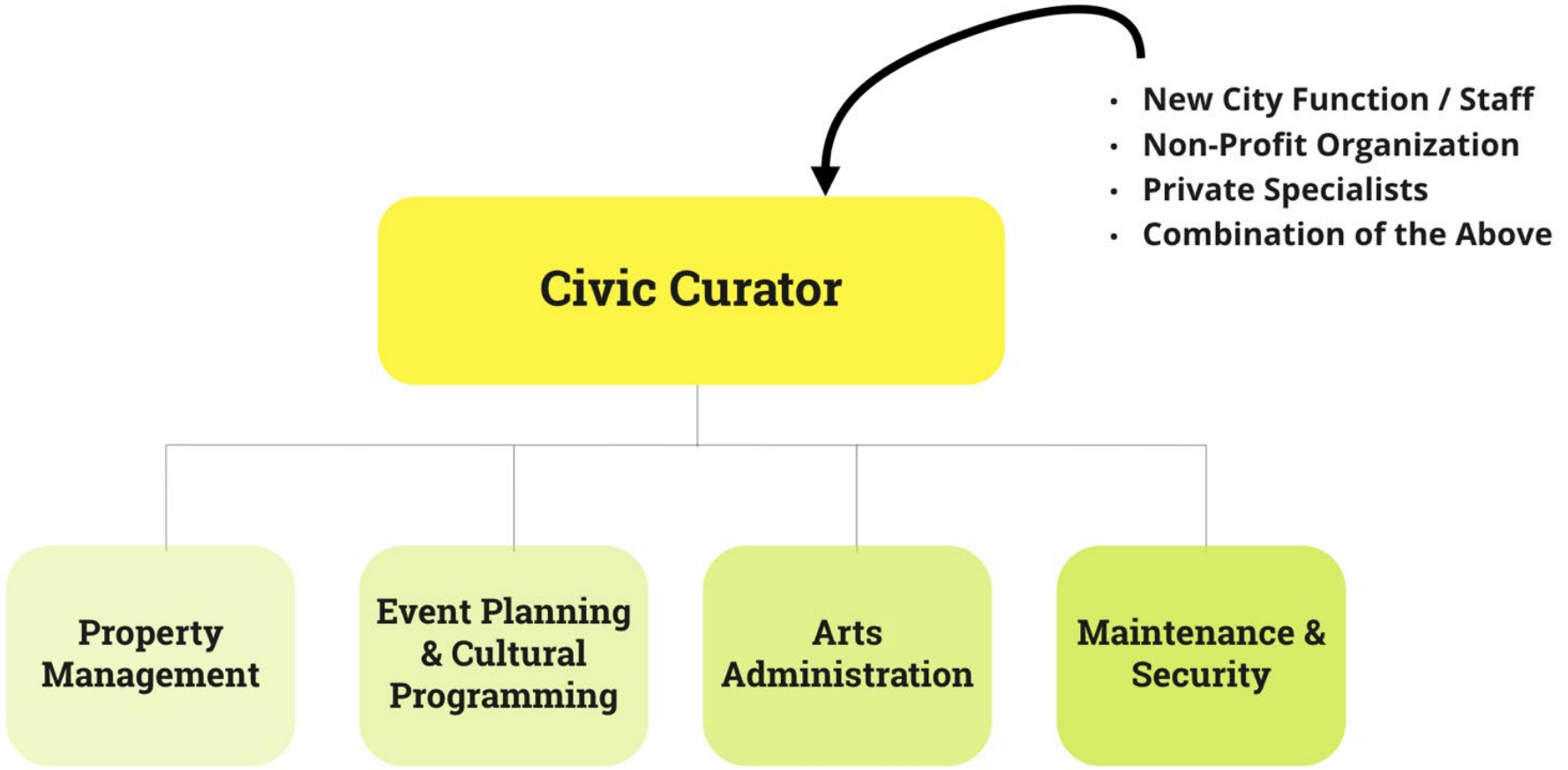
Health + Wellness

Flex Community-Commercial

Events, Meetings, & Recreation Space

Commercial

Project Operating Structure



HOUSING PROGRAM & COST



Market Rate Townhomes:

- 50 to 60 units
- Cost: $20-$23M total
- Cost: $380K-$400K per unit

Affordable Apartments:

- 55 units
- Cost: $28M total
- Cost: $509K per unit

Combined Housing Cost/Investment:

- ~ $50 million

COMMUNITY-COMMERCIAL PROGRAM & COST



Community-Commercial Facilities

Program:
- 80,000 SF - 120,000 SF

Open Space:
- 2.5 acres

Parking Structure:
- 300 stalls

Cost:
- $78 to +100 million

City Subsidy Range:
- $36M to $46M

LEVERAGING OTHER FINANCING SOURCES

New Markets Tax Credits	$8.0 - $10.0 million
Grants (State, Fed, etc.)	$7.0 - $15.5 million
Partner Investments	$13.5 - $25.1 million
Total*	**$28.5 - $50.6 million**

* Not including residential sources; solely from/for community-commercial

NOTES:

- The amount of other financing sources will determine the eventual size of the community-commercial space, est. 80,000 to +120,000 SF
- As of June 2022, the project was a awarded a $7 million state grant to support the construction of the community wellness center. Development team in collaboration with the City are targeting high potential grant funds in Q3 & Q4 2022
- The project is located in a qualified census tract for New Markets Tax Credits (NMTC), and preliminary feedback from NMTC financing partners is positive.

AGENDA

July 18, 2022

RANCHO CORDOVA CALIFORNIA

1. Process Update

2. Development Update

3. Requested Council Action

Approve Predevelopment Agreement

GRIFFIN SWINERTON

RELATED

ATTACHMENT 3



PRE-DEVELOPMENT AGREEMENT

PHASE 1: PREDEVELOPMENT > **PHASE 2: DEVELOPMENT**

$8.6 M (8% of costs)
Not to Exceed Budget

Council Approval Required

$98.5 M (92% of costs)

Pre-Development Agreement

1. Finalize Space Programming + Partnerships
2. Community Outreach
3. Subdivision, Parcel Creation
4. CEQA & Planning Approvals
5. Schematic Design, Design Development
6. Other Financing Sources, incl. Grants, NMTCs, etc.
7. Guaranteed Max Price (GMP) and Financing

= $107 M Total Project Costs

APPROVAL: PRE-DEVELOPMENT AGREEMENT

AUG 2020 – Q3 2022 | **Q3 2022 - 2024** | **2024 - End**

EXCLUSIVE NEGOTIATIONS > **MASTER / PRE - DEVELOPMENT** > **CONSTRUCTION**

Phase 1:

Pre-Development Agreement (Griffin/Swinerton)

$8.6 M Not to Exceed Budget

Pre-Development Agreement

1. Finalize Space Programming + Partnerships
2. Community Outreach
3. Subdivision, Parcel Creation
4. CEQA & Planning Approvals
5. Schematic Design, Design Development
6. Other Financing Sources, incl. Grants, NMTCs, etc.
7. Guaranteed Max Price (GMP) and Financing

ACKNOWLEDGE: 2-PHASE PROJECT IMPLEMENTATION

AUG 2020 – Q3 2022 | **Q3 2022 - 2024** | **2024 - End**

EXCLUSIVE NEGOTIATIONS > **MASTER / PRE - DEVELOPMENT** > **CONSTRUCTION**

Phase 1:

Pre-Development Agreement (Griffin/Swinerton)

Council Approval Required

Phase 2:

Development Agreement (Griffin|Swinerton)
Lease Leaseback P3

DDA (Related/Housing)
Acquisition & Development

Recommended Action

Motion to:

Approve PreDevelopment Agreement with intent to undertake a Two-phase Project Implementation Process with Developer subject to Council approval of PreDevelopment Phase Results.



THANK YOU!!
Questions?



MEMORANDUM

ITEM 19.2.

DATE: July 18, 2022

TO: Honorable Mayor and Council Members

FROM: Amanda Norton, Economic Development Manager

SUBJECT: **ECONOMIC DEVELOPMENT DEPARTMENT PROGRAM - COMMUNITY ENHANCEMENT & INVESTMENT FUND AND WORKFORCE DEVELOPMENT UPDATE**

RECOMMENDATION

Receive the Community Enhancement & Investment Fund and Workforce Development Update from the Economic Development Department.

RESULT OF RECOMMENDED ACTION

If directed to do so by City Council, City staff will return with additional information or discussion items at a future Council meeting.

BACKGROUND

On November 3, 2020, the Rancho Cordova voters approved Measure R, a half-cent sales tax measure. The City Council held several visioning sessions during 2021 to identify the key priority areas for Measure R /Community Enhancement and Investment Fund. One key priority area was Economic Recovery/Community Response and Economic Development/ Workforce Development. Under that umbrella the Economic Development Department identified projects / programs that were reflective of Council's goals and expectations for this allocation of funding.

The identified projects/ programs include:

- Business License Fee Waivers
- Animal License Fee Waivers
- Small Business Design Assistance Program
- Community Enhancements Grants with an Economic Development Focus
- RCity/ Shop Local App
- Business Retention/ Technical Assistance
- Small Business Recovery Grants
- Workforce Development

The presentation will provide an update of the identified projects and programs for the FY

2021/22 Measure R/ Community Enhancement and Investment as well as staff recommendations for future projects and programs.

FISCAL IMPACT AND FUNDING SOURCE

No fiscal impact is associated with this update.

ATTACHMENT(S)

1. Women in data Workforce Recovery Report
2. Udacity Retrospective Report
3. FCCP RC WRP Report Inception
4. General Assembly Rancho Cordova Data Overview
5. DP Global Solutions Final Report
6. Chamber Summary FY 2021-2022
7. Side Hustle Report
8. Women in Data Final Presentation Cohort III
9. Thinking Like a CEO Final Outcomes Report
10. Presentation

WOMEN IN DATA

June 20th, 2022

Workforce Recovery Program Status Report

Executive Summary:

Twenty participants were accepted into the Path Forward program and seventeen participants completed the educational milestone of a thirteen-week program to gain a Data Analyst certificate. During this program participants learned languages such as Python and SQL, and skills such as data visualization, data manipulation, statistics, and data storytelling. Through this training, participants gained the required skills for a Data Analyst position.

However, additional experience is needed for the participants to be job ready. Therefore, in the current phase of the program participants are working through a ten-week portfolio builder course where they will learn to build their own portfolio of work to share with potential employers. After completion of the portfolio builder, participants will receive six-months of hiring support.

To date, 100% of participants felt this program is something the city should continue to provide for others who are looking to upskill in a career in data analytics.

Program Milestones & Outcomes:

Three out of the five program milestones have been completed with the fourth milestone currently in progress. The information below summarizes the program milestones along with the measurable outcomes from each milestone.

Outreach for Applications: November 1st, 2021 - December 10th, 2021 (completed)

Summary of Applications

74 - Total Applications
61 - Total Rancho Cordova Resident Applications (Self-Identified)
25 - Total Applicants Notified of Acceptance
20 - Total Confirmed Participants Into the Program
20 - Total Available Spots in the Program

Application Review & Selection: December 11th, 2021 - January 10th, 2022 (completed)

After applications were received, each applicant was evaluated on likelihood to succeed, greatest need, and ranked on a 12 point scale. Those that scored the highest were sent notice of their acceptance into the program and given two weeks to confirm their participation. Please see the information below regarding the participants who were accepted into the program.

Demographic Information

4 - Male
16 - Female

*Pre-program Employment Status**
7 - Unemployed
4 - Employed Part-Time
7 - Employed Full-Time

*Pre-Program Salary**
47% have a salary between $0 - $39,000
26.5% have a salary between $60,000 - $74,999
26.5% have a salary of $90,000 +

*Not all participants shared their employment & salary status

Data Analyst Certificate: January 17th, 2022 - April 11th, 2022 (completed)
The data analyst certificate was a part time program that lasted 13-weeks. Participants completed 18 courses, learning the following skills and languages:

Skills Gained:
Languages:
- Python
- Sql

Data Visualization:
- Data Visualization with Matplotlib

Working with Data:
- Relational Databases
- Importing Data
- Joining Data
- Cleaning Data
- Data Manipulation

Data Analysis & Statistics:
- Exploratory Data Analysis
- Data Analysis with Pandas
- Categorical Data Analysis

The skills developed from this certificate prepared students with five out of the seven top skills requested by employers for a data analyst positions (Beamjobs.org, 2022).

Portfolio Builder: May 1st, 2022 - July 14th, 2022 (In Progress)
Participants are currently participating in a portfolio builder course where they will get hands-on experience completing their own analytics project from beginning to end in order to build a portfolio for hiring opportunities.

Skills Gained
- Complete an analytics project lifecycle from beginning to end
- Identify a business problem and design an analytics solution

- Find relevant data sources to analyze your use case
- Perform exploratory data analysis
- Transform data for visualization and analysis
- Visualize data
- Perform analysis
- Communicate results by writing a blog post
- Add project to Github

Hiring Support: July 15th, 2022 - December 31st, 2022 (Upcoming)
Once participants complete the Portfolio Builder course, they will have 6-months of additional support through WiD's career services, along with access to life coaching, community support, informational webinars, and continually learning through Datacamp or the Learning Pathways.
Ongoing support for hiring:

- Mentorship
- Resume Review
- Career Services
- Continued access to classes and webinars

Program Summary (To Date):

Program Summary Statistics:

93.3% felt this program helped them upskill for a career in technology

100% felt this program is something the city should continue to provide for others who are looking to upskill in a career in data analytics

86.7% Said they would recommend this program to their network as a way to prepare for the careers of the future.

100% of participants said having my city sponsor a program like this makes me feel my city is invested in its citizen's future.

75% of participants completed the education portion of the program to receive a Python Data Analyst certificate.

Two-thirds of participants feel very confident or confident in their data analytics skills after completing the certificate.

**Path Forward Post Certificate Survey*

Recommendations:

At the start of the program, all participants were emailed instructions on how to complete a *Childcare Reimbursement* Form to request reimbursement for childcare during the program. We did not receive any reimbursement form requests, therefore we recommend that in the future we either remove this feature, or open up the requirements for care to be provided by a non-licensed childcare provider.

Additionally we recommend moving forward with another cohort of participants and increasing the number of cohorts given the number of applicants we received for this program and the milestones that have been achieved thus far. Given the amount of time it takes to properly reskill/upskill an individual for a high paying tech job, we want to make sure we are meeting the current demand and opportunity within Rancho Cordova.

UDACITY

RANCHO CORDOVA CALIFORNIA

Rancho Cordova Tech Career Incubator Scholarship

Program Retrospective Report

June 17, 2022

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1 Program Overview and Metrics of Success

2 Interventions and Outcomes

3 Feedback

4 Collective Learnings

5 Future Programs Strategy

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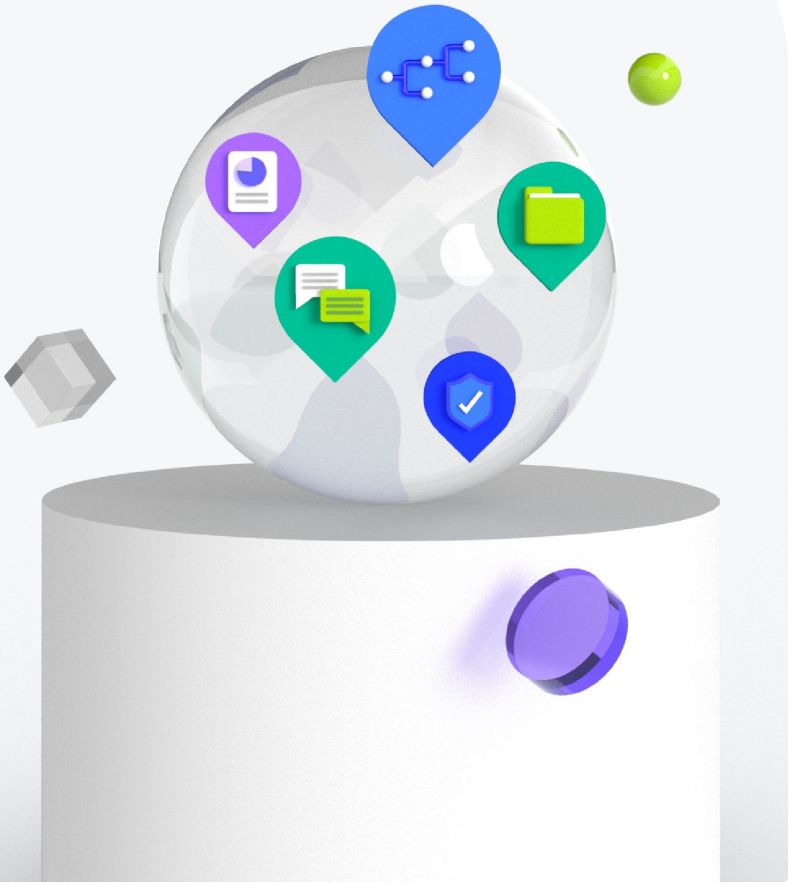
1 Program Overview and Metrics of Success

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Our Objective

To provide tech career pathways to residents of Rancho Cordova who face significant barriers to employment.

Program Overview

01

Objective

- To provide tech career pathways to residents of Rancho Cordova who face significant barriers to employment

02

Nanodegrees Offered

- Business Analytics
- Introduction to Programming

03

Target Audience

- 18 years of age
- Resident of Rancho Cordova
- Dedicate 10-15 hours per week to learning online
- Attend mandatory 1.5 hour weekly virtual sessions led by a Udacity Session Lead

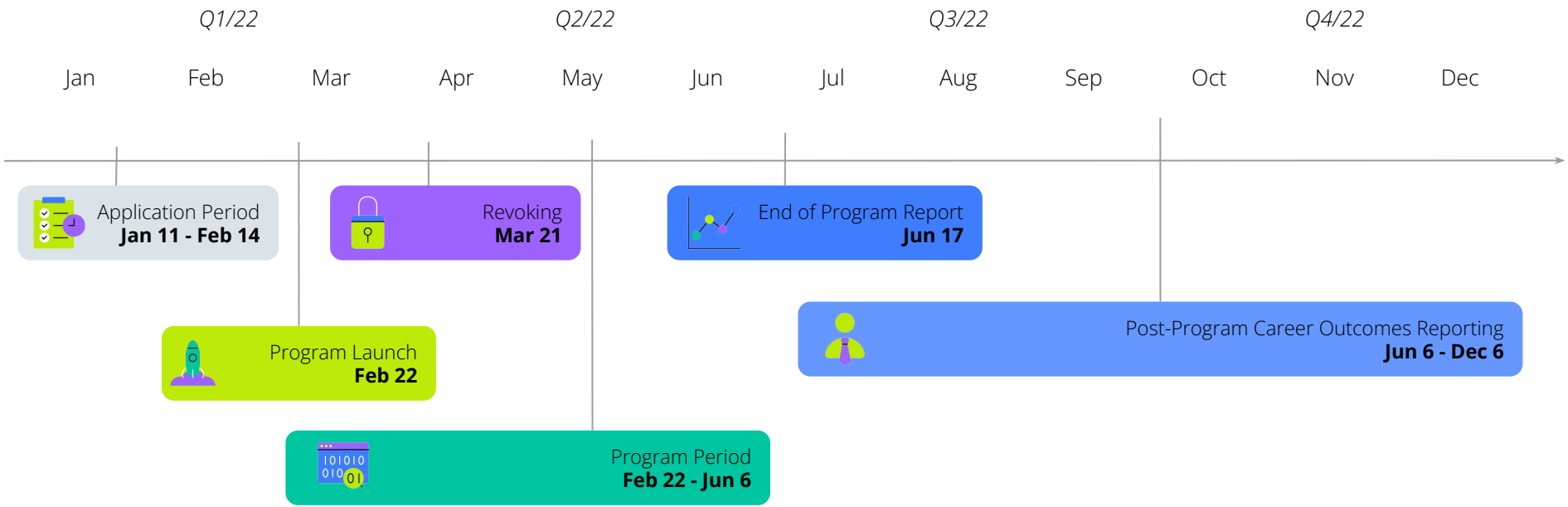
04

Learning Journey

- 3-month, self-paced, 100% virtual classroom
- Weekly Virtual “Connect” Sessions held by *SMEs
- Career projects include LinkedIn and resume review

*SME = subject matter experts, or Udacity “Session Leads”

Program Timeline & Key Dates



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Key Program Numbers

Pre-Program

525

Applied

On Program

60

Enrolled

10

Revoked

9

Graduated

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Enrollment Demographics | Highlights

47%

5+ years of professional experience

62%

Identify as non-white

32%

Unemployed as a result of the CV-19 pandemic

25%

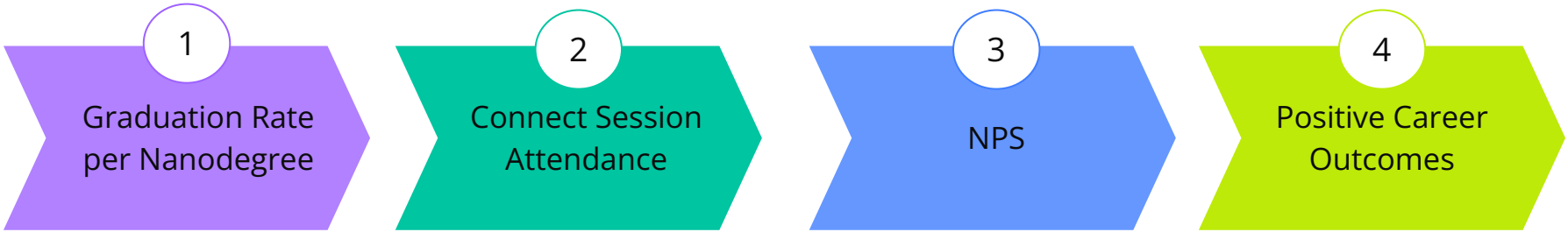
Highest education level is a high school degree

55%

Identify as Female

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Metrics of Success



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Metrics of Success

KPI	TARGET	NANODEGREE	ACTUAL #	ACTUAL %
Graduation Rate	70%	Business Analytics	5	16%
		Intro to Programming	4	21%
		Total	9	18%
Connect Session Attendance	60-65%	Business Analytics	275	32.8%
		Intro to Programming	411	28%
NPS	70	All	TBD	TBD
Positive Career Outcomes	70%	All	TBD	TBD

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Skills Learned in Business Analytics

Business Analytics				
#	Skill	Project	# w/Skill Mastery	% w/Skill Mastery
1	Interpreting Data Visualizations	Interpret a Data Visualization	21	**68%**
2	Analyze, Forecast & Visualize Data with Excel	Analyze NYSE Index Data	9	29%
3	Write SQL to Query Data Tables	Query Digital Music Store Database	8	26%
4	Build Interactive Tableau Dashboards	Build Data Dashboards	5	16%

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Skills Learned in Introduction to Programming

Introduction to Programming				
#	Skill	Project	# w/Skill Mastery	% w/Skill Mastery
1	Implement HTML and CSS	Animal Trading Cards	11	**58%**
2	Program with Python	Adventure Game	5	26%
3	Use Object-Oriented Programming	Rock-Paper-Scissors	4	21%
4	Build a Web App using JavaScript	Pixel Art Maker	4	21%

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Graduation Rates by Nanodegree

Business Analytics

31

ENROLLED

5

GRADUATED

16%

GRAD RATE

Intro to Programming

19

ENROLLED

4

GRADUATED

21%

GRAD RATE

Total

50

ENROLLED

9

GRADUATED

18%

GRAD RATE

CONFIDENTIAL - DO NOT SHARE

Graduate Demographics | Highlights

55%

5+ years of professional experience

55%

Identify as non-white

33%

Unemployed at program start

78%

Age range 25-44

44%

Highest education level is a bachelor's degree

55%

Identify as Female

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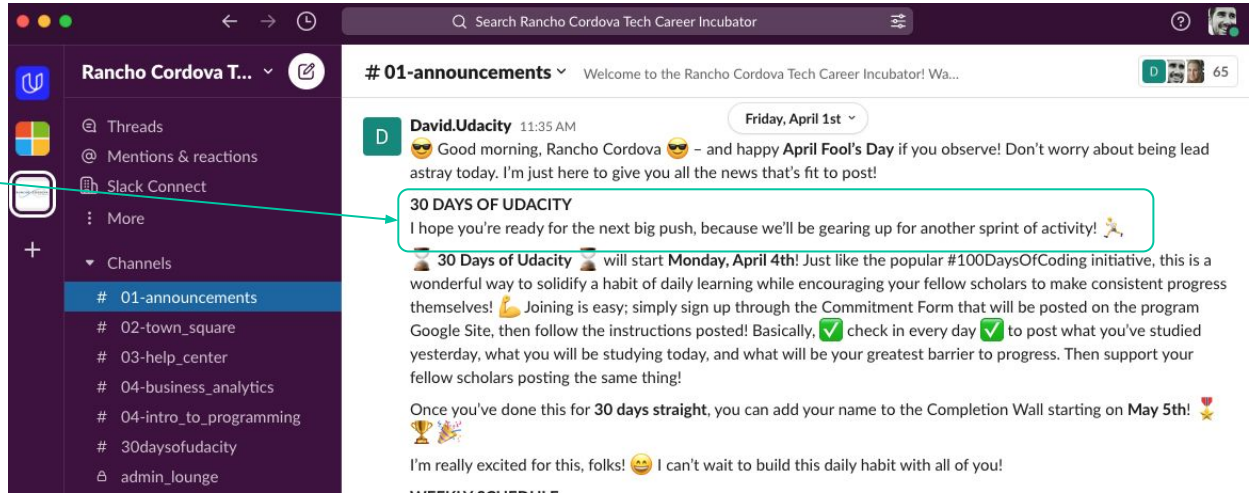
Interventions & Outcomes

Issue	Intervention(s)	Outcome(s)
IPND learners un-enrollment at Kickoff	Re-enrolled learners + sent notifications via email/Slack	All IPND learners re-enrolled but suffered loss of engagement
Low learner activity in Slack Community	30 Days of Udacity Challenge	Promoted daily community support
Low learner activity in Classroom	Blackout Bingo Challenge	Increased engagement for existing active Slack users
Low graduation rate at scheduled program close	• Issued 2-3 week extension to learners • Offered 1:1 sessions with Session Leads for both Nanodegrees	Graduation rate rose from 4% to 18% during the extension period
Difficulty contacting learners due to incorrect contact information	Attempted contact via email, phone, and Slack messages	Saw increase in response rate through phone and open rate through email

Community Challenge | 30 Days of Udacity

30 Days of Udacity

Challenge designed to promote community engagement and collective technical support.



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Community Challenge | Blackout Bingo

Black Bingo Challenge

Challenge designed to keep learners engaged across several programs platforms - primarily, dedicated to completing due projects.

Blackout Bingo Challenge!

March 1st - 15th, 2022

The **Blackout Bingo Challenge** is over, but we'll always have the very excellent pictures and screenshots shared by our awesome Rancho Cordovan scholars! Thanks so much to everyone who participated, and congratulations to our winners!

Our Grand Prize Winners achieved a ■ TOTAL BLACKOUT ■ on their bingo card, and will receive a **Udacity Prize Pack** of a backpack, t-shirt and mug. Way to go, scholars!

Our First Prize Winners achieved at least a BINGO on their card, and were entered into a pool to receive a **Udacity mug**!

Special shout-out to **Kathleen M.**, who achieved a TOTAL BLACKOUT on her card. Awesome work!! 🙌

Grand Prize Winners

- Lauren C.
- Michael F.
- Vannessa H.

First Prize Winners

- Kathleen M.
- Elizabeth N.

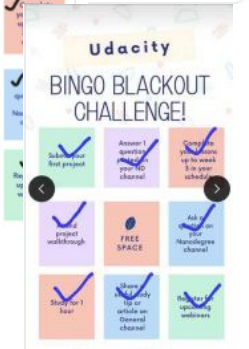




bingo blackout challenge.png



U bingo .png



Slack Community Engagement Data

18

Avg. active daily community members

2,157

Total messages sent

41%

Messages sent via public channels

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Student Testimonials



Thank you! I enjoyed the program, and the interactivity of the Slack channel/challenges. I think without those elements, it would've been a much longer and uninspiring road to graduation. The program was much more involved than I thought it would be, which is a good thing! The learning was broken up into manageable 'chunks' of information, and the quizzes/projects were challenging but doable. The Session Leads leaders were great, and available all the time for questions - what a nice benefit! I am quite proud to add the Udacity degree to my resume.

It did take more hours per week than I expected, and I did get behind. I think those with full-time jobs struggled a bit to keep up and I almost gave up a few times. There was so much encouragement to keep going, I'm glad I stuck it out! ***- Kathy Marple, Introduction to Programming Graduate***

Student Testimonials



I started this Business Analyst Nanodegree Program with Udacity because it peaked my interest to learn something new and sharpen up my skill set. After completing the program I can honestly say that I learned so much and have a much better understanding of that industry. I loved how the projects are our own work and can be used for my own portfolio. It's such a great tool and asset to have.

I'm not going to sugar coat it and say it was all rainbows and butterflies, there are multiple occasions that I can honestly say I was ready to hang up my boots. But instead I took a mental break and went at it again with a different perspective and was able to push myself through. I owe a big portion of that due to all the support and encouragement from the Udacity staff. David and Jordan kept us motivated on Slack with weekly check-ins, blackout bingo, 30 days challenges. Rohit, our Session Lead, was very engaging and taught us great tips. He was very motivated to answer any questions we had. Overall, everyone I came across from Udacity has been very helpful and encouraging.

Thank you for such a great and challenging learning experience to sharpen up my skill set. I appreciate everyone's help, encouragement and motivation to push me through this.- ***Vannessa Hoang, Business Analytics Graduate***

Student Testimonials



I am so grateful to the City of Rancho Cordova for sponsoring me to take the Udacity Intro to Programming Nanodegree Program! This program has been wonderful in helping me transition from being a stay-at-home mom back into the workplace. The structure of the program is a very flexible work at your own pace (within a limit). The content is explained very thoroughly.

Our Lead Instructor, Jasmine, was absolutely amazing, and SO knowledgeable. Even someone with no prior coding knowledge, like myself, can learn to code HTML/CSS Javascript and Python at Udacity. ***- Lauren Crosarial, Introduction to Programming Graduate***

Udacity Community & Mentor Team Feedback

What went well:



The Connect Sessions. Those who attended really seemed to get a lot out of the sessions and consistently gave them high ratings.



Community Challenges. The 30 Days of Udacity and Blackout Bingo Challenges proved to be major motivators for active students.



Program Extension. The program extension allowed us to push several more learners to graduation, moving us from 4% to 18%.



Demographics. We enrolled (and graduated) an incredibly diverse group of learners across all demographic categories.

What can we improve:



Filtration Criteria. We should consider adding a technical component to filter out committed learners from applicants.



Student Acquisition. Need to increase application volume in order to identify more committed learners. Cohort was too small to collect meaningful data or support a strong community on Slack.



High(er)-touch Support. Learners didn't fully understand program in terms of time commitment, connect session requirements, or revoking.



Learning Journey. IPND proved difficult to complete in only 3 months and is worth reconsideration in future programs.

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5 Future Programs Strategy

Collective Learnings

1. Student acquisition would have benefitted from **a broader scope and a more technical application** process.

2. This cohort requires **higher-touch support**, above and beyond the existing structure of our ‘Connect’ model.

3. This scholarship would benefit from more extracurricular engagement activities, specifically **local employer engagement**.

4. A 3-month learning journey proved **too time-intensive and too short a timeline** for this cohort.

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1 Program Overview and Metrics of Success

2 Interventions and Outcomes

3 Feedback

4 Collective Learnings

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Proposed Strategy for Increasing Positive Outcomes in Future Cohorts

Joint Marketing Strategy

- Udacity works jointly with city of Rancho Cordova to increase program awareness and applications
- Paid Media Strategy
- Expand eligibility boundary
- Apply technical application filter

Local Employers & Partners

- Highlight relevant jobs for learners
- Engage employers early and often
- Employer Webinars
- Career Events

Increase Cohort Size

- Strengthen program community; increases completion rates
- Create larger peer-to-peer learning environment; increases engagement

Curriculum, Support & Length

- Assess NDs relevant to local roles
- Deploy proactive high-touch support early and often
- Extend program length by 4 weeks
- Add Nanodegree with scale

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Appendix

Enrollment Demographics | Detailed

How many years of professional experience do you have?	#	%
< 1 year	2	3.33%
1-2+ years	7	11.67%
3-5 years	11	18.33%
5+ years	28	46.67%
I have no professional experience	10	16.67%
I prefer not to disclose	2	3.33%
Grand Total	**60**	**100.00%**

Please indicate your ethnicity.	#	%
Asian	22	36.67%
Black / African American	8	13.33%
Hispanic or Latino	6	10.00%
I prefer not to disclose	3	5.00%
Native American / Alaska Native	1	1.67%
Other	1	1.67%
White	19	31.67%
Grand Total	**60**	**100.00%**

Were you unemployed as a result of the Covid-19 pandemic?	#	%
No	41	68.33%
Yes	19	31.67%
Grand Total	**60**	**100.00%**

What is the highest level of education you have completed?	#	%
Bachelor's degree	24	40.00%
High school degree	15	25.00%
I prefer not to disclose	2	3.33%
Master's degree	3	5.00%
Other	16	26.67%
Grand Total	**60**	**100.00%**

What is your gender?	#	%
Female	33	55.00%
Male	25	41.67%
Prefer not to disclose	2	3.33%
Grand Total	**60**	**100.00%**

What is your age?	#	%
17 or below	1	1.67%
18-24	3	5.00%
25-34	21	35.00%
35-44	22	36.67%
45-54	6	10.00%
55-64	4	6.67%
65 and older	3	5.00%
Grand Total	**60**	**100.00%**

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Career Outcomes Criteria

Direct Outcomes	Indirect Outcomes
I started a new job	I got an interview
I got a raise or promotion in my current job	I became better at my current job
I started an internship	I feel more confident when applying to jobs
I started my own business	None of the above
I started freelancing	
I achieved academic advancement	
None of the above	

Career Outcomes Data

**To be provided following data collection at 3- and 6- months post-program.*

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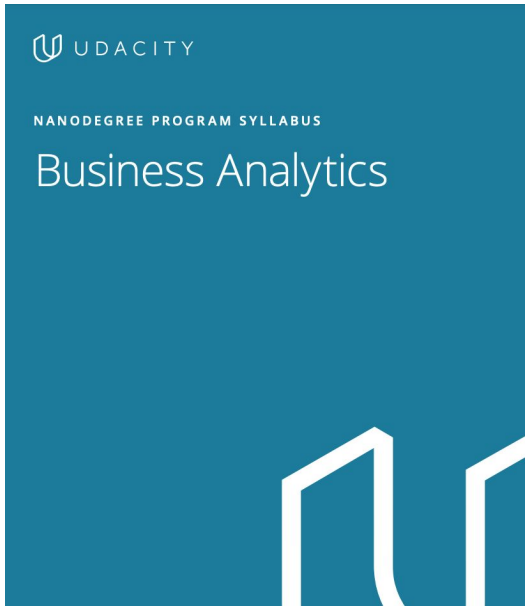
End of Cohort Survey Feedback

**To be provided following data collection 1 month post-program.*

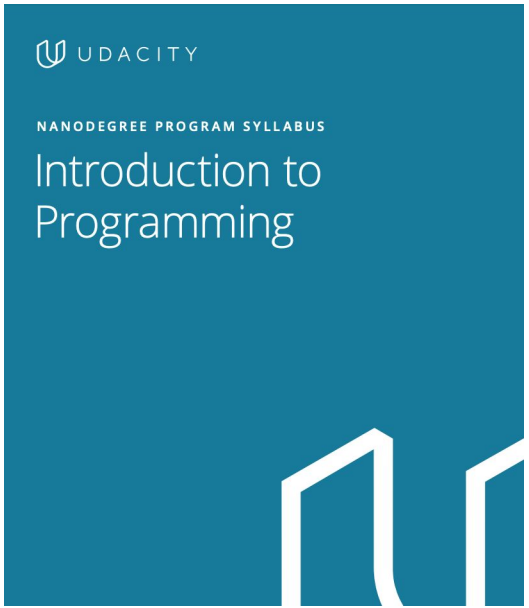
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Nanodegree Syllabi

[Business Analytics]



[Introduction to Programming]



Community Engagement Snapshots

David.Udacity Mar 21st at 5:52 PM

@channel Hey folks — ready for another Icebreaker c

One of the best things about speaking with you over the past been hearing about your excitement for your Nanodegree prc which made me wonder...

What would you like to do with the knowledge gained from Nanodegree program?

Divya N Mar 10th at 1:11 PM

What is the next step after completing this course? can i enroll in business analytics course? I am doing data science parallel to into to programming. I work full time.

👀 2 🚴 2 ✅ 1 ➕ 1

8 replies

Lauren Crosariol 18 days ago

I would like to take the business analytics course after this too.

Liz N 18 days ago

Me three!

Vannessa 7 days ago

I would like to take this knowledge and apply it towards our business. This will help us tremendously.

🔥 4

Lauren Crosariol 7 days ago

I hope to make a career change and find a job where I can work remotely. 🙏

👍 3 🏡 1

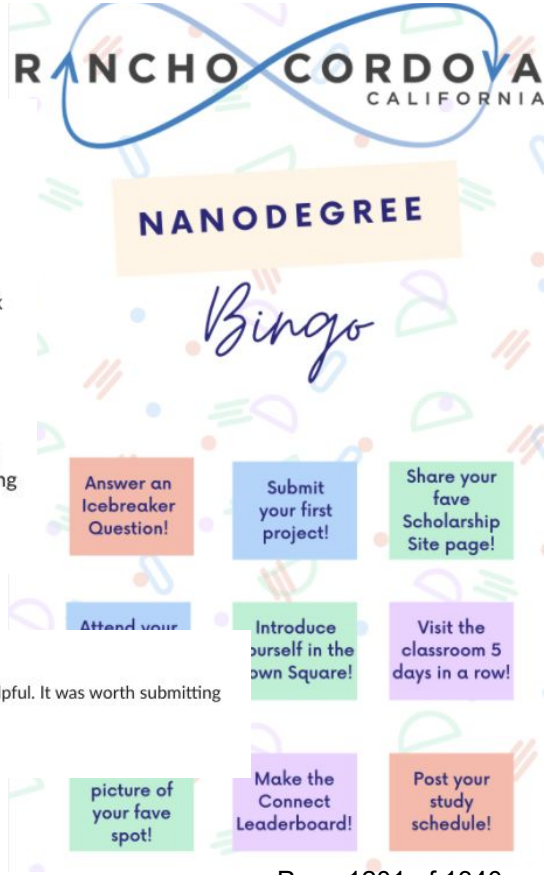
KathleenM 5 days ago

I am hoping to take this knowledge and identify what the next level of my career looks like - trying to find that spark by learning new things! 🤓

KathleenM 9:57 AM

For what it's worth, I just received my resume feedback, and it was super helpful. It was worth submitting for review 👍

👏 1





RANCHO CORDOVA WORKFORCE RECOVERY PROGRAM

Inception Report: October 2021 – June 2022

Prepared By: John Burks

RANCHO CORDOVA WORKFORCE RECOVERY PROGRAM

Folsom Cordova Community Partnership
Inception Report: October 2021 – June 2022

Report Period

This report covers the period from program inception on October 4, 2021, to June 17, 2022, more than eight months.

All Enrollees

Enrollment Data

The program enrolled its first client on November 5, 2021, and enrolled clients in every month between that and the production of this report. At time of reporting 87 clients had enrolled in the program and 31 enrollments were active. Of the 56 inactive clients, 24 had gained employment and 32 had dropped out.

Demographic Information

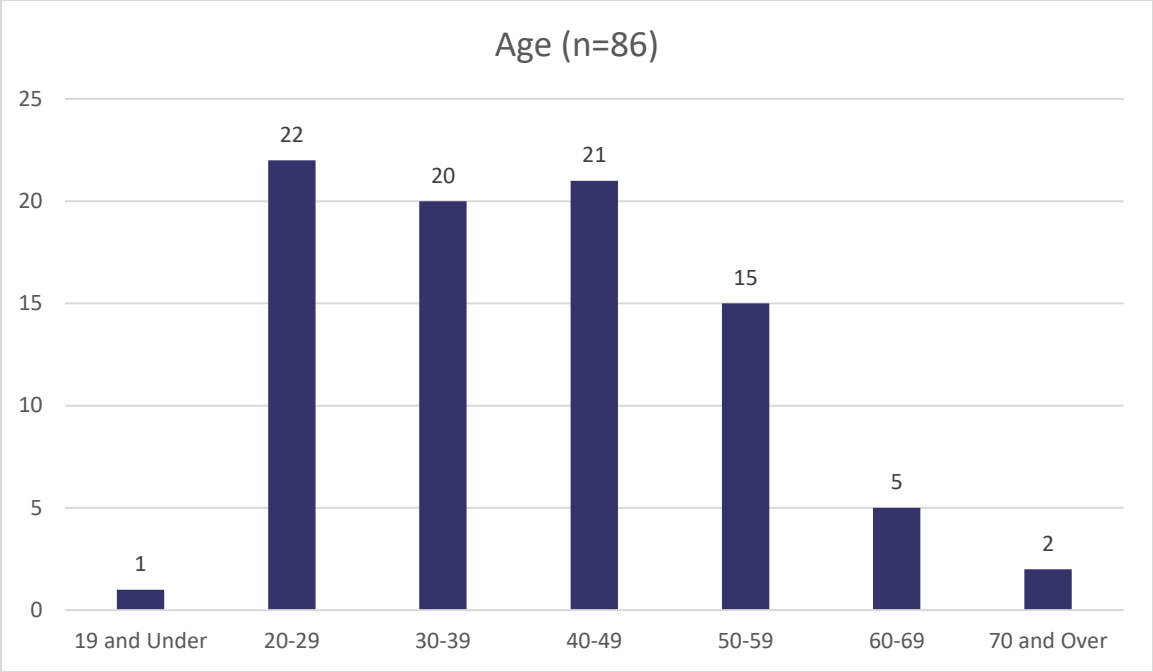
Employment Status at Enrollment

At enrollment, 35 clients (40% of 87 enrollees) reported being employed and 19 clients (22% of enrollees and 54% of employed enrollees) reported being under-employed. 86% of enrollees (75 clients) had neither claimed or exhausted unemployment benefits, while 2% (2 clients) were claiming unemployment benefits and 11% (10 clients) had exhausted unemployment benefits.

Among the 52 clients who were unemployed at enrollment, the length of unemployment was reported by 50 and varied from 2 days to 8 years. 60% of these clients (30 clients) reported being unemployed for a year or less and 46% (23 clients) for 26 weeks or less. The median unemployment period was 27 weeks.

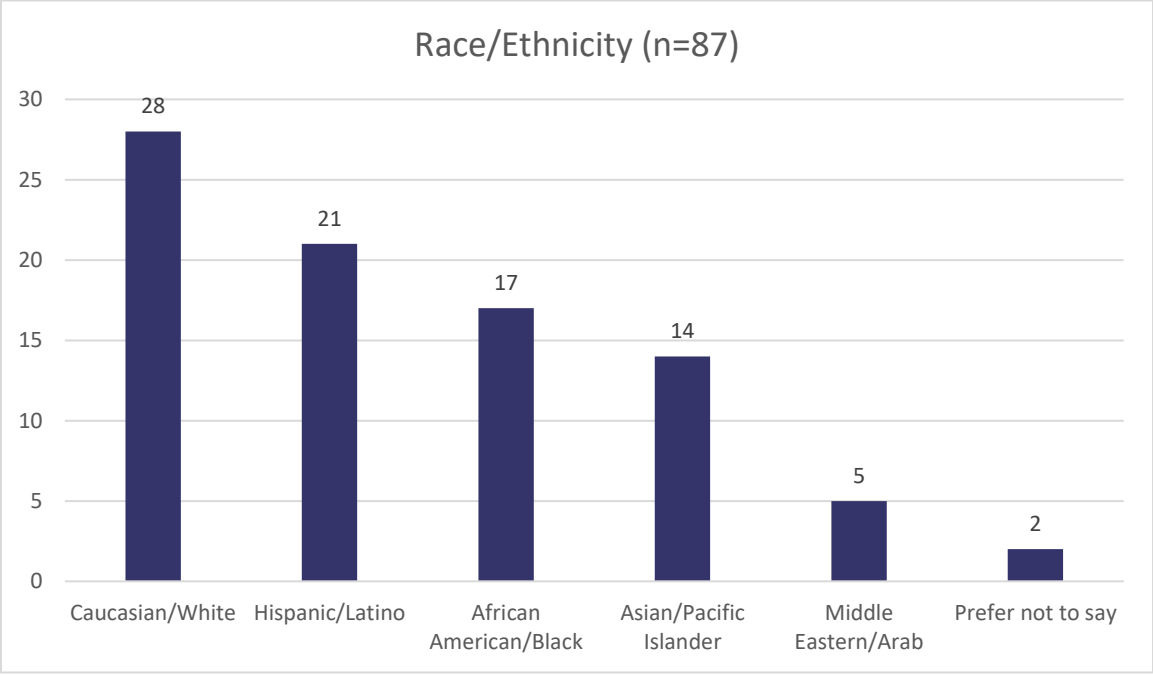
Age

86 of 87 enrollees provided date of birth information. Those participants ranged from 19 to 71 years old at the time of enrollment. 22 of those clients were in their twenties (26%), 21 in their forties (24%), 20 in their thirties (23%), 15 in their fifties (17%).



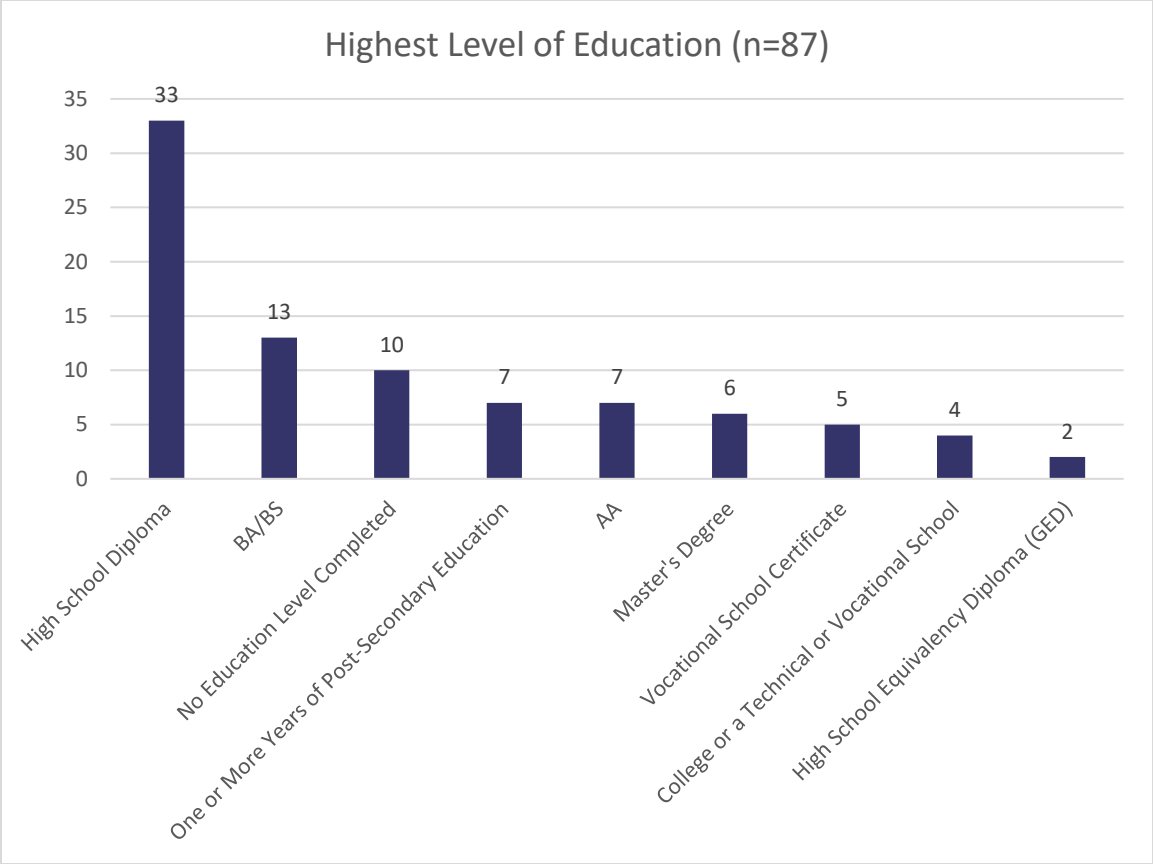
Race/Ethnicity

All 87 enrollees provided race or ethnicity information. Of the participants, the most common race or ethnicity identified was Caucasian/White (28 clients, 32%). The next most reported race or ethnicity was, Hispanic/Latino (21 clients, 24%), followed by African American/Black (17 clients, 20%).



Education

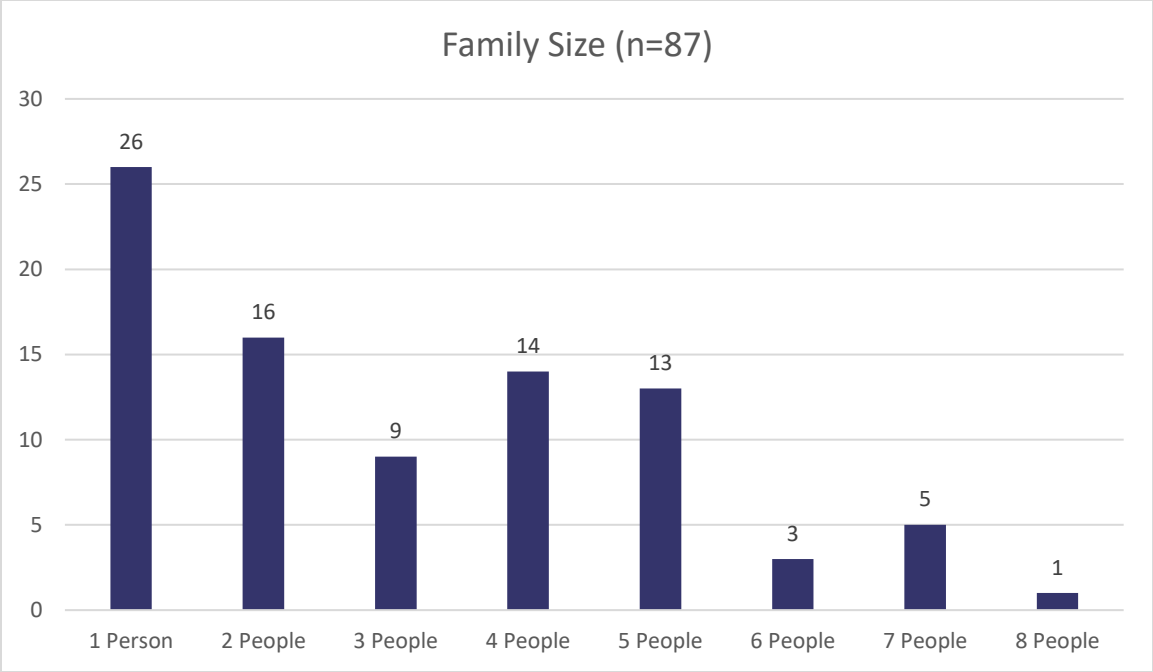
The highest level of education most reported was a high school diploma (38%, 33 clients of 87). The second highest was a BA/BS, reported by 13 clients (15%). 27 clients of 87 (31%) reported being English language learners. 20 clients (23%) reporting being basic skills deficient or having a low literacy level.

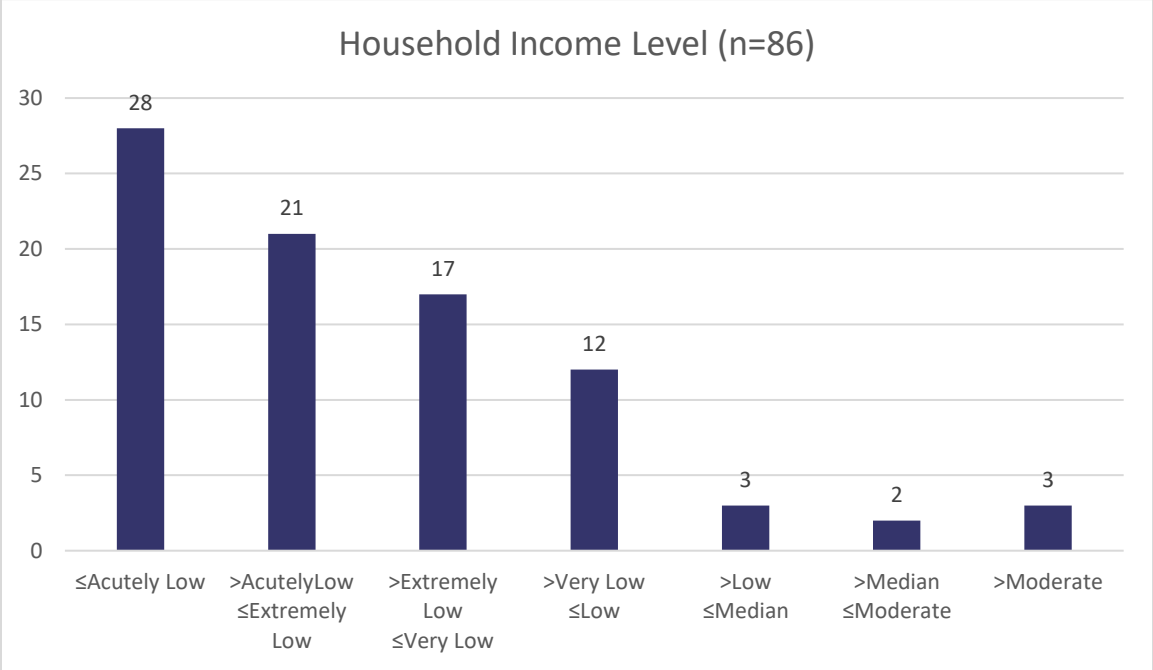


Household Information

The average household size of clients during the reporting period, rounded to the nearest person, was 3 people. There were 26 single-person households represented (30%) and 78 households had 5 people or fewer (90%). The largest client household consisted of 8 people. Annual family income for clients ranged from $0 to $110,000 with a median of $20,000, as reported by 86 of the 87 enrollees.

On December 31, 2021, the California Department of Housing and Community Development issued a memorandum entitled Revised State Income Limits for 2021. The memorandum announced "updated median income and household income levels for acutely low -, extremely low-, very low-, low-, and moderate-income households for California's 58 counties." Based on the income levels for Sacramento County in the memorandum and household income level and size information for the 86 enrollees for whom data was available, 28 enrollees (33% of the 71) were at or below the acutely low income level. 21 enrollees (24%) were above the acutely low income level but at or below the extremely low income level. 17 (20%) were above the extremely low income level but at or below the very low income level. 12 (14%) were above the very low income level but at or below the low income level. A total of 78 clients (91%) were at or below the low income level.



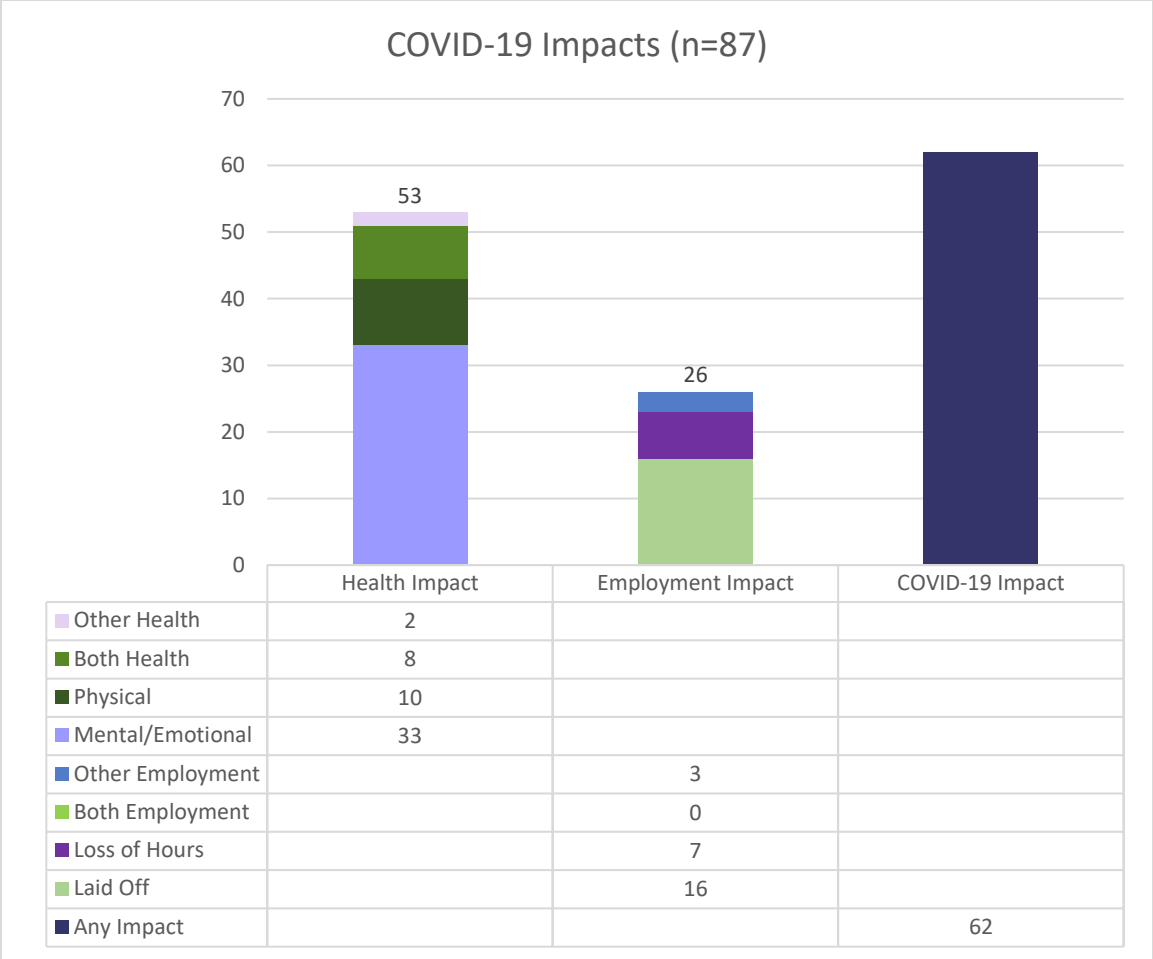


Challenges and Barriers

At enrollment, clients are asked to report on a variety of challenges and barriers. 6 of the 87 clients (7%) reported being homeless, 6 (7%) reported being ex-offenders, 4 (5%) reported being displaced homemakers, 16 (18%) reported being single parents, and 10 (11%) reported cultural barriers.

COVID-19 Pandemic Impacts

62 of the 87 enrollees (71%) reported having either their health or their employment impacted by the COVID-19 pandemic. 26 clients (30% of the overall 87 clients served) reported employment impacts, including 16 (18% of all clients) who were laid off. 53 clients (61% of all clients) reported health impacts.



	Health Impact	Employment Impact	COVID-19 Impact
Other Health	2		
Both Health	8		
Physical	10		
Mental/Emotional	33		
Other Employment		3	
Both Employment		0	
Loss of Hours		7	
Laid Off		16	
Any Impact			62

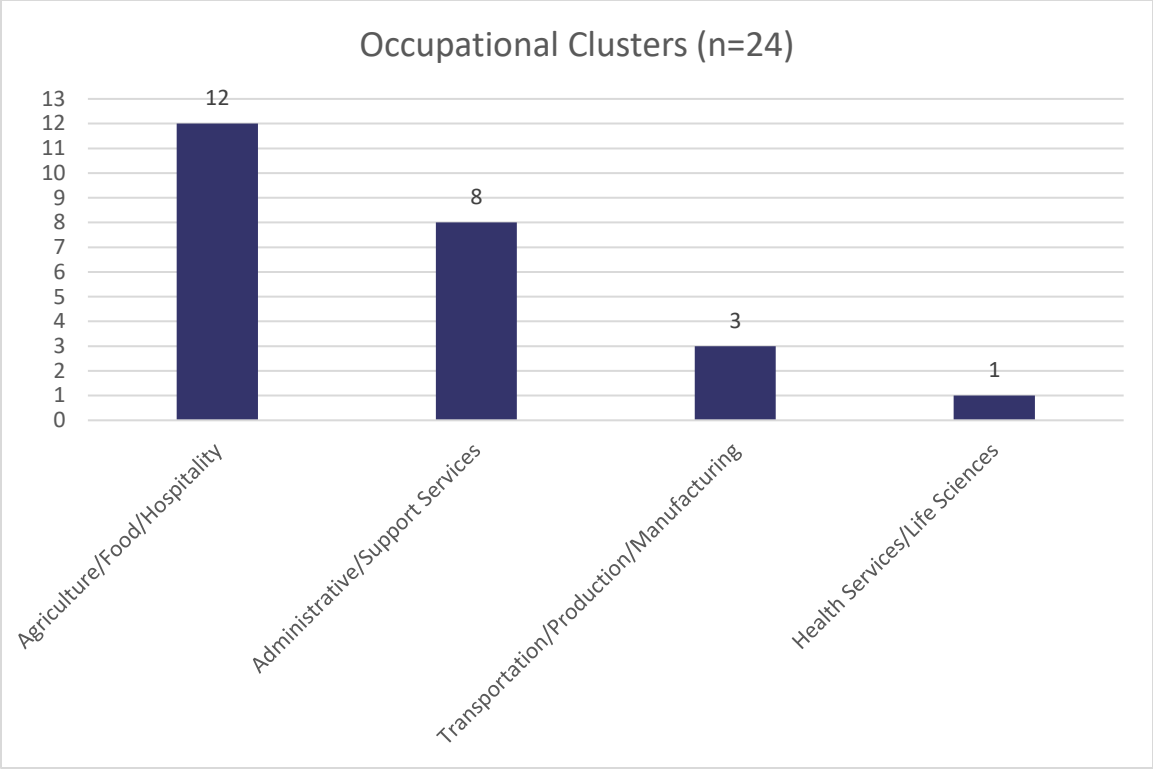
Outcomes

Job Readiness Training Series

Clients are offered the opportunity to participate in a 4-class job readiness training series. Of 87 clients served during the reporting period, 13 (15%) participated in the training series and all 13 had completed every class as of this report's production. 100% of clients who took the first class in the series completed the entire series.

Employment

Of the 56 clients who were no longer active at the time of this report, 24 (43%) reported gaining employment. The shortest time from enrollment to employment was 4 days, which happened twice, and the longest time was 137 days. 11 of the 24 clients (46%) gained employment within 4 weeks of enrollment. The 16 clients were employed in 4 occupational clusters: Agriculture/Food/Hospitality (12 clients, 50%), Administrative/Support Services (8 clients, 33%), Transportation/Production/Manufacturing (3 clients, 13%), and Health Services/Life Sciences (1 client, 4%).



Starting pay rate was reported for 23 of the 24 clients who gained employment. The lowest starting pay rate was $15.00 per hour and the highest was $22.00 an hour. The average starting pay rate was $17.00 an hour and 13 of the 23 starting hourly rates (57%) were at or above that average ($17.00 or more).

Moms Back to Work

Enrollment Data

17 of the overall 87 clients served during the reporting period enrolled in the Moms Back to Work program. 9 of those 17 were actively enrolled when this report was created. Of the 8 clients who were no longer actively enrolled, 4 had gained employment and 4 had dropped out.



Demographic Information

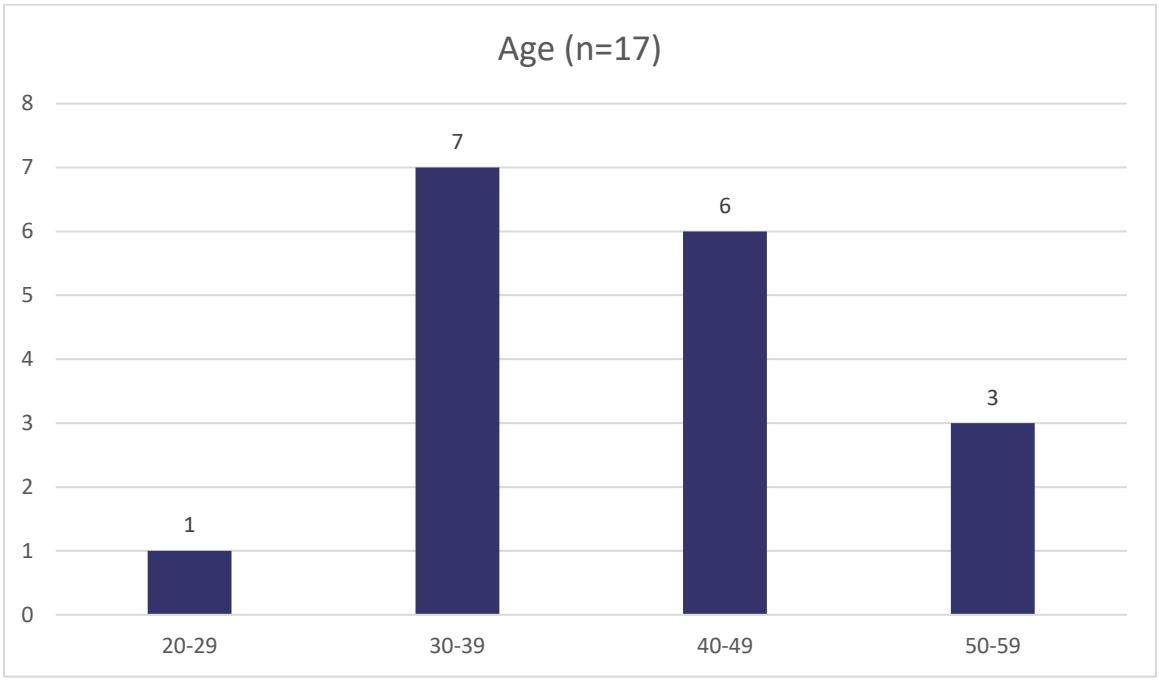
Employment Status at Enrollment

At enrollment, 6 clients of 17 clients in the Moms Back to Work cohort (35%) reported being employed and 4 employed clients (24% of the cohort) reported being under-employed. 82% of the cohort (14 clients) had neither claimed or exhausted unemployment benefits, while 12% (2 clients) were claiming unemployment benefits and 6% (1 client) had exhausted unemployment benefits.

Among the 11 clients who were unemployed at enrollment, the length of unemployment varied from 6 weeks to 8 years. All but 1 client in the cohort was out of work for at least a year.

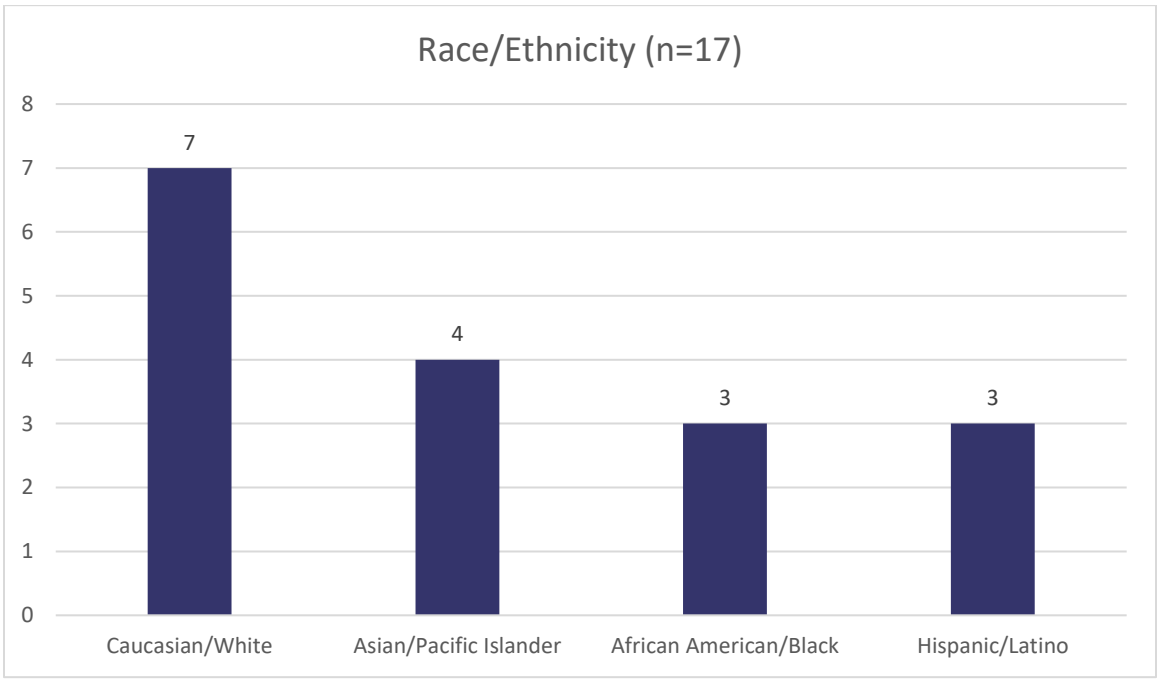
Age

The youngest client in the Moms Back to Work cohort was 28 at enrollment and the oldest was 55. 7 clients in the cohort (41%) were in their thirties, 6 (35%) in their forties, and 3 (18%) in their fifties.



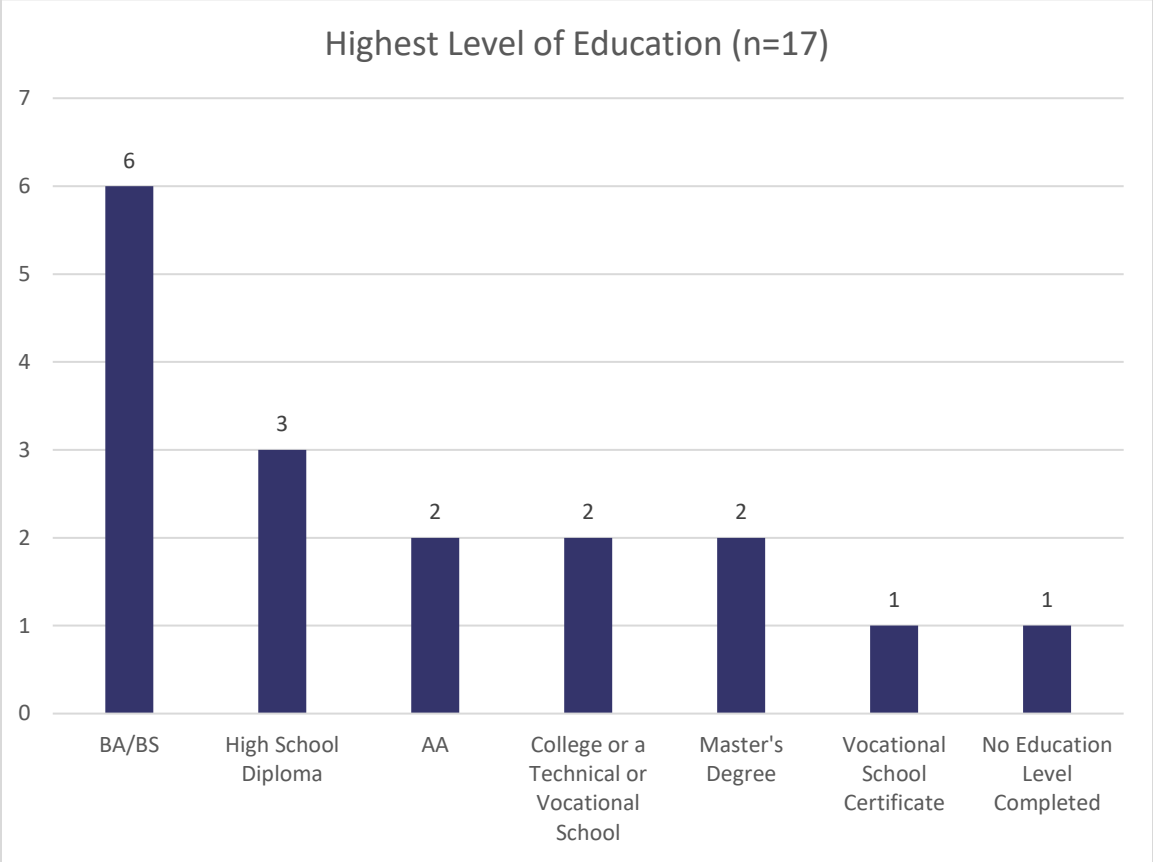
Race/Ethnicity

The most common race or ethnicity reported in the cohort was Caucasian/White (7 clients, 41% of the cohort). 4 clients (24%) reported being Asian/Pacific Islander and 3 each (18%) reported being African American/Black or Hispanic/Latino.



Education

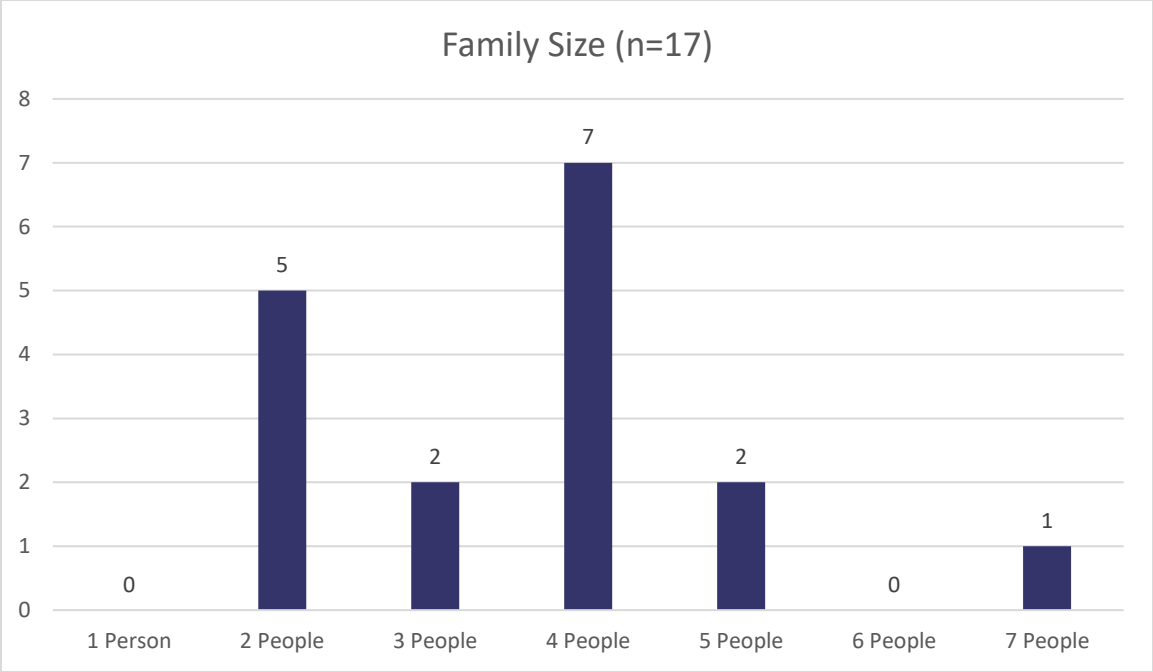
The highest level of education most reported among the 17 clients in the cohort was BA/BS (35%, 6 clients). 4 clients (24%) reported being English language learners and all 4 also reported being basic skills deficient or having a low literacy level.

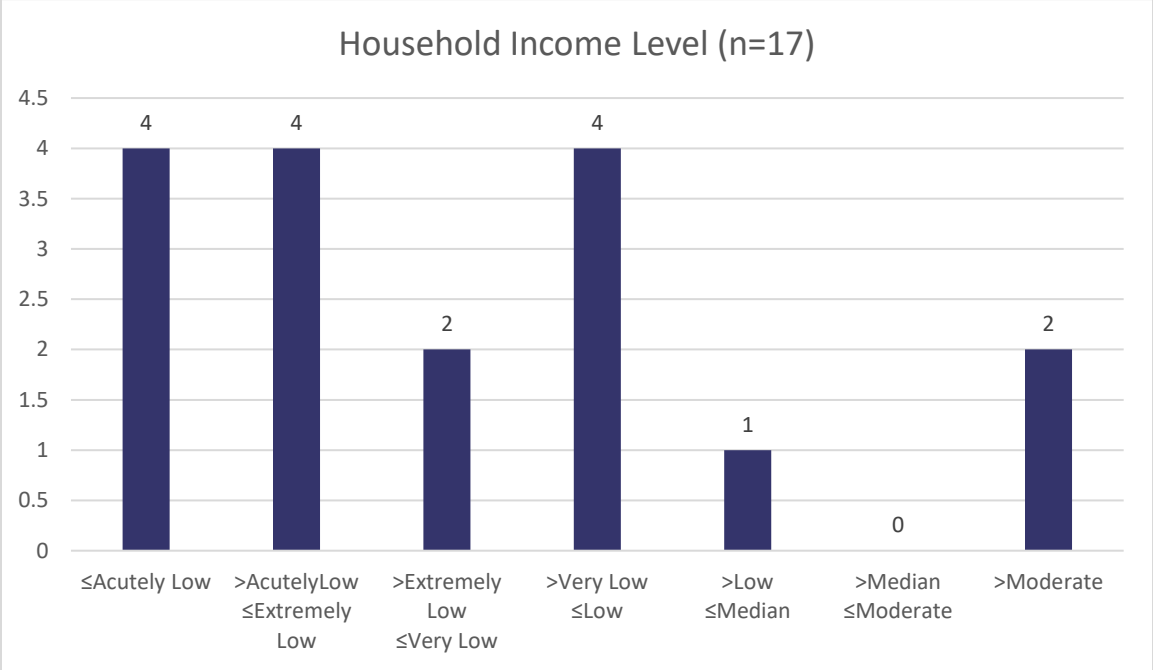


Household Information

The average family size of the cohort during the reporting period, rounded to the nearest person, was 4 people. Family size ranged from 2 to 7 people, with 7 clients (41% of the cohort) in a 4-person family and 5 clients (29%) in a 2-person family. 82% of clients were in a family of 4 or fewer people. Annual family income ranged from $0 to $110,000 with a median of $30,000.

Based on the income levels for Sacramento County in the Revised State Income Limits for 2021 memorandum and household income level and size information for the Moms Back to Work cohort, 4 enrollees (24% of the cohort) were at or below the acutely low income level. 4 enrollees (24%) were above the acutely low income level but at or below the extremely low income level. 2 (12%) were above the extremely low income level but at or below the very low income level. 4 (24%) were above the very low income level but at or below the low income level. A total of 14 clients (82%) were at or below the low income level.





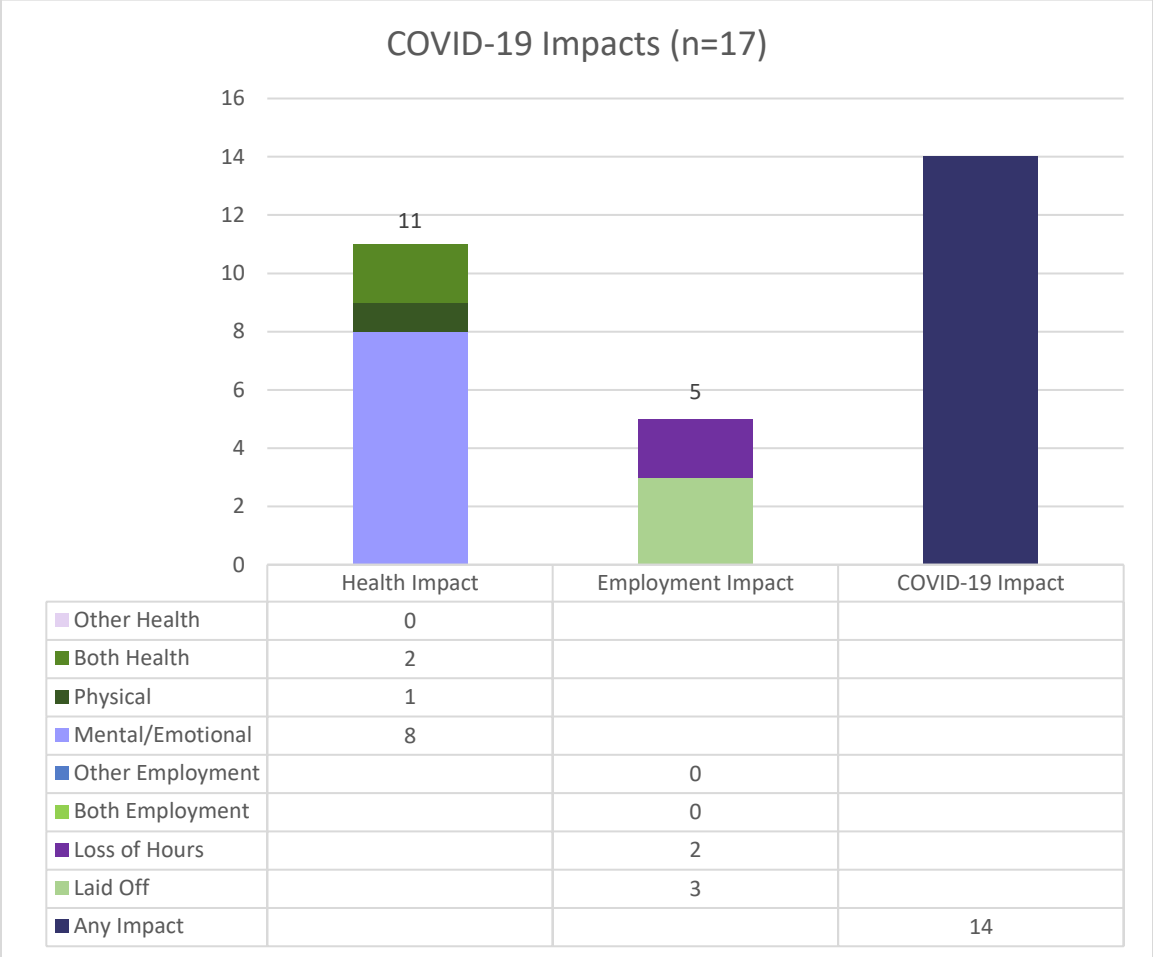
Challenges and Barriers

At enrollment, clients are asked to report on a variety of challenges and barriers. 0 clients (0%) reported being homeless, 0 (0%) reported being ex-offenders, 3 (18%) reported being displaced homemakers, 6 (35%) reported being single parents, and 2 (12%) reported cultural barriers.

COVID-19 Pandemic Impacts

14 of the 17 enrollees in the cohort (82%) reported having either their health or their employment impacted by the COVID-19 pandemic. 5 clients (29% of the overall 17 clients in the cohort) reported

employment impacts, including 3 (18% of the cohort) who were laid off. 11 clients (65% of the cohort) reported health impacts.



	Health Impact	Employment Impact	COVID-19 Impact
Other Health	0		
Both Health	2		
Physical	1		
Mental/Emotional	8		
Other Employment		0	
Both Employment		0	
Loss of Hours		2	
Laid Off		3	
Any Impact			14

Outcomes

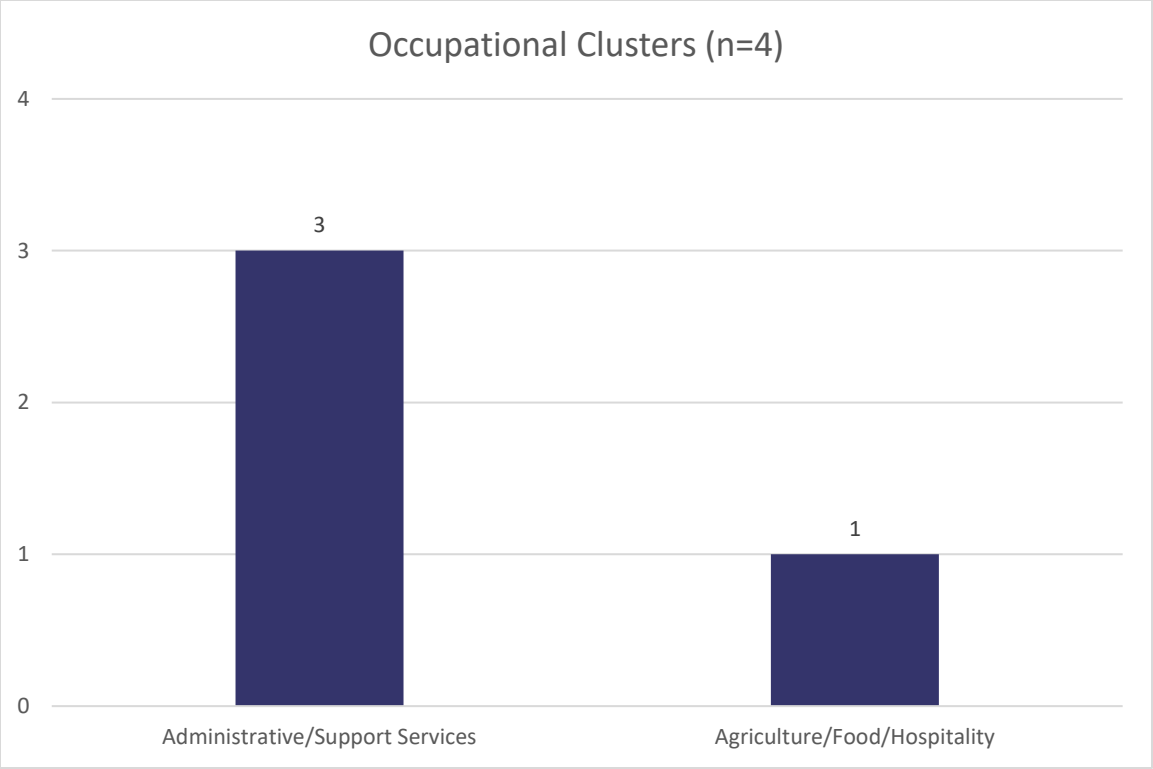
Job Readiness Training Series

Of the 17 clients in the Moms Back to Work cohort, 12 (71%) participated in the 4-class Job Readiness Training Series and all 12 (100%) completed the series.



Employment

4 of 8 clients who were not active as of this report's creation had gained employment. 1 client took 4 days to gain employment while the others each between 6 and 11 weeks. 3 were employed in the Administrative/Support Services occupational cluster; the other was employed in the Agriculture/Food/Hospital occupational cluster.



The lowest starting pay rate was $16.75 per hour and the highest was $19.15 an hour. The average starting pay rate was $18.23 an hour and 3 of the 4 starting hourly rates (75%) were $18.00 or more.

Program Impact

Personal Anecdotes submitted by program participants.

Carri Takehara 06/16/2022

I want to thank the Folsom Cordova Community Partnership for helping me and my daughter through a life changing time in my life. I have been working with Madeine Gore. She has been a gem helping me get job ready and guiding me in the right direction. I am truly grateful for all of the resources shas has given to me. Thank you also to Edith Pacheco for providing the Job Readiness Series.

Benjamin MacRae 06/17/2022

To whom it may concern,

I am writing this to share my experience with the Folsom Cordova Community Partnership. When I contacted them they were quick to get me started with a counselor. I have had the pleasure of communicating with two of their counselors, one who left for maternity leave. Both have been very friendly and helpful.

As a person who has struggled with anxiety and depression for most of my life, I have found their patience and understanding very helpful. They have made suggestions of how to deal with anxiety when it comes to interviews, and other advice to deal with rejection if I am not able to get the job.

They have worked patiently with me, working with me as I struggle to maintain my emotional energy through this difficult process. They have offered encouragement and a friendly ear that helps me keep pushing forward. They have also helped me improve my resume and other aspects of my job search so that my chances of being noticed and hired has improved.

I am glad that this program exists, and hope that it continues long into the future. There will always be people like me. People who struggle with various issues that requires gentle guidance that leads a person to a better future. Please consider continuing funding to the programs provided by the Folsom Cordova Community Partnership. It is an invaluable program that helps our community become stronger.

Thank you for your time, I hope that you have a wonderful day!

Shoghik Zakaryan 06/16/2022

As a resident of Rancho Cordova, CA, I have had a great chance to be involved in Moms Back To Work 2021-2022 program by Folsom Cordova Community Partnership. After very hard times of the recent couple years, life got more stressful than before. Having a baby in that same time can tell even more. SO, being in FCCP helpful and friendly family can be blessing for everyone. Thanks to them, you amazingly get results depending on what you need; learning and/or improving wise skills of job searching, resume building, being prepared for interviews, improving qualities how to be and/or remain a demanded worker or team player, and how to always communicate effectively in the workplace. After all, they even pay you. Also, everyone can continue to be connected to them after the workshops in order to get all the goals done, such as getting a great resume and finding a good job. Big appreciations to this team, Edith Pacheco and Madeline Gore!

Thank you!

With respects,

Shoghik Zakaryan.

Kesha Harris 06/17/2022

Investing In My Future - Again

I was elated to join a network of professionals who were relatable, knowledgeable and compassionate, all while providing one on one support. Re-entering the workforce was mapped out with clear intentions and my resume was analyzed and critiqued to perfection. I was impressed with the depth of resources

provided such as a brand new laptop and tablet. I truly believe the staff of the RC WRP (Rancho Cordova Work Force Recovery Program) has equipped me with the tools to obtain my next career.

- K. Harris

GENERAL ASSEMBLY

Overview

General Assembly (GA) is partnering with the City of Rancho Cordova to offer our 12 week Software Engineering Immersive for residents of Rancho Cordova. During our 480 hour Software Engineering Immersive program, students build a full portfolio of work exemplifying their coding skills, receive 1:1 career coaching and job placement support which continues beyond graduation until they have a job. The most common job title for graduates of this program is Entry Level Software Engineer. Students began the course on Monday March 28, 2022 and graduated on Tuesday June 21, 2022.

Cohort Launch

General Assembly kicked off the cohort with 18 students. There was some attrition in the first few weeks due to unforeseen life circumstances, the academic rigor of the program, and academic integrity which resulted in 7 students withdrawing from the course. Towards the last month of the course, we saw one additional withdrawal and one medical leave with a total of 9 program graduates.

Cohort Graduation and Outcomes

The cohort graduated on Tuesday June 21st with 9 students submitting and presenting their final presentations. For their final Capstone projects, our Rancho Cordova learners submitted a range of projects that showcased the programming skills that they've learned over the 12 weeks within the context of their own interests and passions, which you can see listed below.

Post graduation, all graduates will continue to work closely with their outcomes coach with a focus on finding a tech related role. GA's outcomes coaching is robust and includes individualized check-ins with their coach as well as required job search activities. All are looking forward to attending the Rancho Cordova/GSEC sponsored networking event on July 20th as well.

With that said, we are excited to share that our first graduate found employment at 5 days from graduation. Graduate accepted a Junior Full Stack Developer role at Synergex, a company based in Rancho Cordova.

Student Capstone Projects:

Project Title
Vintage Vintner: A website and mobile application based e-commerce wine selection and order site.
Code-Room: An application to save and share code snippets and solutions.
Garden Planner: A tool that helps you plan your garden before you plant.
The Transaction Tracker: a one-stop portal for both agents and home-buyers to keep track of deadlines, pending tasks, and other essential particulars of the month-long tornado of activity that is the escrow process.
TeamsPlan:A personalized dashboard for coaches to upload their practice plans for their teams.
This app allows a viewer to enter a city by name and the app will call an API fromOpen Brewery DB. The app will return all breweries in the dataset with the city entered.
Top Rated Restaurants: This app is a place where users can find top rated restaurants by various cuisines and top reviews.
An application to jump start events and build attendance.
Team Up: An app where software engineers can share their interview questions to help others prepare for their interviews.

Course Feedback

General Assembly conducts weekly course surveys with all students to understand comfort with course material, receive feedback on instruction and coaching quality and get a general temperature check on where students are. This allows the GA team to continuously iterate and adjust the classroom and learning environment to allow students to thrive.

During the last week of the course, all students complete an End of Course survey where they provide numeric ratings of their overall course experience and provide additional comments to support their ratings. Overall, the instructional and career coaching teams received high ratings which included the following feedback below:

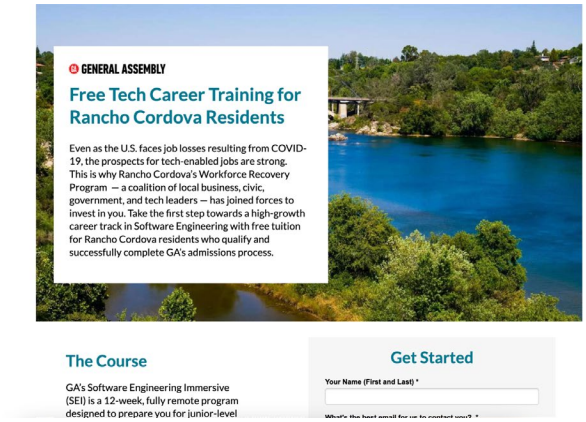
- *"I've already recommended the course to my sister and a couple friends. After takingthe course, I can see how a software engineering bootcamp at GA is a solid investment with a high return on your money and time."*
- *"I felt prepared to start an entry level position as (a) software engineer."*
- *"If the course was being offered for free by the city then I would highly recommend it 10/10. 15k is a steep price for a lot of people."*
- *"Wow. I learned so much from Outcomes! I am confident that my Outcomes coach will help me find a job after this course."*
- *"A student told me that they took another bootcamp with outcomes training before this, and the GA outcomes training was leagues better than the previous boot camp."*

In addition, six graduates also indicated in the survey that they would be interested in **o**ming back to speak to a future class as an alum and/or being a TA for a course or immersive.

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All Program Data

Website statistics



- **1,475** views of the website
- **945** unique visitors to the website
- **229** submitted applications total (30 of those are not qualified based on geography)
- **24.23%** of unique visitors to the website submit an application (this is great! On average for other programs we see this number at ~15%)

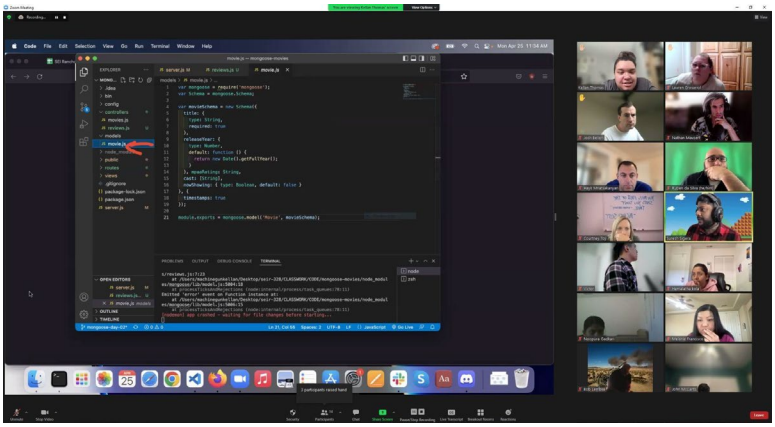
The General Assembly admissions process

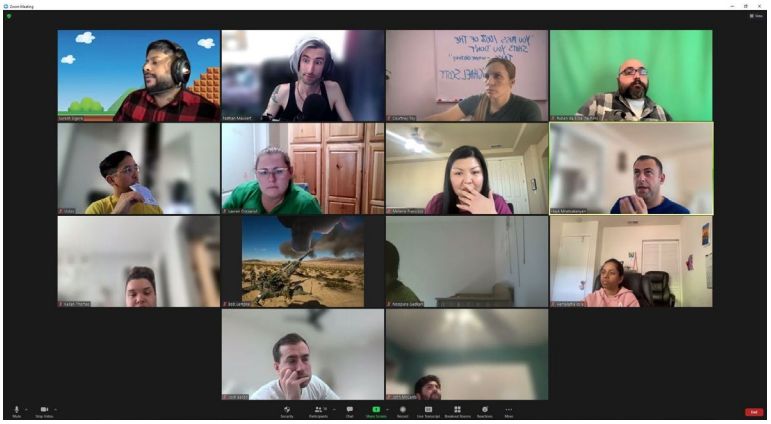
During the GA admissions process, candidates work with a GA Admissions Producer to ensure that the program meets their career goals and that they fully understand the program requirements after which they move on to a self-led admissions task followed by a behavioral interview. The Software Engineering Immersive is an intensive training program with job support that requires students to participate in 480 hours of training, plus additional time on homework, projects, and the job search.

For GA's project with Rancho Cordova, our admissions team conducted:

- **178** phone calls/emails to students who submitted applications
- **33 interviews** with students (so far) moved to the admissions task
  - *Note: This is a normal attrition rate from first phone call to interview, taking into consideration the intensity of the program, both in time commitment and curriculum*
- Applications were received between October 2021 and March 2022

Cohort Launch





Who are the students? What GA Instructor team is saying

“Great set of students, highly engaged with algorithms which is rare. A couple of students are really going above and beyond with their research and homework”

“They try to figure out problems on their own before asking for help”

Cohort Demographics
Anonymized - 8 learners shared demographic information

Main Category	Category	# in cohort
Racial Identity	AA or Black	0
	White	3
	American Indian, Native American, or Alaska Native	0
	Prefer Not to Answer	2
	Asian	2
	Other	1
Gender Identity	Male	4
	Female	4
	No Response	0
Veteran Status	Active Duty/Veteran	1
Education Level	High School	
	Some College	3
	Associate Degree	
	Bachelors	4
	Graduate or Professional Degree	

	Other	1
Previous Employment Status	Employed full-time (>32 hours/week)	1
	Self-Employed	2
	Employed freelance or independent contractor	2
	Unemployed	1
	Full-Time Parent	2
Enrollment Reason	Changing careers	6
	Becoming a freelancer	1
	Launching a new startup and need to learn these skills	1

Workforce Development Program

Final Report – Updated 6/17/2022

Executive Summary

DP Global Solutions' Workforce Development Program was funded as a Pilot Run to train and certify five to six City of Rancho Cordova Residents in Amazon Webservices (AWS) Practitioner Certification.

A total of 11 City Residents enrolled in the program. Seven participants of the program successfully completed the training program and five passed the highly desirable Amazon Webservices (AWS) Practitioner Certification. The greater joy is that two of the participants successfully secured employment in the technology field. Two participants requested an extension to complete the AWS Certificate, and four participants withdrew from the program due to personal matters. Those students would like to enroll in the next cohort of eager technology students.

We have received an overwhelming response from the community and 22+ residents have already registered for the next training. We are requesting the next round of funding to serve the newly registered community members for the summer 2022 session.

Program Details

DP Global Solutions' Workforce Development Program began a journey to provide a 12-week Amazon Webservices (AWS) Practitioner Certification Training and we are now pleased to present to you the participants at the close of our Pilot Run. Because of this program, participants gained a deep understanding of AWS Cloud concepts, AWS services, security, and data architecture. They received support and resources to help prepare them for the Amazon Web Services (AWS) Practitioner Certification examination. Our mentors continue to provide ongoing support as participants navigate and advance in their careers. This level of achievement validates Cloud fluency and foundational AWS knowledge.

Throughout the Workforce Development Program, we have built a strong network of community leaders, educators, as well as for-profit and non-profit employers who endorse our program and support our efforts in serving a diverse community. These organizations attended our events and continue to contribute to the success of this program and its participants.

We are proud to have served participants from an array of cultures, genders, ages and areas of education. Some participants were unemployed, and others were employed in jobs ranging from automotive technician to the corporate workplace.

DP Global Solutions Workforce Development Program celebrated with a Graduation Ceremony on April 14, 2022, at the Rancho Cordova City Hall. We were joined by City Council Member, Garrett Gateway who awarded the certificates, Chamber President, Diann Rodgers, future participants, current class members, Folsom Lake College Dean Brian Robinson and Uday Katakam, our Guest Speaker.

Measurable Outcomes

Program Milestone Summary Statistics:

- 100% Participants felt this program helped them upskill for a career in technology.
- 100% felt this program is something the City should continue to provide for others who are looking to upskill in a career in data analytics.
- 100% of participants said having my City sponsor a program like this makes me feel my City is invested in its citizen's future.
- 70% of participants passed the AWS Certification.
- 40% (2/5) of those who achieved Certification secured new jobs.

Next Steps

City Career Fair helped the community to recognize the program and received 22 members express their intent to pursue the program in the summer of 2022 along with the four applicants who were dropped from the Pilot Run. We would like to launch the next cohort in July 2022.

Student Testimonials

Several of our students offered to tell their stories, which we proudly share with you:

gained certification and was hired as a Software Developer.

I'm a recent graduate from UC San Diego. For the past few months, I took part in the DP Global Solutions AWS Certification Program. I am happy to say, thanks to this program I was able to achieve my AWS Cloud Practitioner Certification. I'm grateful I had the opportunity to participate in this program as it enabled me to gain a better understanding of Cloud computing and, in general, to increase my skillset. Since taking part in this program I have started working as a Software Engineer. As such, my main goal for the future is to continue learning about different technologies so I can further grow as a Developer. Thank you again to DP Global Solutions for this opportunity to learn about the different resources AWS has to offer. And congratulations to all my fellow peers who have completed this program as well."

gained certification and was hired as a Cloud Administrator. She is advancing her skills to achieve career growth in Cloud Computing and Engineering.

"I am currently working as Cloud Administrator and continually learning. This certificate will open more doors for opportunities and for career growth. AWS certification is a great introduction to the Cloud environment."

is preparing for interviews and his future goal is to become a Cloud Security Engineer.

". I'm a California State University Sacramento student. I participated in the DP Global AWS Cloud Practitioner course, and thanks to them I passed my certification test. This certification means a lot to me because it opened my eyes to the vast opportunities available in Cloud computing and gave me a foot in the door to pursue those opportunities. I will use the certification as a springboard to help me move further in my tech career. I will look into more AWS courses to further my knowledge and skillset. I am currently working towards finishing my degree and securing an internship so that I can combine my certifications and degree with real world experience and further my career. My goal for the future is to become a Cloud Security Engineer. Thanks tExo DP Global's AWS course, I am well on my way."

preparing to re-enter the workforce as an Engineer.

"I'm a stay-at-home mom, taking care of my two boys. I am currently managing their schedule and our home finances. I'm the first Immigrant in our family to move to the USA. I have a Bachelor's Degree in Engineering, but couldn't pursue my career due to not having a work permit. Now, with my Green Card I am hoping to start my career back. As part of my plans to restart my career, I was looking to educate myself with the latest technologies. I heard about the AWS program being provided by DP Global Solutions. It helped me in understanding the Cloud technology. Being Certified in AWS will hopefully get me back to the corporate world. I am planning to use your career support program to build my resume and start a new position."

graduating from college this Summer and applying for a career in Information Technology.

Vadim, an Automotive Technician, is looking to advance in the field of Technology. He plans on taking more of the AWS classes. He is currently A+ certified, has achieved his AWS certificate, previously owned a PC business for computer repairs, and is open to opportunities in Cloud Computing and/or as a System Administrator.

Conclusion

AWS certification helps organizations identify and develop talent with critical knowledge related to implementing Cloud initiatives. We have proven ourselves to be more than capable and can provide similar programs supporting 20 or more participants. We will continue providing job readiness and certificate training programs in areas of Amazon Web Services (AWS), cybersecurity, and software quality assurance. In retrospect, to improve attendance and for those who may not be able to engage more than four days per week, we will provide additional trainings over the weekends. We will improve the attrition rate by adding accountability measures. In order to better design, customize the program, and meet the requirements of the local region, additional introductions to local employers are a priority.

We have ambitious goals to expand this Workforce Development Programs to reach more individuals who can benefit from this enhancement to their education. We intend to provide additional training in the areas of cybersecurity, Cloud computing and software quality assurance. We will mentor and prepare a diverse highly skilled talent pool to meet the needs of the local region. This will ultimately empower the communities and help meet the needs of all employers in the area.

The City of Rancho Cordova's marketing launch, Career Skills Expo, brought a great deal of interest to our program. We currently have an active list of 22 Rancho Cordova residents who have applied and are waiting for our next group to begin. We request City funding for the next cohort of 22 interested residents to launch the program in Summer 2022. Enclosed in this report is a detailed list of participants from our Pilot Run which successfully concluded on April 14, 2022. At this time, we request that phase three funding be released per our Contract. Attached are our expense receipts.

We are grateful for the support and encouragement we have received from the City Council Members and the community at large.

Approved by:
Surender Devarapalli,
CEO, DP Global Solutions

Submitted by:
Krysta Malonson,
Diversity & Inclusion Director, DP Global Solutions

Participant Demographics:

What is your race/ethnicity?	What is your gender?	Are you employed or looking for work?	How did your income change during the program?	Did COVID-19 affect your employment status?
Asian Vietnamese and White	Female	Yes, I was hired at Tesla during the program.	Current wage $125,000 annually	Yes, when COVID hit I was a paid intern for a company in San Diego. The company did not offer remote work and I had to move home for my safety.
Asian Indian	Female	Yes, I am looking for work.	No change	No
White	Female	Yes, I am currently employed.	No change	No
White	Male	Yes, I am currently employed.	No change	No
African American/Black	Male	Yes, I am currently employed.	Expecting a wage increase in July 2022	No
Asian/ Southeast Asian	Male	Yes, I was hired at Solidigm during the program.	Wage increased from 85,000 to 95,000 annually	No, but my job search was challenging due to companies offering fewer openings for new graduates and company budgets being affected by COVID.
Hispanic	Male	Yes, I am currently looking for work.	No change	Yes, AWS certification was important because most services switched to an online platform.

RANCHO CORDOVA CHAMBER OF COMMERCE

Summary of FY 2021-2022
Rancho Cordova Area Chamber Business Retention Efforts

The Rancho Cordova Area Chamber team has dedicated time and resources to support our small business community for the past year aggressively. Our initial focus was on recovery from the pandemic, and we tested an array of projects. Much has been discovered. As we move out of recovery and into sustainability, we are eager to take the lessons learned and develop relevant and practical tools and resources to support local business growth and retention. Listed here are some successes and lessons learned over the past ten months.

PPE Distribution (January 2022)

- 325 local businesses received
  - 16,000 N95 Masks
  - 20,000 Surgical masks as well as
  - Sanitizer, and
  - COVID 19 testing kits
- Media coverage was significant and unexpected. This effort resulted in stories calling out "why other chambers weren't taking advantage of this free program?" and highlighted the vast number of resources warehoused and not distributed.

Connecting with minority and non-English speaking business owners

As Rancho Cordova is home to hundreds of businesses owned or operated by minorities and those for whom English is not their first language, it is critical to be creative, to develop, test, and engage our minority business community where they are.

- *Chamber collaboration with MBARK (Minority Business Assistance Recovery & Kickstart)*
  - **Identify minority-owned businesses clusters** within specific areas of the City
  - **Host professional business walks** to connect face-to-face asking pre-established questions of minority business owners and offering support with the challenges of running a successful business. At this point,
    - 300 businesses identified (all received letters & postcards informing them of our outreach)
    - Nearly 300 bags of business-specific materials distributed
    - Direct interaction with at least 70
    - In-language professionals are available to engage as necessary (Spanish, Russian, and various Asian languages)

    Notably, local traffic issues and hiring challenges were the problems facing most of those contacted.
  - **Webinars** (curated by MBARK) beginning with
    - Access to Capital
    - Managing Cashflow

Shop Local, Support Local Efforts (RCity App)

RCity is Rancho Cordova's shop local app that encourages users to shop and thus earn and spend stars at local businesses. The chamber staff meets regularly with Colu, the app developers, to keep app information updated and discuss marketing, trends, and app operation. Upcoming marketing efforts will encourage users to redeem their stars and expand the number of redeeming locations.

- Numbers:
  - 1,181 registered users
  - 184 participating businesses
  - 20 redeeming businesses

  (There are approximately $26,000 in stars held by customers for redemption)
- Top sites for earning stars (based on transactions):
  - Chick Fil A
  - BurgerIM
  - J.J Pfister Distilling
- Top sites for star redemption (based on transactions)
  - BurgerIM
  - Straw Hat Pizza
  - First response Phone repair

Disaster Preparedness

As we researched ways to identify and engage in planning for future disasters (small, significant, local, regional, industry-specific, etc.), we learned the City is developing a Climate Change Action Plan. We were excited to find how much this work parallels our objectives and greatly assisted us in narrowing down our focus. While the mission of the Action Plan may come from a different perspective, the desire and the need to assess business vulnerabilities must be part of the conversation. Our focus now,

- **Fire** – the threat to work sites, access to resources, impact on supply chain
- **Heat** – the threat to employees, impact on product and services, logistics

It is evident the voice of business can and should contribute to the development of the Action Plan.

Resources

Homelessness, Resources, & Referrals

This issue is front and center with our small business community and continues to grow.

- The Chamber produced an **Employee Quick Reference Guide** listing information for front-of-house employees who encounter situations involving homeless individuals during their work shifts.

- The development of this guide was done in **collaboration with RC PD**. Considerations are in place for the best approach to distributing the guide and translating them into different languages. This reference guide will be part of a **Business Toolkit**, including resources the Chamber and City can offer to support our business community.
- The Chamber launched a **Critical Business Resources Newsletter** focused on providing applicable resources and business news updates
  - Relevant webinars and podcasts
  - updates on tax news and regulation compliance
  - local bid opportunities with the City of Rancho Cordova, Sacramento County, and SMUD
- the Chamber is curating an **online catalog of webinars and podcasts** to complement the Business newsletter and is readily available on the Chamber website (other locations are under consideration). This again demonstrates the value of collaboration.
  Topics do and will include
  - tax and regulation updates
  - HR training
  - business plan development
  - access to capital
  - mentoring availability

Economic Gardening

Much time and energy are focused on small and startup businesses. Tier two growth companies with more than five employees, revenue between $1 million & $50 million must be a significant part of our business retention efforts. These are those businesses that may go unnoticed yet are essential to the economic health of our community; when the stipulation that a significant percentage of revenue must be generated from outside Rancho Cordova, the criteria for the **Economic Gardening** program is met.

The Chamber and Economic Gardening professionals are recruiting from a list of nearly 200 Rancho Cordova businesses and creating the first cohort of four or five companies that will benefit from the program. Services include how to

- Identify market trends, potential competitors, and previously unknown resources
- Map geographic areas for targeted marketing
- Raise visibility in search engines and increase web traffic
- Track websites, blogs, and online communities to better understand competitors as well as current and potential customers

Education – future planning

With nearly 50% of older millennials regretting their career choice and 86% percent of teens and young adults considering "Social Media Influencer" as a career path, the need for career exploration and education is critical to the future of our children and our business community. The lack of resources in junior high and high schools has led to a talent and skills shortage, especially in the fastest-growing sectors, such as construction, manufacturing, and health care.

We explored a range of organizations and programs to offer career readiness programs and will present our findings shortly. Considering access to the wide variety of business sectors in Rancho Cordova, there is a wealth of knowledge and talent to bring awareness of future careers available to the young people of our area. Focusing on high-need areas like ag-tech, life sciences, technology, advanced manufacturing, and construction will feed the pipeline for Rancho Cordova and the added benefit of supporting the greater Sacramento region with kids from Rancho Cordova.

Lessons learned

- In-language tools are well received. We need to identify existing programs (City or Chamber or?) information, training tools (webinars, etc.) ideal for translation.
- We need both broad and very targeted programs and materials—small, specific, and in-language.
- Small-dollar grants are no longer an effective carrot for many small businesses. Requirements are challenging when balanced against the time and materials needed to apply.
- Earlier or simpler engagement – don't assume business owners are current or knowledgeable about basic government rules & regulations – the reason is less critical than resolution (for a wide variety of reasons).
- The value of collaboration with MBARK, BBB, Economic Gardening, etc.
- There is a need for cultural education between ethnicities within the business community.
- The value of a strong shop local campaign – beyond RCity, demonstrating how critical the small, local business community is to Rancho (make the tax $ for H&R connection).
- Work to carefully distinguish between our audiences and communication efforts – employers, employees, business owners, property managers, industry segments, etc.

The Chamber team looks forward to continuing this work on behalf of the business community within the City of Rancho Cordova.

Respectfully submitted,

Diann H. Rogers
President & CEO

Studio T Arts & Entertainment
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Side Hustle Academy

Youth/Young Adult Training Cohort: Working with professionals in the industry 2-4 days per week, with a minimum of 2 hours each day.

- High school - College age: (9) Students: Nakaana *(rancho)*, Leah, Hannah, Lance, Berenis, Angelina *(rancho)*
- Elementary - Middle School: (4) Students: Teddy *(rancho)*, Flynn *(rancho)*, India *(rancho)*, Deja *(rancho)*
- Adult: (3) Tyrone *(rancho)*, Marshay *(rancho)*, Jacqueline

Soft skills:

- Client communication
- Punctuality & Responsibility
- Organization, Attention to detail
- Teamwork, Social skills
- Time management, Multitasking
- Strategic thinking, Problem solving
- Innovation, Excellence in content creation
- Cultural awareness and sensitivity

Hard skills:

Canva, After Effects, Premiere Pro, Davinci Resolve, Google Sheets
BlackMagic Pocket Cinema 6k operations, Canon 80D operations, Sigma 18-35mm f1.4 operations, Operating Systems, Mavic Air 2s

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Businesses Assisted: 17 Businesses trained

- The Urban Herb *(rancho)* - 6 weeks of training, 1 Pitch video @ 2 hour
- Royal Reign *(rancho)* - 6 weeks of training, 1 Pitch video @ 2 hour
- TK's Creations *(rancho)* - 6 weeks of training, 1 Pitch video @ 2 hour
- Generational Global Gardens *(rancho)* - 6 weeks of training, 1 Pitch video @ 2 hour
- Ascension Consulting *(rancho)* - 6 weeks of training, 1 Pitch video @ 2 hour
- Thinking Like A CEO *(rancho)* - 6 weeks of training, 1 Pitch video @ 2 hour
- Unity of Sacramento - 6 weeks of training, 8 videos @ 1 hour ea
- Creed22Consulting - 11 Videos Created, Professional headshots taken
- Blogaboutitall - 18 Videos Created
- PantryOverflow - 10 Videos Created
- PatriceHill - 11 Videos Created, 11 Social media posts
- CocoQueendom - 18 Videos, 18 Social media posts
- Popin' Pete - 30 Videos Created, Website, Branding, Patreon
- Gorilla Learning Institute - 1 Social Media Marketing video
- 4 Spheres Initiative - 1 Website introduction video
- Hello Puddin - Creative Marketing Campaign, Kickstarter Campaign
- How To Bridge The Gap - Sizzle Reel, photography

Training Dates: July 2021 - Present

- **Topics Covered:** Branding, Marketing, Social Media Engagement, Community Building, Promotion, Creating Videos, Growing Your Digital Presence, Basics of Pitching, Networking & Collaboration, Brand Ambassadorship, Website Promotion, Influencer Relationship Building.

Work Samples:

- Creed 22 Consulting: If You're Overwhelmed, Try this...
- Gorilla Learning Institute: Web Intro

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WOMEN IN DATA

Optimal Pathways for Workforce Transformation at Rancho Cordova

Final Presentation

contact@womenindata.org
@womenindataorg
www.womenindata.org

Thank You!

RANCHO CORDOVA
CALIFORNIA

Meet the Team Lead

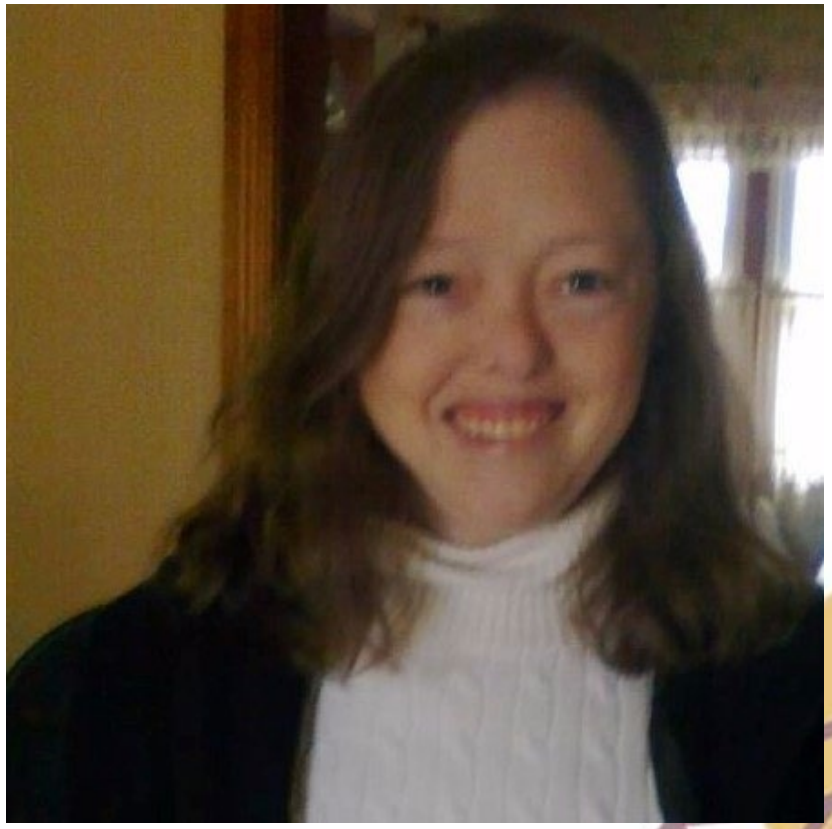


Danielle Durán

- MSc Statistics, Sociology
- 10+ Years in Data Science + Stats
- Sole Prop; Academia; Tech Startup
- Worked in social / biological / physical sciences, education, behavioral health, and more
- Mentor
- Now, Co-founder at Quotient &
  Principal Statistician at Better Statistical Consulting

Anne Losch

- Located in Round Lake, IL
- BS in mathematics, computer science
- 15 years in K-12 education
- Looking to pivot to Data Science
  - Completed multiple Coursera and Udacity programs as well as ThinkFul's data science bootcamp.
- Currently Lead Instructor at Mathnasium



annelosch

April Kissinger

- Located in Austin, Texas
- BS in Physics
- 9 years in STEM positions:
  - 7 years in research lasers as Laser Technician and Safety Officer
  - 2 years in Aerospace Avionics as an Electrical Engineer II
  - Starting as a Data Science Contractor at Medable
- Multiple Data Science certifications
- Volunteer Data Fellow at Bluebonnet Data



data-sculptor

Crystal Huang

- Located in Middletown, Rhode Island
- Background in Healthcare
  - BS in Exercise Physiology
  - 4 years in Medical field as Diagnostic Medical Sonographer
- Data Science Bootcamp in 2021
- TA at Bootcamp, Volunteer at Omdena
- Joined Residency program to gain more hands-on collaborative experience in Real-Life Data Science project
- Starting as a Junior Data Scientist at HealthRhythms



crystal-huang-ds

Danielle Sumerlin

- Located in Denver, CO
- 10 years in teaching & marketing communications
- Starting Online Masters in Analytics at Georgia Tech in the fall
- Volunteer with ATLytiCS' education impact team
- Joined residency program to gain experience providing data-driven solutions



daniellesumerlin

Dhynasah Cakir

- Located in Warren, MI
- Bachelors in genetics at Iowa State University
- Masters in Bioinformatics at Grand Valley State University
- Worked as Data Science Intern at Evolent Health
- Bioinformatics Data Scientist at Twinstrand Bioscience



dynasah-cakir-53b32a3b

Mandi Uppal

- Located in Calgary, Alberta, Canada
- 1.5 years analytics in tech
- 2019 Data Science bootcamp grad with Springboard
- Background in research across a variety of labs
- BSc Behavioural Neuroscience
- Joined residency to meet and work collaboratively with others in the field



mandi-u

Agenda

1. Introduction
2. Problem Statements
3. Population Segments
4. General Recommendations
5. Job Projection and Outlook
6. Recommendations on Career tracks
7. Metrics and Guidelines

Introduction

The employment landscape is changing with emerging technology. New employment trends creates a gap between those unemployed and the current employment opportunities.

How can the gap be bridged by way of the workforce transformation with the right education and training?

Residency Cohort 1:
The Current Workforce Environment

Residency Cohort 2:
The Opportunity and Need for Workforce Transformation in the City

Residency Cohort 3:
The Optimal Pathways to Transition the Workforce



Problem Statements

Questions we sought to answer.

Goal: Best Path Toward Workforce Development

- Who in Rancho Cordova can benefit?

  How do we best serve specific groups?

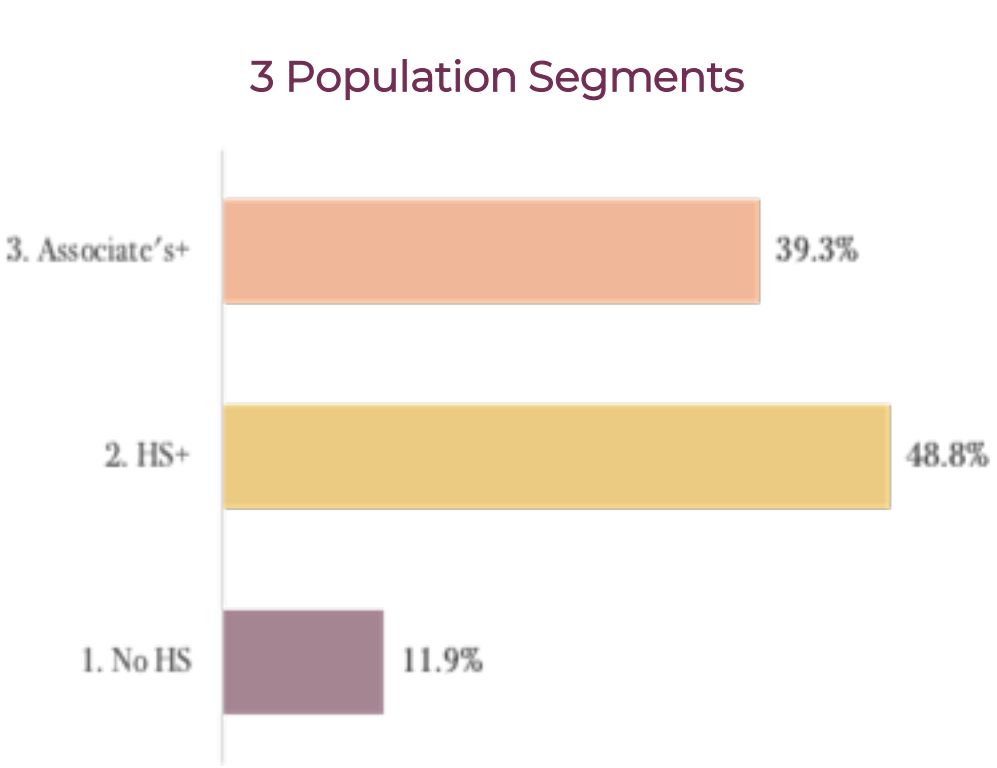
- How to best set goals and measure outcomes?

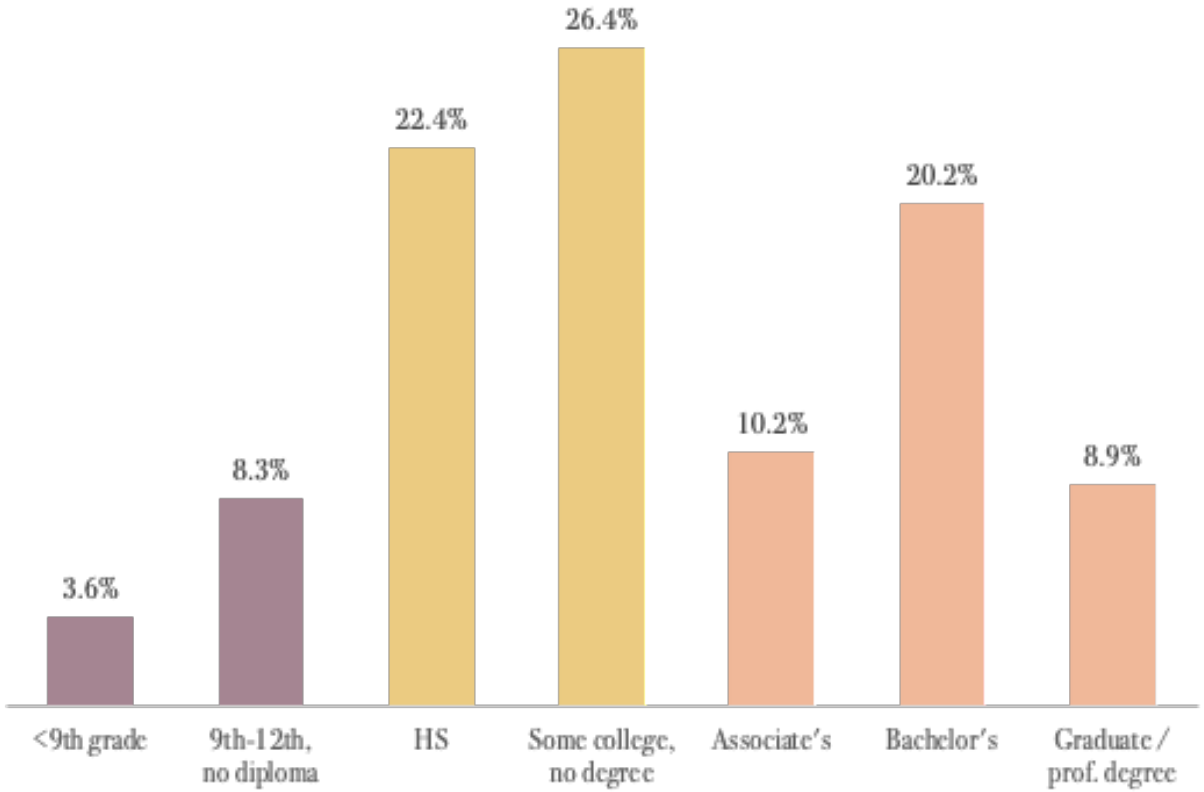
- How to best organize programs? What coordination is needed between RC and employers?

- What jobs are more promising?

Population Segments

Segments are based on educational achievement for those 25+





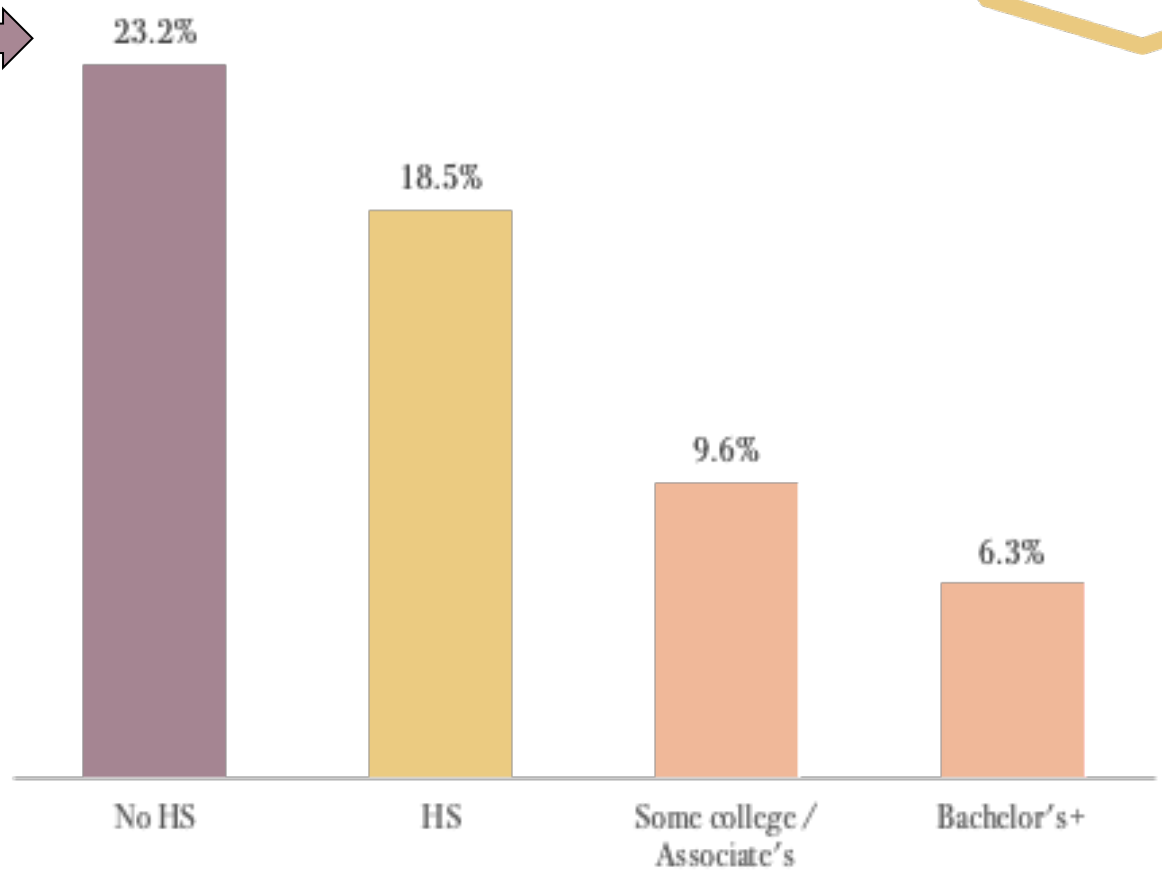
Population Segment Poverty Rates

Those without a HS diploma are most likely to be:

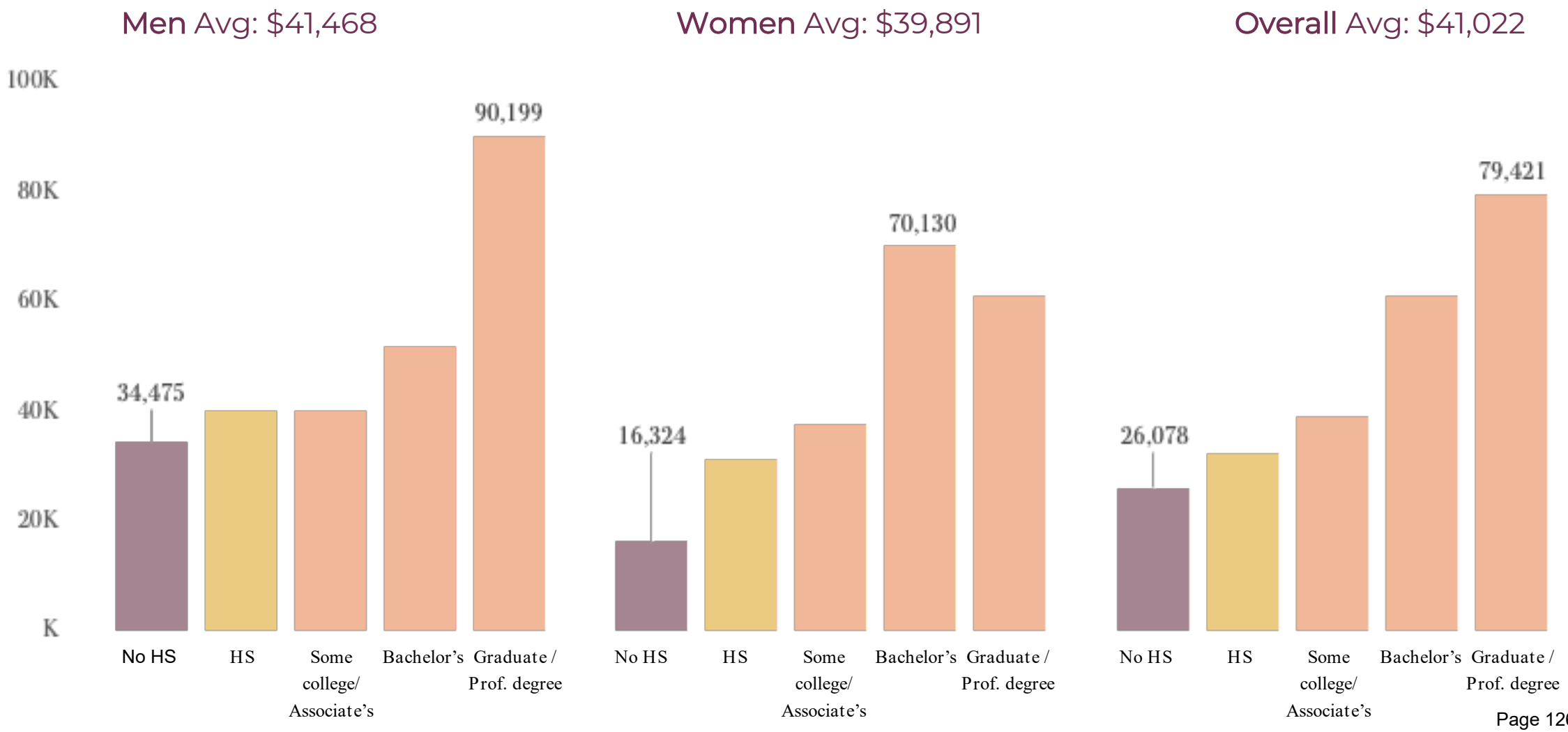
- facing poverty or near poverty conditions
- to hold a job most vulnerable to automation.

These challenges make taking time to transition careers especially difficult.

Some post-HS training/Associate's degree is most associated with **avoiding poverty**, while a Bachelor's comes with the greatest improvement in **earnings** (next slide).



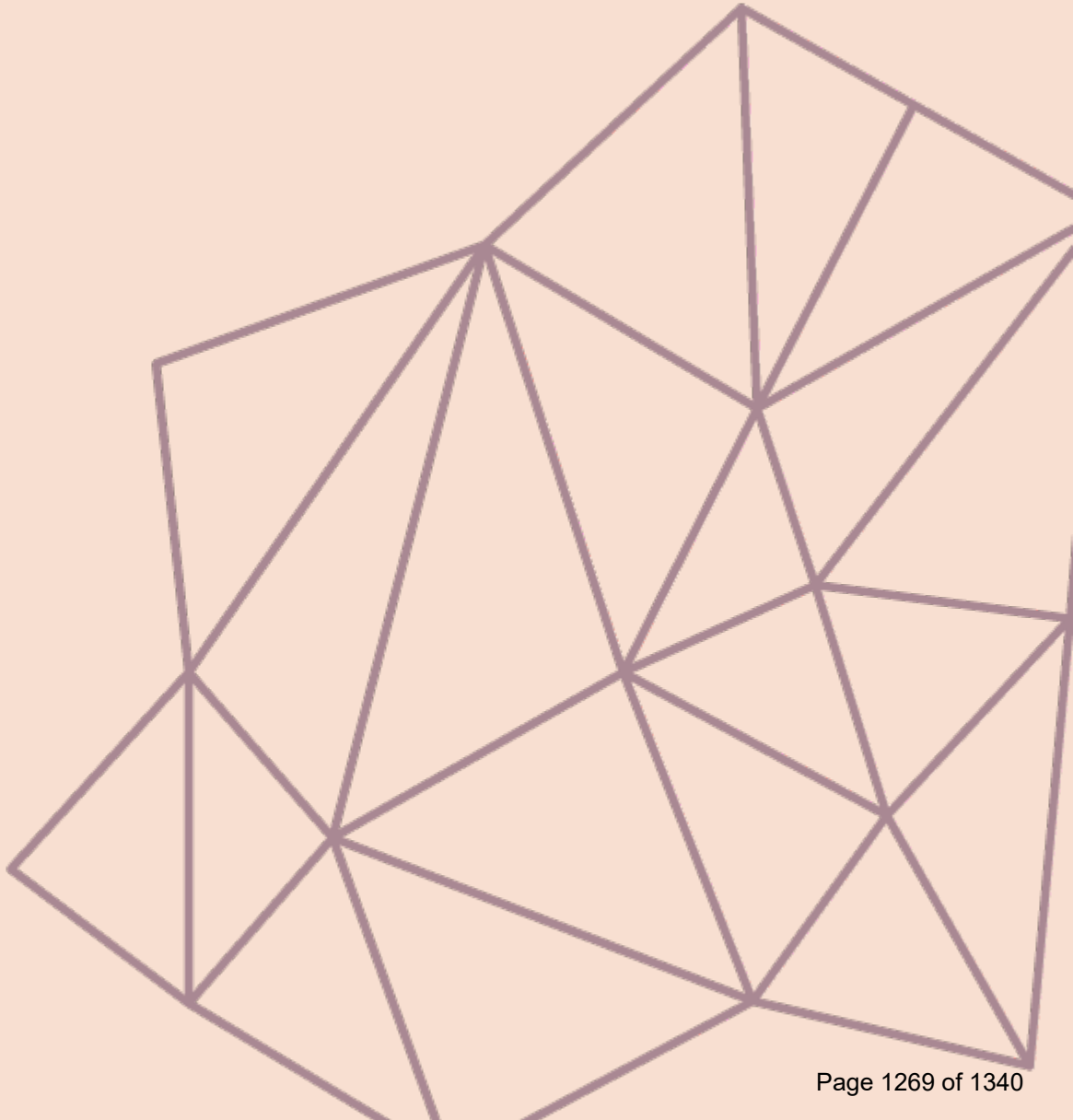
Population Segment Earnings



Population Segments Summary

Group 1 No HS/High Barrier	Group 2 HS +	Group 3 Associate's +
No HS diploma **11.9%** Unemployed **3.7%** Language barrier **15.3%** (ages 5+) • Less likely to have access to internet • More likely to be facing poverty or near poverty conditions • At highest risk for displacement by automation	HS diploma (may have some college), but no Associate's degree **48.8%** • HS diploma provides the basis needed for many growing jobs • At risk for displacement by automation	Associate's or Bachelor's degree **39.3%** • Likely internet access • Less likely to be facing poverty or near poverty conditions • Highest potential to benefit from remote work opportunities

General Recommendations



High Barrier Group

Case Management & Counseling Access

- Example of a personalized program: Platform-2-Employment in MA.
  - 5-week preparation program followed by an 8-week trial employment with **employer partners**
  - Preparation program was holistic and involved:
    - **Identifying transferable skills**
    - **Networking**
    - **Building soft-skills**
    - **Access to counseling**
    - **Resource Access & Navigation**
  - 72% overall success rate for retaining their first job!
- Though this approach is resource-intensive, it produces impressive results for the most vulnerable workers.
- More information can be found in Appendix F
- **Folsom Cordova** already provides some of these services

High Barrier Group

Case Management & Counseling Access: Social Support Programs

- Personalized case management to navigate high barriers.
- Help accessing **social support structures** provides a safety net during career transition because this group is more likely to be dealing with poverty or near-poverty conditions.



High Barrier Group

GED & Language Support

- Offer economic and navigation support for people to earn their GED.
- **15.3%** of those 5+ years old speak English “less than very well.”
- Design for the full-time-worker (possibly without internet access) in mind
- **23%** at or below a Level 1 Literacy Level
  27% are at or below a Level 2 Literacy Level



HS +Group

Remote Training

- Some jobs, notably in healthcare, can be trained remotely.
- U.S. Jobs on the Rise: Insights From LinkedIn:
  - "Demand for [healthcare] frontline workers is strong as we continue to navigate the pandemic. Many of these roles can be **trained remotely**, and **don't require a four-year degree**."
  - Local open jobs:
    - Home health aide
    - Patient care assistant/technician

HS +Group

Higher Education Partnerships

- Provide workers affordable access to higher education opportunities.
- These workers are vulnerable to displacement by automation, and further education will help them **adapt to digitalization**.

Associate's + Group

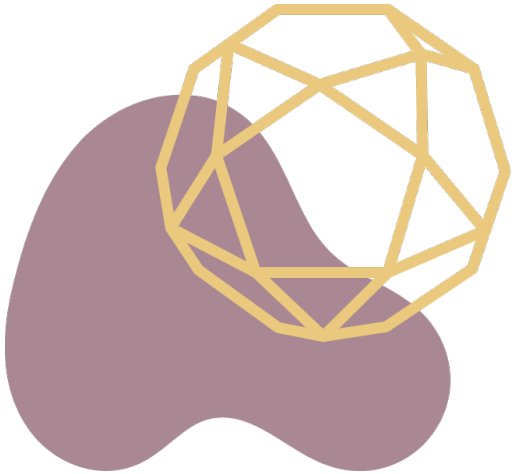
Remote, Independent Re-Skilling

- Current programs with Coursera, General Assembly, Udacity, and Women in Data
- This group is most likely to succeed in finding **remote work** because the competition for those jobs is high and usually requires higher education.



Employer Partnerships: Apprenticeships

- Vital for providing career-changers with experience for landing their first job.
- Work with employer partners to see if they will take up-skilled workers with zero experience.
- Grants available at www.apprenticeship.gov.



Employer Partnerships: On-the-Job-Training

- Local healthcare employers have the most job openings.
- The city can **provide economic or other incentives for employers to invest in on-the-job training**. The city can help motivate their investment in the community's workforce.
- Future of Jobs Report:
  - 50% of all workers will need to be re-skilled
  - Employers hope to internally redeploy 50% of their displaced workers
  - 60% of employers believe they will see a return on investment within one year.

Soft-Skill Training

- Those already employed are most likely to take advantage of online, self-paced soft-skill/self-improvement courses.
- Soft-skills are set to be the most in demand in the future:
  - Critical thinking
  - Analysis
  - Problem solving
  - Self-management
- Let employers know about the New World Of Work program that can provide presentations and workshops on soft skills training. https://newworldofwork.org/presentationstrainings/

Job Projection and Outlook

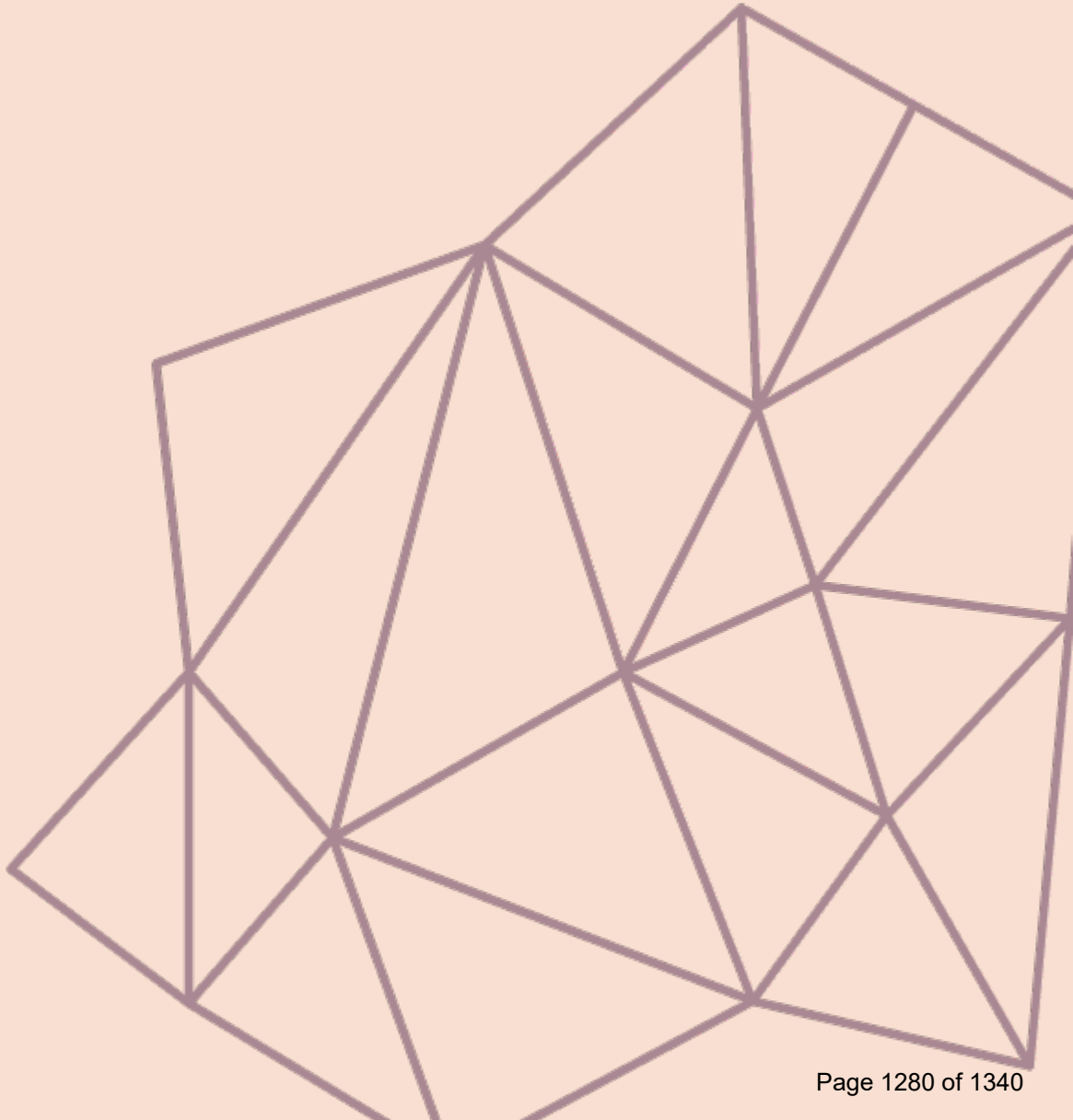
Jobs with Median annual wage above **$40k**

What jobs are more promising?

Long-term Projected to be high-growth and future proof but may require more time and training		Short -term At-risk of automation but with high projected openings (recommended for time-sensitive job seekers)
Technology Sector Jobs 1. Data Analyst and Scientist 2. Business Analyst 3. Cloud Computing 4. Software Engineering • Align with RC Workforce Development Program • Remote training and opportunities	High Barrier	1. Construction Laborer 2. Painters, Construction and Maintenance 3. Industrial Truck and Tractor Operators
	HS+	1. Carpenters 2. Secretaries, Administrative & Executive assistants 3. Bookkeeping, Accounting and Auditing clerks
	Associate +	1. Management Analysts 2. Registered Nurses (only if degree specialty is nursing) 3. General and Operations Managers

See appendix D & E for job projections

Career Track Recommendations

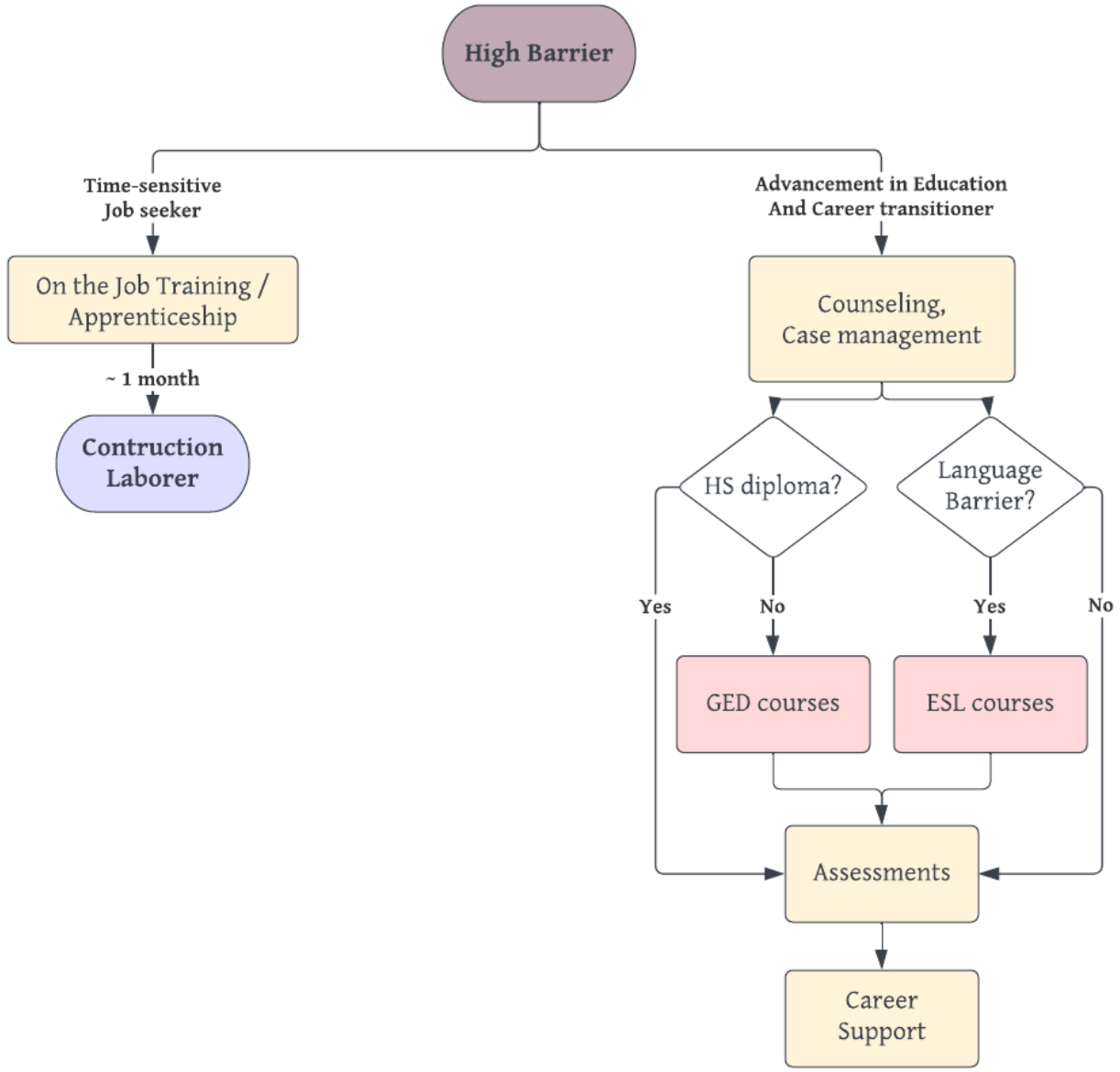


High Barrier Group

Career Tracks

Construction Laborer

- Median salary: $45,000
- **1 month or less** on-the-job training
- Apprenticeship and pre-apprenticeship training
- See High Road Construction Careers
- **Women are notably vulnerable** because these well-paying jobs are traditionally less accessible to them (note their avg. earnings of <17K)

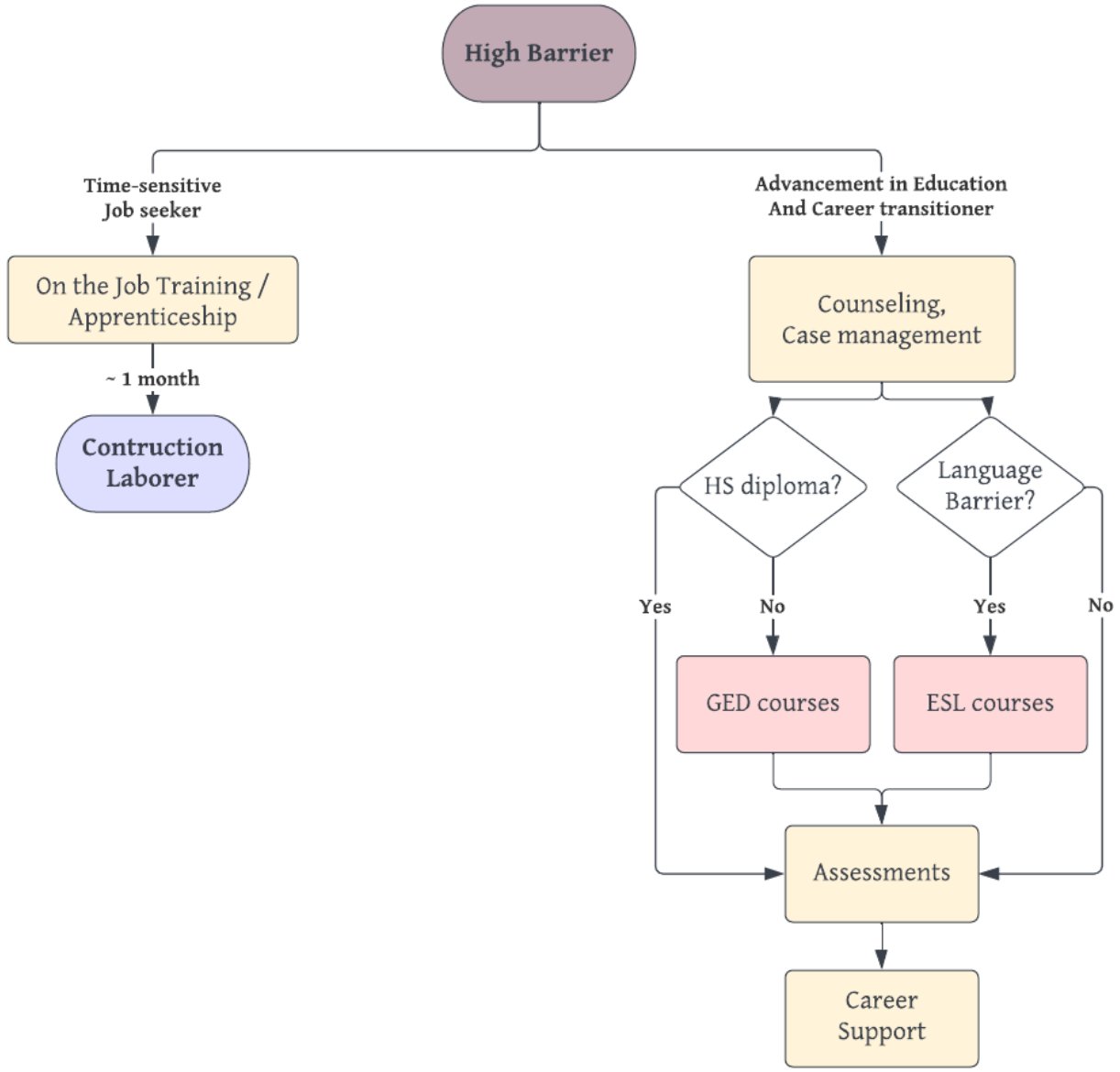


High Barrier Group

Career Tracks

Pursue Education

- **GED assistance** – getting a HS diploma and some college is key to avoiding poverty
- **ESL assistance**
- Provide a platform to move into the HS+ career tracks
- Case management to navigate high barriers
- Women especially may benefit

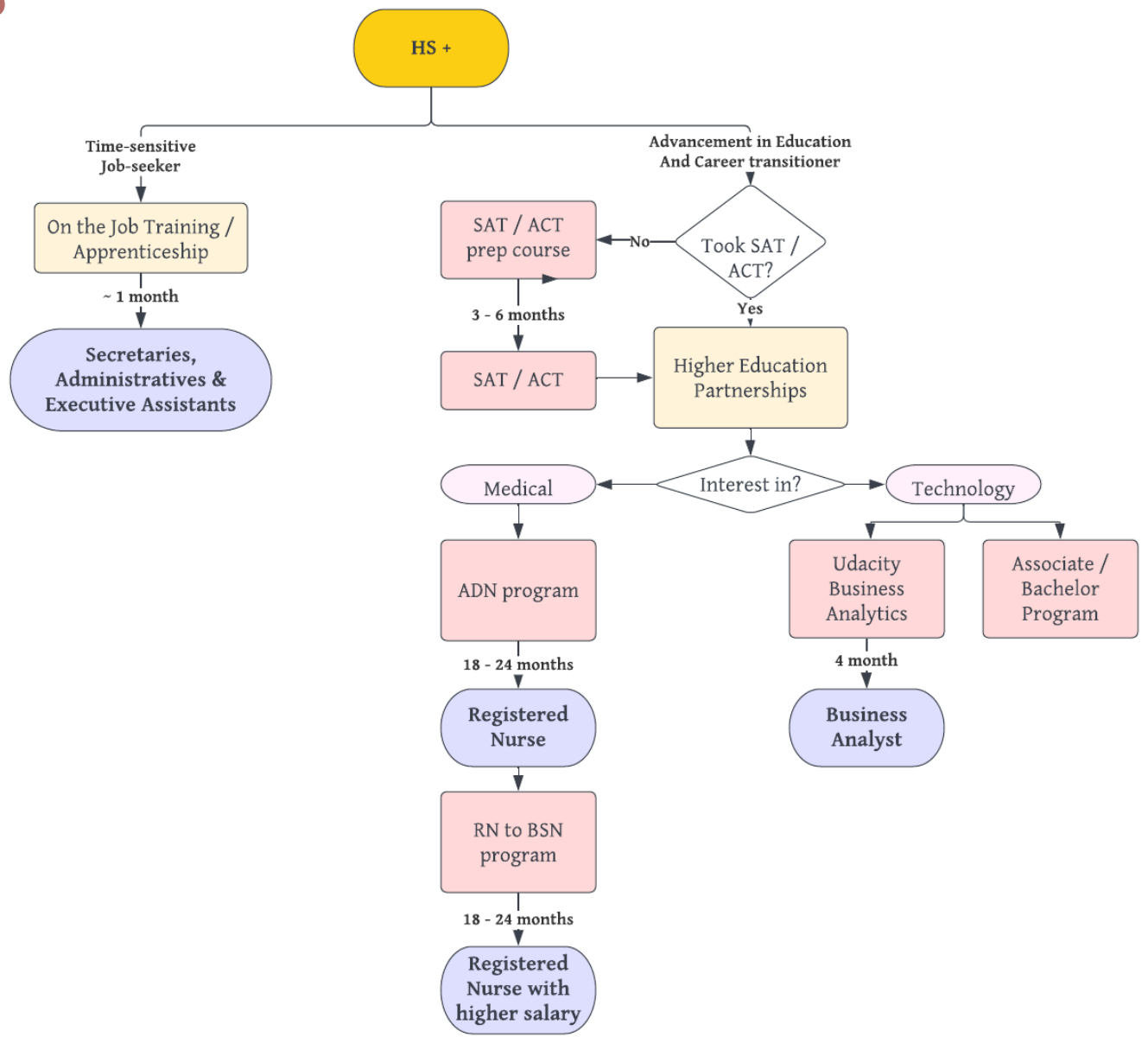


HS+ Group

Career Tracks

Administrative & Executive Assistant

- Median annual salary: **$41,851**
- **1 month or less** on the job training
- Skills required: Computer literacy, numerical fluency, organization and time management, communication, good reading and writing.
- Can grow into **office manager**, another highly projected job.
- Recommendation: Provide access to **associates degree programs**



HS+ Group

Career Tracks

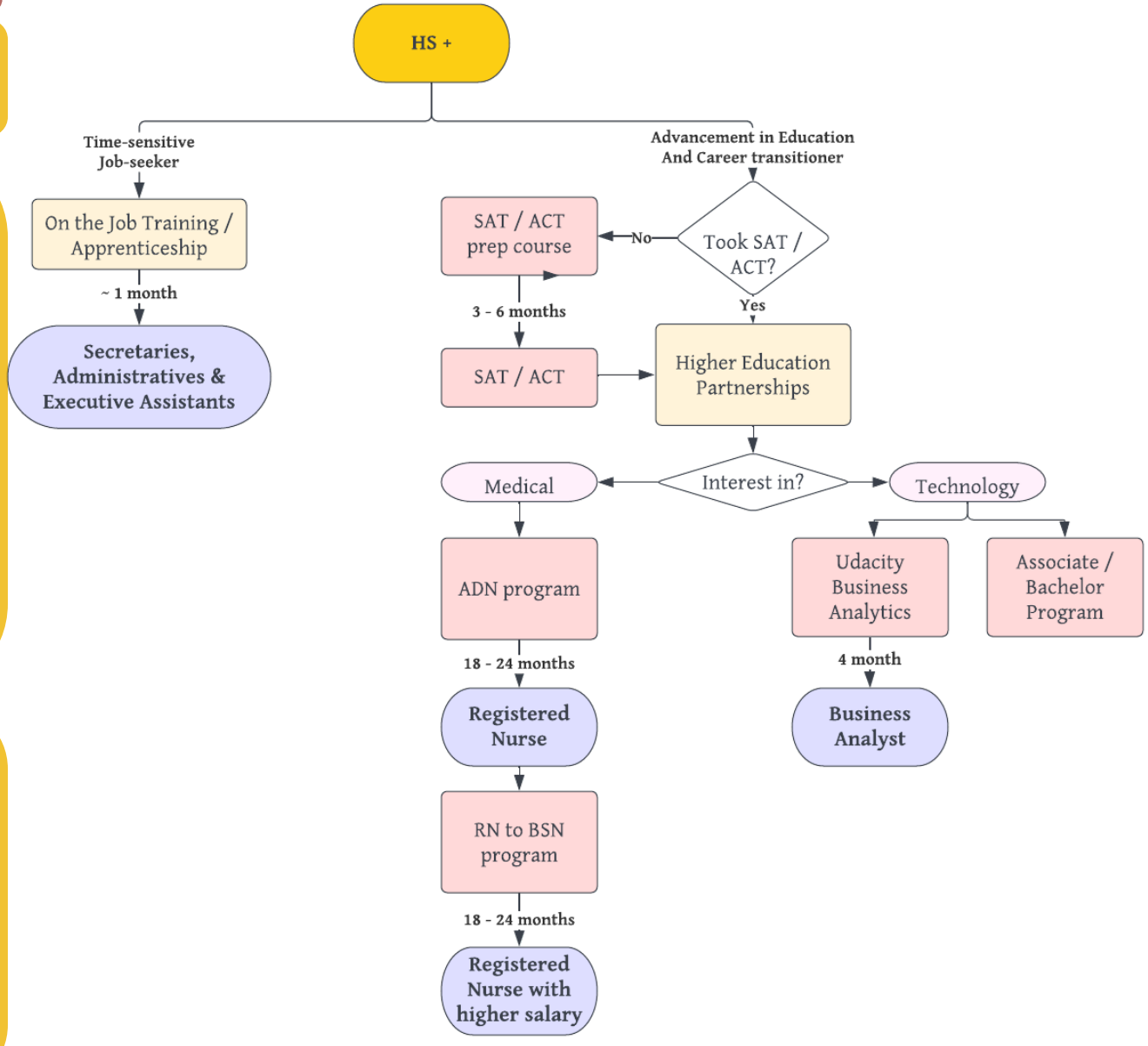
Recommendation: SAT/ACT prep, higher education Partnership

Registered Nurse

- **ADN** average salary: **$75,000**
- **BSN** average salary: **$134,350**
- Prerequisites: SAT/ACT for Associate and Bachelor's programs
- Training time: **18-24 months** to complete each program
- Recommendations: career support, internship

Business Analyst

- Entry level salary range: **$39 - 66k**
- Training time: **4 months**
- Available program: Udacity
- Recommendation: Career Support, Apprenticeship/ Internship

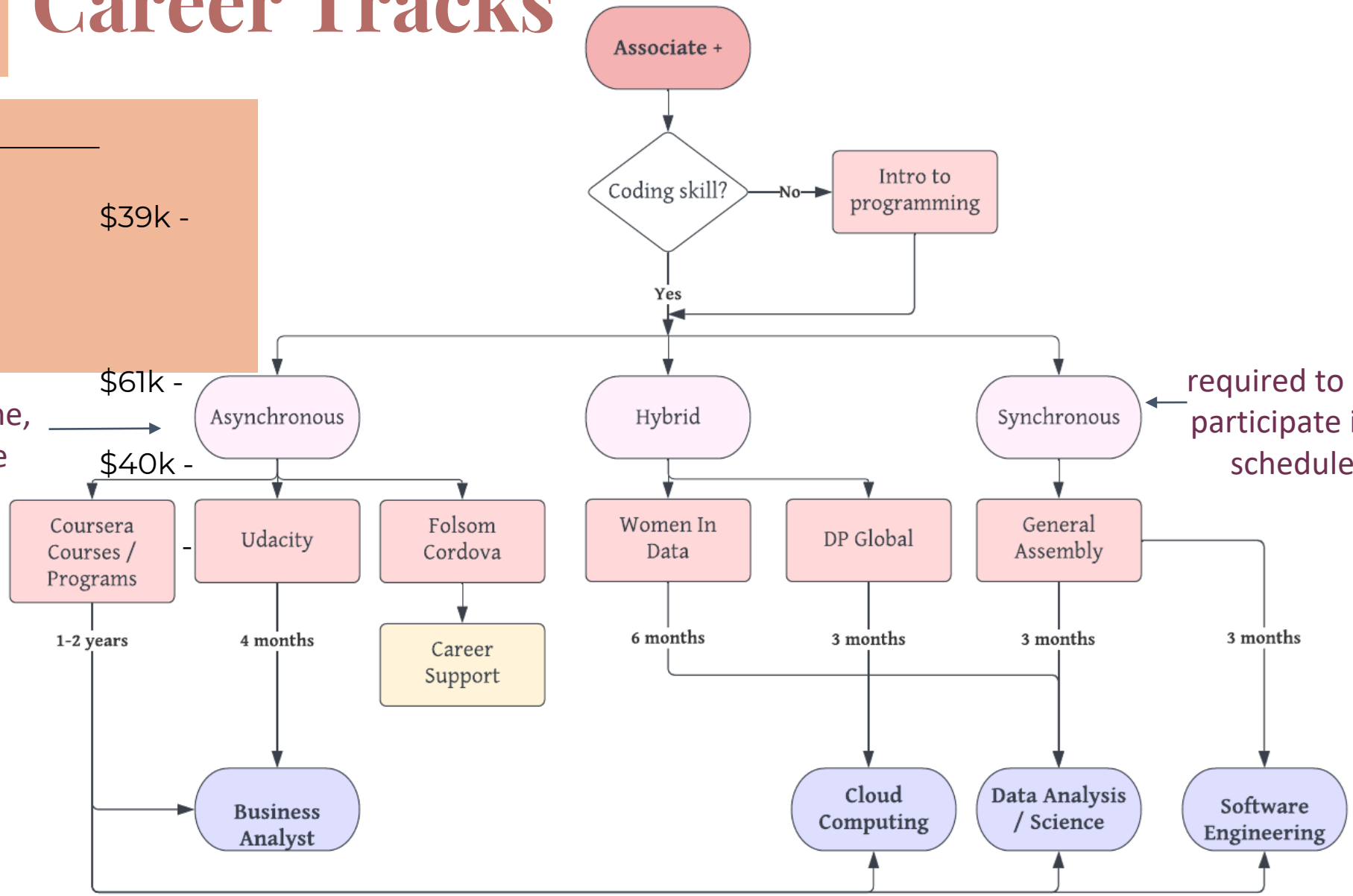


Associate's + Group

Career Tracks

Entry Level

	Salary range
Business Analyst:	$39k - 66k
Data Analyst:	$61k - 85k
Data Scientist:	$61k - 85k
Cloud Computing:	$40k - 106k
Software Engineer:	120k



learn at their own time, no live video lecture

required to log in and participate in class at scheduled time

Recommendation: Internship/ Apprenticeship

Recommendations Summary

<table>
<tr><th colspan="2"></th><th>High Barrier</th><th>HS +</th><th>Associate's +</th></tr>
<tr><td colspan="2" rowspan="2">General</td><td>• Case management
• Counseling access, including resource access & navigation
• GED & Language support</td><td>• Higher education partnerships
• Remote training</td><td>• Remote, independent re-skilling</td></tr>
<tr><td colspan="3">• Employer partnerships: apprenticeships
• Employer partnerships: on-the-job training
• Soft-skill training</td></tr>
<tr><td rowspan="2">Career Tracks</td><td>Short term</td><td>Construction laborer
• Painters, Construction and Maintenance
• Industrial Truck and Tractor Operators</td><td>• Carpenters
• Secretaries, Administrative & Executive assistants
• Bookkeeping, Accounting and Auditing clerks</td><td>• Management Analysts
• Registered Nurses*
• General and Operations Managers</td></tr>
<tr><td>Long term</td><td colspan="3">• Data Analyst and Scientist
• Business Analyst
• Cloud Computing
• Software Engineering</td></tr>
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Recommendations Summary

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• General and Operations Managers</td></tr>
<tr><td>Long term</td><td colspan="3">• Data Analyst and Scientist
• Business Analyst
• Cloud Computing
• Software Engineering</td></tr>
</table>

Metrics

How to best set goals and measure outcomes?

Strategies for goal setting

SMART - Specific . Measurable . Achievable . Relevant . Time Bound

Metrics

- Measure outcomes not outputs
- Ensure that metrics can be tracked
- Ensure metrics are consistent across all groups

Tracking needed

- Demographics
- Salary before and after program exit
- Job title and Industry
- Reason for exit
- Follow up after exit
- Systematic documentation (SABER WfD tool)

See Appendix B for more detail and breakdown by population segment.

Guidelines for Employer Partners

How to best organize programs and what coordination is needed between RC and employers?

Employers

- There is a gap between what employers think is possible for employees.
  - Employees are eager to learn and focused on the benefits of change.
  - Employers were pessimistic about the employee's abilities to adjust to the changing workforce and learn new skills.
- Non-employee based programs should accommodate people who are working FT
- Build pathways to promotions for finishing a skill pathway, either monetary or career advancement
- Ensure that managers are engaged, are proponents, and will be active in helping the employees access programs
- Conduct before and after skill assessments.

Guidelines for the City

How to best organize programs and what coordination is needed between RC and employers?

The City

- Ensure collaboration between programs
- **Assign a lead to report to**
- Speak with subject matter experts about any training programs to ensure they provide the necessities for landing a new job
- Make information about programs readily available
- Ensure **data governance** at the start of the program

Thank You!

Any questions?

Data Sources

- U.S. Census Bureau, American Community Survey, 5-Year PUMS, 2015-2019.
- US Census Bureau, American Community Survey, "2019: ACS 1-Year Estimates Subject Tables," Educational Attainment.
- State of California Employment Development Department. Long Term Occupational Employment Projections.
- State of California Employment Development Department. Short-Term Occupational Employment Projections.
- U.S. Bureau of Labor Statistics. Employment Projections.

Appendix A: Case Studies

- 🕮 Workforce 2.0: Ohio's Workforce Transformation Strategy for 2018 and Beyond https://workforce.ohio.gov/about
- 🕮 City of Austin: workforce Development Audit https://www.austintexas.gov/sites/default/files/files/Auditor/Audit_Reports/Workforce_Development__December_2017_.pdf
- 🕮 Calling all Gateway City Leaders: An Action Guide to Workforce Development Transformation in Massachusetts https://www.google.com/url?q=https://commcorp.org/resource/calling-gateway-city-leaders-action-guide-workforce-development-transformation-massachusetts/&sa=D&source=docs&ust=1646938610422399&usg=AOvVaw2dRDoavFPlshDKva6f9771
- 🕮 City of Duluth MN Strategic Plan for Workforce Development https://duluthmn.gov/workforce-development/

Appendix A: Case Studies

- 🕮 Opportunity Chicago http://cjc.net/wp-content/uploads/2012/06/OC-Evaluation_July2012.pdf
- 🕮 City of Denver: Workforce Development Audit https://www.denvergov.org/files/assets/public/auditor/documents/audit-services/audit-reports/2018/workforcedevelopment_july2018.pdf
- 🕮 Workforce Innovation and Opportunity Act (WIOA)
- 🕮 Digitalization and the American Workforce https://www.brookings.edu/wp-content/uploads/2017/11/mpp_2017nov15_digitalization_full_report.pdf
- 🕮 The Future of Jobs Report by the Economic World Forum https://www3.weforum.org/docs/WEF_Future_of_Jobs_2020.pdf

Appendix B: Metrics Pipeline

High Barrier	HS+	Associates +
At start: 1.How long unemployed? 2.Last job held, title and industry 3.Pay in last position 4.What is the barrier? 1.Skills 2.ESL 3.Transportation 4.Disability 5.Interview landscape 6.Program start date 7.First time in a program? Program Right after: 1.Credential attainment and type 2.Why someone quit 3.Skill assessments 4.Program end date After Program Future: 1.If they lose a job, how long does it take to get re-employed? 2.Title/position attained 3.New pay 4.Interview landscape 5.Job Quality 6.How long to get job? 7. How long stay in job? 6 mo? 1year?	At start: 1.Last job held, title and industry 2.Pay in last position 3.Interview landscape 4.Program start date 5.First time in a program? 6.Skill Assessment Program Right after: 1.Credential attainment and type 2.Why someone quit 3.Skill assessments 4.Program end date After Program Future: 1.Title/position attained 2.New pay 3.Interview landscape 4.Job Quality 5.How long to get job? 7. How long stay in job? 6 mo? 1year?	At start: 1.Last job held, title and industry 2.Pay in last position 3.Interview landscape 4.Program start date 5.First time in a program? 6.Skill Assessment Program Right after: 1.Credential attainment and type 2.Why someone quit 3.Skill assessments 4.Program end date After Program Future: 1.Title/position attained 2.New pay 3.Interview landscape 4.Job Quality 5.How long to get job? 7. How long stay in job? 6 mo? 1year? *** A full detailed breakdown of these as questions can be found in a separate document

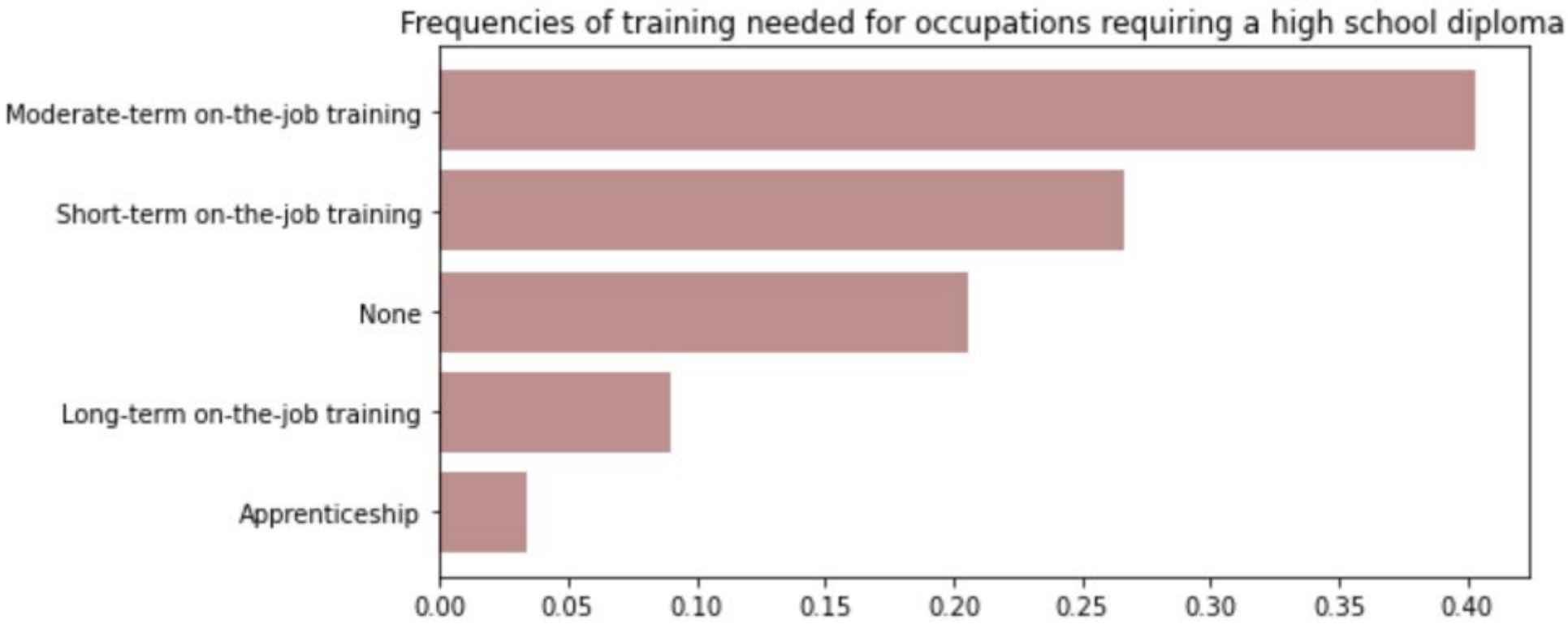
Appendix C: On the job training needed for jobs requiring various education levels

Data from State of California Employment Development Department Data Portal -
Long term Occupational employment projections

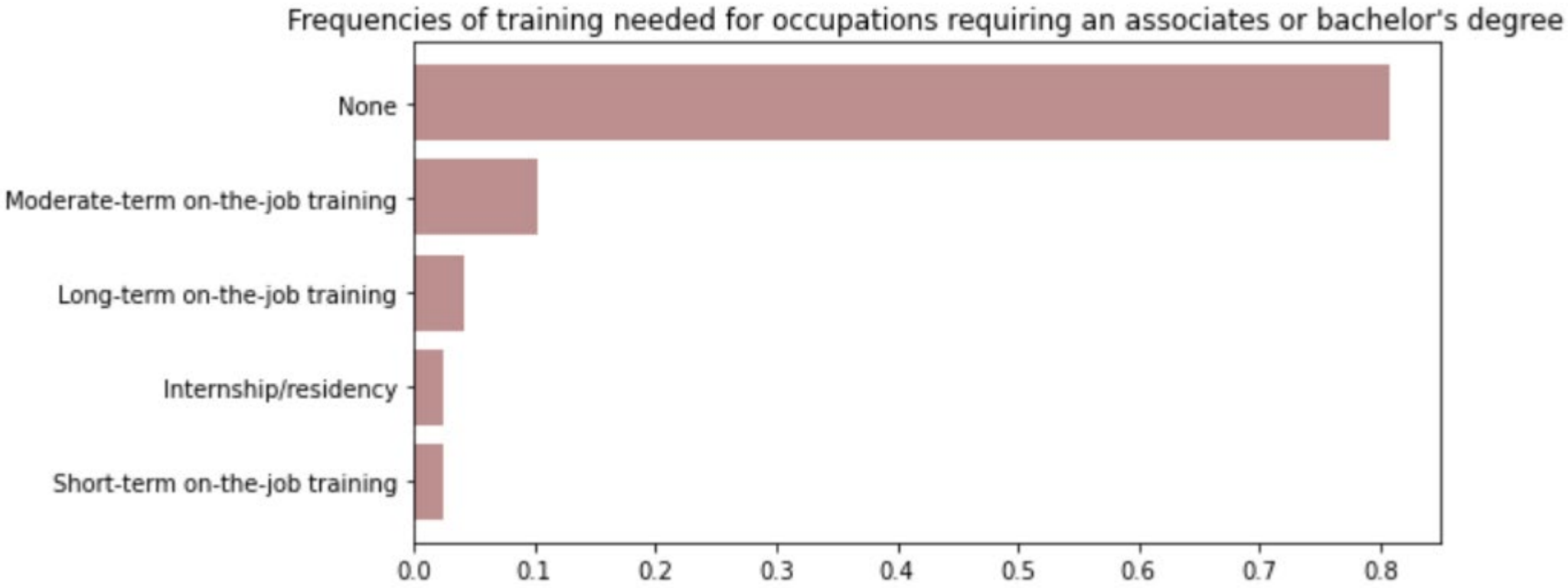
Less than HS diploma



HS diploma or some college



Associates or Bachelor's degree



Appendix D:

Emerging and redundant job roles

Role identified as being in high demand or increasingly redundant within their organization, ordered by frequency

EMERGING

1.	AI and Machine Learning Specialists
2.	Data Analysts and Scientists
3.	Big Data Specialists
4.	Internet of Things Specialists
5.	Digital Transformation Specialists
6.	Process Automation Specialists
7.	Project Managers
8.	Information Security Analysts
9.	Digital Marketing and Strategy Specialists
10.	Business Development Professionals

REDUNDANT

1.	Data Entry Clerks
2.	Accounting, Bookkeeping and Payroll Clerks
3.	Administrative and Executive Secretaries
4.	Assembly and Factory Workers
5.	Accountants and Auditors
6.	Client Information and Customer Service Workers
7.	Business Services and Administration Managers
8.	General and Operations Managers
9.	Mechanics and Machinery Repairers
10.	Human Resources Specialists

Appendix E1: Short term projection for High Barrier

Area Type	Metropolitan Area	Metropolitan Area	Metropolitan Area
Area Name (County Names)	Sacramento--Roseville--Arden-Arcade MSA (El Do...	Sacramento--Roseville--Arden-Arcade MSA (El Do...	Sacramento--Roseville--Arden-Arcade MSA (El Do...
Period	2018-2028	2018-2028	2018-2028
SOC Level	4	4	4
Standard Occupational Classification (SOC)	47-2061	47-2141	53-7051
Occupational Title	Construction Laborers	Painters, Construction and Maintenance	Industrial Truck and Tractor Operators
Base Year Employment Estimate	11240	3400	2200
Projected Year Employment Estimate	12210.0	3860.0	2490.0
Numeric Change	970	460	290
Percentage Change	8.6	13.5	13.2
Exits	3920	1260	700
Transfers	9120	2420	1940
Total Job Openings	14010	4140	2930
Median Hourly Wage	21.65	22.44	19.91
Median Annual Wage	45048.0	46666.0	41415.0
Entry Level Education	No formal educational credential	No formal educational credential	No formal educational credential
Work Experience	None	None	None
Job Training	Short-term on-the-job training	Moderate-term on-the-job training	Short-term on-the-job training
Education bin_a	<HS	<HS	<HS

Appendix E2: Short term projection for HS+

Area Type	Metropolitan Area	Metropolitan Area	Metropolitan Area
Area Name (County Names)	Sacramento--Roseville--Arden-Arcade MSA (El Do...	Sacramento--Roseville--Arden-Arcade MSA (El Do...	Sacramento--Roseville--Arden-Arcade MSA (El Do...
Period	2018-2028	2018-2028	2018-2028
SOC Level	4	4	4
Standard Occupational Classification (SOC)	47-2031	43-6014	43-3031
Occupational Title	Carpenters	Secretaries and Administrative Assistants, Exc...	Bookkeeping, Accounting, and Auditing Clerks
Base Year Employment Estimate	14310	14180	10550
Projected Year Employment Estimate	15920.0	13300.0	10230.0
Numeric Change	1610	-880	-320
Percentage Change	11.3	-6.2	-3.0
Exits	4730	7040	6320
Transfers	10920	8340	5780
Total Job Openings	17260	14500	11780
Median Hourly Wage	27.27	20.13	22.04
Median Annual Wage	56730.0	41851.0	45845.0
Entry Level Education	High school diploma or equivalent	High school diploma or equivalent	Some college, no degree
Work Experience	None	None	None
Job Training	Apprenticeship	Short-term on-the-job training	Moderate-term on-the-job training
Education bin_a	HS+	HS+	HS+

Appendix E3: Short term projection for Associate +

Area Type	Metropolitan Area	Metropolitan Area	Metropolitan Area
Area Name (County Names)	Sacramento--Roseville--Arden-Arcade MSA (El Do...	Sacramento--Roseville--Arden-Arcade MSA (El Do...	Sacramento--Roseville--Arden-Arcade MSA (El Do...
Period	2018-2028	2018-2028	2018-2028
SOC Level	4	4	4
Standard Occupational Classification (SOC)	13-1111	29-1141	11-1021
Occupational Title	Management Analysts	Registered Nurses	General and Operations Managers
Base Year Employment Estimate	27320	18890	14660
Projected Year Employment Estimate	31200.0	22360.0	15880.0
Numeric Change	3880	3470	1220
Percentage Change	14.2	18.4	8.3
Exits	9080	5720	3200
Transfers	18480	5290	10060
Total Job Openings	31440	14480	14480
Median Hourly Wage	37.15	64.13	51.72
Median Annual Wage	77276.0	133381.0	107586.0
Entry Level Education	Bachelor's degree	Bachelor's degree	Bachelor's degree
Work Experience	<5 years	None	≥5 years
Job Training	None	None	None
Education bin_a	Associates+	Associates+	Associates+

Appendix F: Platform to Employment Program

PLATFORM TO EMPLOYMENT

The Platform to Employment (P2E) begins with a five-week preparatory program. Over the course of 100 hours, participants receive customized job readiness and skill building focused on identifying their transferable skills; networking and communication; and developing goals and a career action plan. Particular attention is placed on restoring confidence and building a sense of self-worth. All participants undergo a behavioral health assessment and have access to counselling. The program then turns to their job search. Employers can hire participants for an 8-week trial period, during which all wages are covered by the program. P2E also assumes responsibility for unemployment insurance and workers' compensation.

P2E was first piloted in Connecticut in 2011. Over 80 percent of those completing the five-week program entered an eight-week work experience, and nearly 90 percent of those participants were eventually hired. P2E has since been replicated across the county, with funding provided by the AARP Foundation, Citi Community Development, the Walmart Foundation, and more recently, the US Department of Labor.[30]

Sources:

- Joseph Carbone. "Platform to Employment: Putting the Long-Term Unemployed Back to Work" in Transforming Workforce Development Policies for the 21 Century, Car Van Horn and others, editors (Kalamazoo, MI: Upjohn Institute for Employment Research, 2015).
- *Calling all Gateway City Leaders: An Action Guide to Workforce Development Transformation in Massachusetts,* pg.24
  https://www.google.com/url?q=https://commcorp.org/resource/calling-gateway-city-leaders-action-guide-workforce-development-transformation-massachusetts/&sa=D&source=docs&ust=1646938610422399&usg=AOvVaw2dRDoavFPlshDKva6f9771

Thinking Like a CEO Outcomes Report:

Report Overview

The first edition of Thinking like a CEO exceeded expectations in multiple ways. We set out to train and support three of Rancho Cordova's non-employing small businesses to make the shift from the self-employed mindset to the employer mindset. We achieved our intended purpose and also exceeded expectations.

Goals, objectives, and outcomes are documented in the tables below.

Table A below identifies benefits and achievements met by the program that go above and beyond our Statement of work. I.E.:

Table B below documents how the program met or exceeded goals and outcomes as stated in the Statement of work.

Unexpected Monetary Outcomes

We also want to make a special note about the following specific (unexpected) monetary achievements:

1) Participating business (Generational Global Gardens) received $25,000 in investment funding.) This results from the pitching and digital marketing modules

2) Participating business (TK's Creations) projects a $20,000 increase in revenue for 2022. This results from pricing, budgeting and forecasting techniques demonstrated during the Budgeting and forecasting module

3) Participating business (Royal Reign) projects a annual increase in revenue of $150,000. This results from product pricing, bundling, budgeting and forecasting techniques demonstrated during the Budgeting and forecasting module

Soft Skills and Mindset

Finally, we want to talk about soft skills. Soft skills don't easily lend themselves to tabularized measures and outcomes. They are exceedingly significant. Alongside more measurable hard skills, they spur the mindset shift needed to become an employer. They make the difference between being knowledgably self-employed and being a powerful CEO capable of driving tremendous business growth, employing the community, and investing in community.

Our target demographic has a history of taking classes that don't work for them, and clearly approached Thinking Like a CEO as just another box to check. Only two weeks into the program participants knew this would be different. It was immediately clear that this is more of a workshop that allows, encourages, and empowers them to literally work on their business goals, objectives and growth. The feedback from participants in this area was phenomenal and clearly confirmed out goal of "filling in" the educational gaps.

The program is built upon and around community participation. It is an aces-in-their-places type of program. Starting with the support and confidence of the City itself, to the inclusion of local

subject matter experts and service providers. Participants were surrounded with the support of a village that did not let them down!

Participant growth is the most immediately important outcome. Every participant gained new knowledge and actively applied it to their businesses. Participants were surprised by the amount of growth they actually achieved. The small program allowed them to receive individualized attention from our expert coaches and instructors. The level of expertise of our instructional and coaching partners allowed each participant to focus on unique and specific aspects of their business growth and training. They achieved monumental growth in hard skills, like budgeting, delegating, and strategic planning and also made tremendous strides in soft skills and business characteristics – the beginning shift to CEO thinking.

Participants recognized that they are their businesses. One participant said in her pitch, I realize that I have to step out from behind my products because I am the product. It is a shift from back seat driving to driver seat driving. Participants acknowledged tendencies to try to 'do it" all themselves. They witnessed the difference in outcomes and results when using professional assistance versus taking the DIY approach. Participants took a deep and serious look at their own relationships with authority, leadership, delegating and team building. They realized how uncomfortable delegating and "being the boss" felt, and explored the reasons why. They identified thought patterns and habits that tend to "sabotage" their efforts at team building, and gained tools and tips to overcome these mental roadblocks.

Another area of monumental growth is seen in how participants entered as individual entrepreneurs and graduated as a collaborating team. They are exploring opportunities to place and promote one another's products. It was their idea to involve them in the next cohort as ambassadors\mentors to the next group. They want to help the next group gain as much benefit from the program as possible.

All in all, participants had mounds of praise and appreciation for Thinking Like a CEO. They acknowledged the value and benefits, from hard skills, soft skills, and opportunity. They formed long-term relationships with one another and with our coaching and instructional staff, and their businesses are poised for greater success. Participants have active and dynamic strategy maps, real-time budgets, and are literally building their teams using their vouchers and employing members of the Essential Business Success Services Team.

The mindset shift, is arguably the most significant result of the program. It addresses the ability of our community to heal from the inside out. It makes collaboration and community growth possible by empowering business owners to become employers and community leaders. It encourages community involvement and constant growth. What's more it gives hope.

Table A – Benefits and Achievements Above and Beyond

Outcome	Donor	Recipient	Value
Interviews and print article for each CEO.	Cecilia Greenwald: CA Community Update	All Participants	$1,500

1-1 executive coaching for all 5 CEOs	Deanna Vestal: Career Path Development	All Participants	$5,000
1-1 consult about service based success	Jada Smith: Jasiri Coder	Pitch Contest Winner	$125
Publicity Advisor,	Ryan Rauzon: Summit Strategies Group	Program	$2,500
1-1 consult about long-term business relationships and success	Sharon Chandler: Yes 2 College Lunch	Pitch Contest Winner	$125,
Personal and Business Finance Builder - Do It Yourself Curriculum and Certification to instruct	Clarence CJ Phelps: Taylormade Tax Services, LLC	Pitch Contest Winner	$2,500
Product Promotional Videos	Studio T Productions	All Participants	$2,500
Investment Funding	Result of Pitch instruction	Generational Global Garden	$25,000
16-hour digital marketing module	T. Sandifer Consulting		

Table B – Goals and Outcomes as documented in the Statement of Work

Thinking like a CEO will train and support three of Rancho Cordova's small non-employing businesses.

Status	Activities	Tools	Outcomes & Feedback
Exceeded	Recruited and enrolled 6 non-employing businesses	N/A	Exceeded the number of participants by 2.

			Expected – 3 Enrolled – 6 Completed - 5

Participants learn vital strategic planning concepts, develop strategic planning tools, and learn to use them to help them achieve their business goals.

Status	Activities	Tools	Outcomes & Feedback
Met	All participants created a timely and usable strategy map. All participants completed a 4-perspective SWOT analysis of their business All participants competed a fishbone diagram and work plan for their business.	Balanced Scorecard SWOT analysis Template Fishbone Diagram Template Project Work Plan Template Strategy Map Template	Students demonstrated a greater understanding of strategic planning and its role in business development. Students identified and documented specific goals and objectives for their businesses. Students used their strategy maps including goals and objectives to inform the work and experiences in all subsequent classes. **Participant Feedback** ***I love that we are documenting info and looking at how it applies to our businesses.*** ***I am enjoying the class because it is showing me what I don't understand and don't know.*** ***Learned so much in these last few weeks. Never thought we would be able to do this to make us more organized in this company.*** ***Learned the value of listing out the root. It now puts what I have been doing for others in focus. Now it***

			makes sense… how I can apply this to my business and be successful.

Participants learn to introduce their business and define their specific goals and objectives using their strategy map

Status	Activities	Tools	Outcomes & Feedback
Met	Using their completed strategy maps, students practiced introducing their businesses to one another.	Unique strategy map specific to the individual's business	Participants demonstrated how to use a strategy map to quickly and easily describe their businesses to other stakeholders. **Participant Feedback** ***It helped me Identify the steps, and narrow my focus to specific actions in order to gain specific and targeted results.***

Participants gain a greater understanding of how they can use budgeting and forecasting to plan scale and grow their businesses.

Status	Activities	Tools	Outcomes & Feedback
Met/Exceeded	Participants develop actionable budgets specific to their business goals and objectives	Budgeting Template Forecasting Template	All students created a real-time usable budget (Budget A). Students created their ideal operating budget (Budget B). Students used forecasting skills and tools to develop a financial plan to get from Budget A to Budget B.

			Participants emerged with real-time action plans to increase revenue to match their ideal operating budget. Royal Reign projects an annual increase in revenue of $150,000 TK's creations projects an annual increase in revenue of $20, 000 **Participant feedback** ***Wish I would have had this class 5 years ago, when I was just starting my business***. ***One of the best trainings I have ever had. They don't teach this stuff in school. Enjoyed everyone else's input and feedback.***

Participants study the art of delegating and successful team building.

Status	Activities	Tools	Outcomes & Feedback
Met	Students identified and documented a list of their non-employee team members and the work they do. Students discussed	GAPP – team analysis template Delegating Steps Checklist Vouchers to hire support services	Participants demonstrated delegating and teambuilding language through in-class role-play and discussions. Participants met with members of the Essential Business Success Services team to practice team building and delegating skills. Participants contracted with EBSS team members to help achieve the

	and role-played the language and steps of delegating work and following –up on delegated work, Students role-played correcting misdirection, and and appreciating good work.	Team meetings to help hire support services 2-years access to the Essential Business Success Team.	goals and objectives identified in the strategic planning module

Participants explore thought patterns and habits that impact successful delegation and successful team building

Status	Activities	Tools	Outcomes & Feedback
Met	Through guided discussions and exercises, students identified their relationship, conscious and subconscious thoughts and behaviors responsible for self-imposed limitations when it comes to delegating and team building.	N/A	Students indicated they had become more aware of subconscious habits and thought patterns that could impede their ability to build and work with teams. Students indicated they will practice alternative behaviors. **Participant Feedback** ***This was good because I learned to be okay to let go of certain tasks, let others handle it.***

Participants explore the civic responsibility of CEOs to the communities in which they do business

Status	Activities	Tools	Outcomes & Feedback
Met	Participants are introduced to the DIO (Do It For Ourselves) principle as a business strategy.		Participants demonstrated an understanding of DIO through their hands-on work with the MaxReach teams. Participants demonstrated an understanding and acceptance of Ujima

	Participants are introduced to Ujima (collective work) as a business strategy		as a business strategy by engaging in collaborative efforts. A1Goodtree initiated a collaborative venture by extending a product placement invitation to her fellow-participants. All participants plan to participate by placing products in the A1Goodtree storefront.
	Nonprofit event		Cancelled

Participants learn to pitch their business specific goals to potential investors.

Status	Activities	Tools	Outcomes & Feedback
Met	Students developed pitch decks for their individual businesses	Pitch Deck Template	All participants created a real-time usable pitch deck
	Students practiced delivering pitches to one another.	On-screen pitch practices	All participants pitched to investors and project stake holders at the pitch contest event.

Participants gain hands-on experience delegating support tasks

Status	Activities	Tools	Outcomes & Feedback
Met	Students met with and hired support service providers	N/A	Voucher Purchases

Participants kick-start their newly identified business objectives by hiring support services.

Status	Activities	Tools	Outcomes & Feedback
Met	Vouchers are issued	Module Completion Report (See Report section)	Vouchers and related expenses are being tracked in QuickBooks under the following tags:

			• RoyalReign • UrbanHerb • AscensionConsult • GenGlobalGardens • TKCreations Each participant had $1000 “banked” under their tag. To date the following services have been scheduled or purchased; • Generational Global Gardens – Accounting Services from Zip Biz (Purchased) • TK’s Creations • Royal Reign – Digital Marketing Content Creation, Studio T – (Scheduled) • Royal Reign - Budget and Forecasting Consultation Services from ALM Business Coaching (Purchased) • The Urban Herb – • AC Consulting

Participants prioritize their goals, objectives, and related tasks, and budget and delegate accordingly,

Status	Activities	Tools	Outcomes & Feedback
Met		Participants purchase support services using vouchers	Each module built upon the previous to guide participants through the steps of: • Identifying goals and objectives • Planning to meet goals and objectives • Communicate goals and objectives • Identify tasks that can be delegated • Identify a plan to fund the delegating of specific tasks • Learn and practice the language and steps of delegating and building their teams • Execute the plan

Participant Voucher Usage

Business/Participant	Voucher Type	Voucher Amount	Status	How Spent
Royal Reign Skin Care Products	Participation Voucher	$1000	Spent	$500 spent on Budgeting and Forecasting one-one one Counseling with ALM Business Coaching. $500 spent on promotional video creation with Studio T Arts and Entertainment

Generational Global Gardens	Participation Voucher	$1000	Spent	$1000 spent on Leadership Coaching with Career Path Development.
Ascension Consulting	Participation Voucher	$1000	Spent	$1000 spent on Accounting Services from Zip Business Services
TK's Creations	Participation Voucher	$1000	Spent	$1000 spent on Leadership Coaching with Career Path Development.
TK's Creations	Pitch Contest Winner Voucher	$1000	Issued	Voucher issued. Funds unspent at this time
The Urban Herb	Participation Voucher	$1000	Issued	Voucher issued. Funds unspent at this time

ECONOMIC DEVELOPMENT COMMUNTIY ENHANCMENT & INVESTMENT FUND



UPDATE

RANCHO CORDOVA CALIFORNIA

CityOfRanchoCordova.org

ECONOMIC DEVELOPMENT INITIATIVES



Fee Waivers and Design Assistance



896

Business License
Waivers Issued.
Saving small and homebased Businesses
$92,288



1,955

Animal License
Waivers Issued.
Saving residents
$57,725



7

Business' in
Design Assistance Program
$42,724 used to
Offset design costs.



349

Grocery Delivery fees
have been waived for
Residents saving them
$2,500

RANCHO CORDOVA CALIFORNIA

Design Assistance Pilot Program

The Design Assistance Pilot Program was created to assist small businesses who demonstrate they need assistance to obtain construction documents required by the City to get their Certificate of Occupancy.

To date, two contracted design/architecture firms are helping **6** small businesses get established in the city through the program by saving them a prohibitive **$42,724** in design services since we started in November 2021 and have **1** business beginning the process with an architect.



Types of businesses include:

- Nonprofit
- Chiropractor office
- Indoor recreation
- Small manufacturer
- Neighborhood market
- Small retail businesses

RANCHO CORDOVA CALIFORNIA

Business Retention

The City Collaborates with The Rancho Cordova Chamber of Commerce to aid our local businesses.



PPE Distribution
(January 2022)

325 businesses received:

16,000 N95 Masks

20,000 Surgical masks, sanitizer and COVID 19 testing kits



MBARK
(*Minority Business Assistance Recovery & Kickstart)*

300 minority-owned businesses were identified

Interfaced with **70** businesses directly

In-language professionals accessible as needed



Economic Gardening

Establishing a cohort of **4-5** two tier growth companies to provide access to the following services:

Market trends, identifying unknown resources, targeted marketing geographical map, how to increase web traffic, track websites, blogs and online communities.



Education/ Future Planning

Exploring **Career readiness** programs for youth in the fastest growing sectors, such as **construction**, **manufacturing**, and **healthcare**

Resources

Employee Quick Reference Guide
Homelessness, Resources, and Referrals

Business Toolkit
Resources the chamber can provide our business community

Critical Businesses Resource Newsletter

To provide updates on webinars and podcasts, tax news and regulation compliance, local bid opportunities

Business Retention – Shop Local App

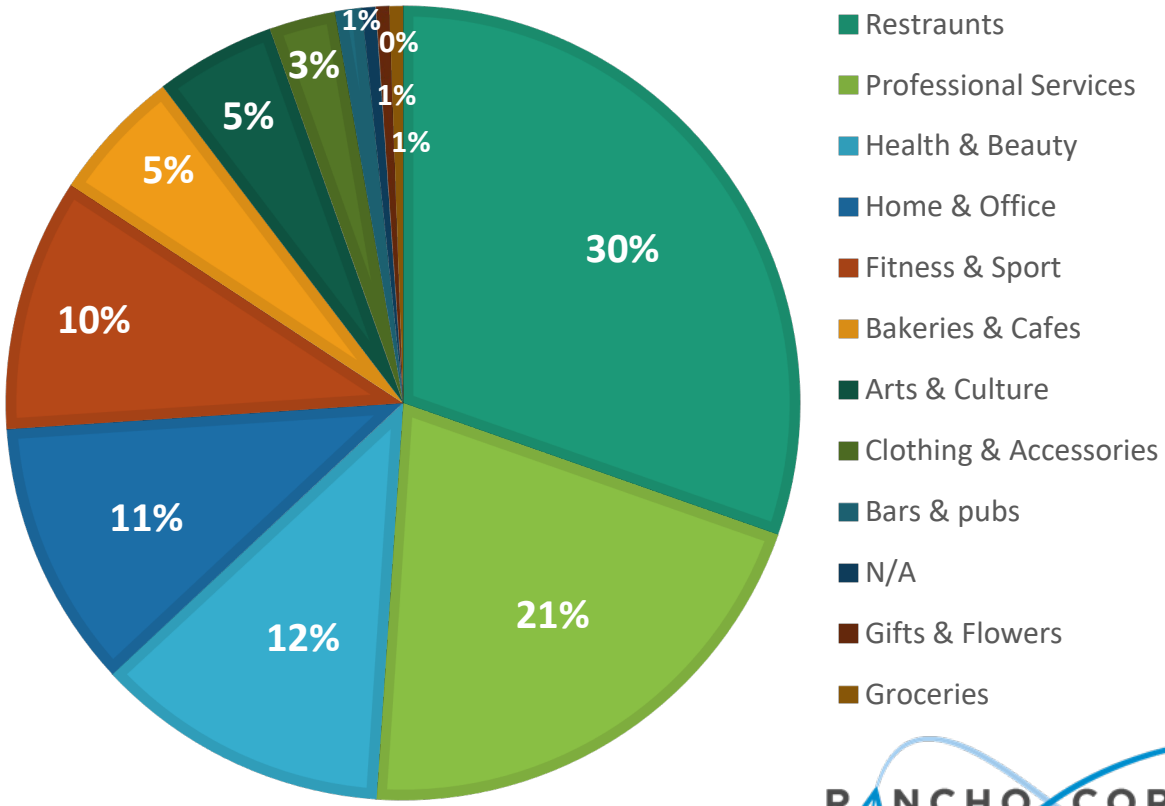
RCity is Rancho Cordova's shop local app that encourages users to shop and thus earn and spend stars at local businesses. The City has enlisted the Chamber of Commerce to assist with the development and implementation of this City-wide engagement effort.

1,181 Registered Users

184 Participating Businesses

Top 10 redeeming businesses

- BurgerIM
- J.J. Pfister
- Straw Hat Pizza
- First Response Phone Repair
- Sunrise Waffle
- Bliss Marketplace
- Arctic Fox
- Smart Axe
- Costa Vida
- Diamond Billiards



Small Business Recovery Grant



57 Grants Awarded

$1,090,000 approved funding

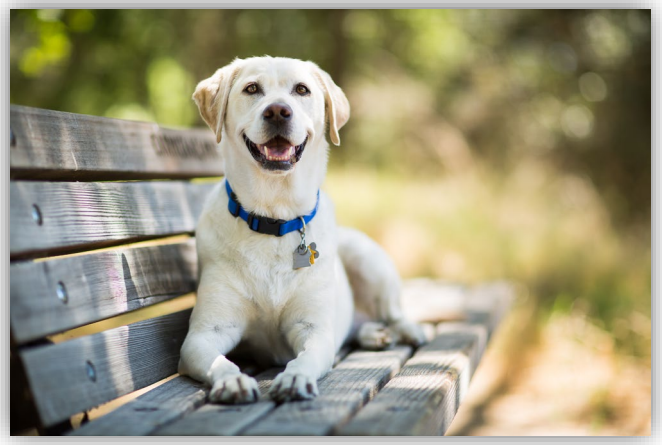
Grant funds were used to offset or reimburse businesses for costs related to the negative impacts of COVID-19 that have not been covered by funds received from other COVID-related programs, including:

- General business operations
- Payroll expenses
- Supplier payments
- Rent, lease or mortgage payments for the business property
- Personal Protective Equipment (PPE) and/or sanitation supplies and equipment
- Investments in software or technology that allow for a shift to online operations
- Equipment purchases that expand and/or modify operations
- Retiring high-interest debt secured to cover COVID related capital purchases (e.g., equipment) or business expenses due to the loss of revenue.

RANCHO CORDOVA CALIFORNIA

Insights Gained

- DAPP program helps to assist local businesses with barriers to obtain necessary permits
- The Free Animal License program resulted in a 400% increase in active pet licenses.
- Administering Small Business Grants is a heavy lift to vet financials and there is a gap in business who apply for the grant but never follow up with the required documentation.
- We need both broad and very targeted programs and materials
  - Work to carefully distinguish between our audiences and communication efforts
    - employers, employees, business owners, property managers, industry segments, etc.
  - There is a need for cultural education between ethnicities within the business community.
- Explore other models of a shop local campaign – beyond RCity, demonstrating how critical the small, local business community is to the community.





RANCHO CORDOVA CALIFORNIA

Work Force Related Programs

Maximum Reach

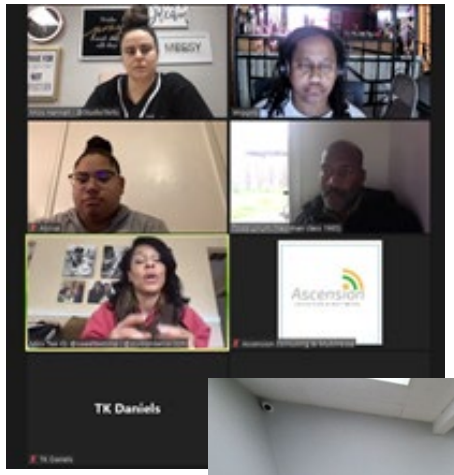
Studio T

Women in Data

Max Reach & Studio T

MaxReach worked with 6 Rancho Cordova non-employing business to provide training, support and funding to help them become an employer. Through workshops and hands-on experiences, participants are empowered to make the shift from being self-employed to being employers.

Studio T matched 8 youth participants with local small businesses in order to create positive outcomes for both groups. In this program youth participants were provided with 120+ hours of digital marketing training and paired with small businesses hit hard by the pandemic, who are struggling with an on-line presence.





Studio T and MaxReach were able to collaborate their programs to assist 6 Rancho Cordova businesses with business coaching as well as promotional and marketing material.

Outcomes

1) One Participating business received $25,000 in investment funding as a result of the pitch and digital marketing modules.

2) A Participating business projects a $20,000 increase in revenue for 2022. This results from pricing, budgeting and forecasting techniques demonstrated during the Budgeting and Forecasting module

3) Participating business projects an annual increase in revenue of $150,000. This results from product pricing, bundling, budgeting and forecasting techniques demonstrate the Budgeting and Forecasting module

Women in Data – Workforce Analytics

Three analytics projects were completed to assist the City in understanding the current workforce environment, the opportunity and need for workforce transformation in the city, and the optimal pathways to transition the workforce. In addition to the analysis for the city the individuals participating received hands-on experience with data analytics.

		High Barrier	HS +	Associate's +
General		Case management Counseling access, including resource access & navigation GED & Language support	Higher education partnerships Remote training	Remote, independent re-skilling
		Employer partnerships: apprenticeships Employer partnerships: on-the-job training Soft-skill training		
Career Tracks	Short term	Construction laborer Painters, Construction and Maintenance Industrial Truck and Tractor Operators	Carpenters Secretaries, Administrative & Executive assistants Bookkeeping, Accounting and Auditing clerks	Management Analysts Registered Nurses* General and Operations Managers
	Long term	Data Analyst and Scientist Business Analyst Cloud Computing Software Engineering		

RANCHO CORDOVA CALIFORNIA

Pilot Year Work Force Development

Global SOLUTIONS

UDACITY

Children • Family • Community
FOLSOM CORDOVA
Community Partnership

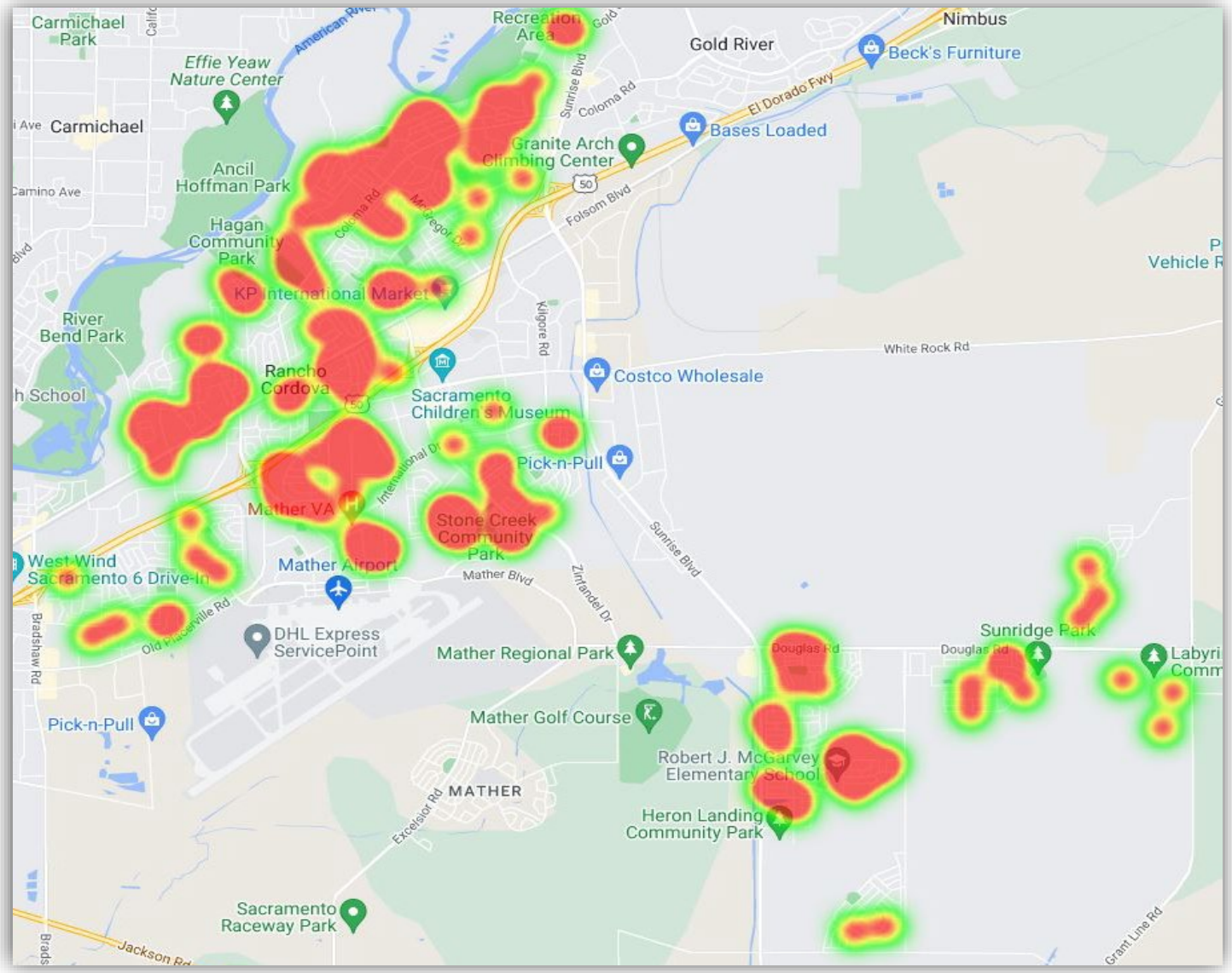
coursera

GA GENERAL ASSEMBLY

WOMEN IN DATA

RANCHO CORDOVA CALIFORNIA

Workforce Development



6 Workforce Programs

186 residents participating

27 employed

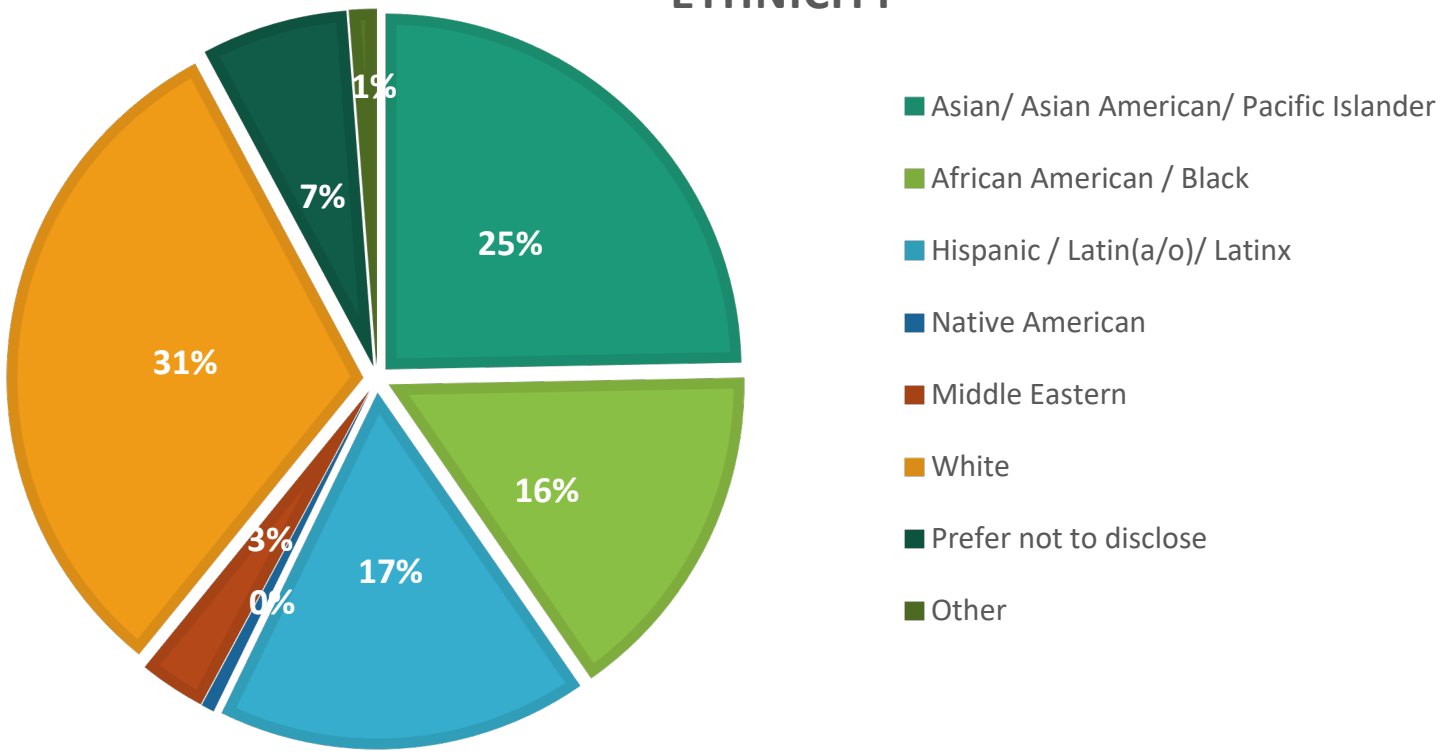
$1,093,000

Funding Allocated

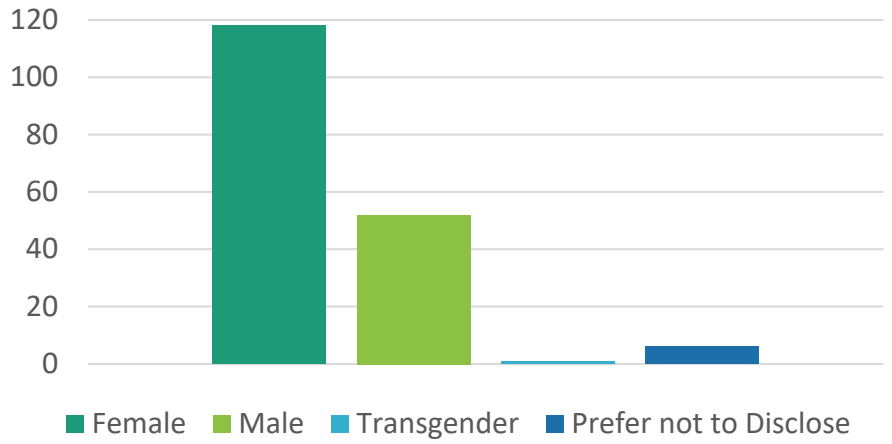
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Workforce Development Demographics

ETHNICITY



GENDER



DP Global Solutions

DP Global Solutions' Workforce Development Program provided a 12-week Amazon Webservices (AWS) Practitioner Certification Training. Participants gained a deep understanding of AWS Cloud concepts, AWS services, security, and data architecture. **7** participants successfully completed the training program **5** Participants passed the Amazon Webservices (AWS) Practitioner Certification. This level of achievement validates Cloud fluency and foundational AWS knowledge.

100% Participants felt this program helped them upskill for a career in technology.

100% felt this program is something the City should continue to provide for others who are looking to upskill in a career in data analytics.

100% of participants said having my City sponsor a program like this makes me feel my City is invested in its citizen's future.

5 participants passed the AWS Certification.

2 students secured new jobs with tech firms making an average wage of $53/hour.

Folsom Cordova Community Partnership

FCCP provides employment services which provides employment resources and career training to individuals seeking job search and career development training. They offer wrap around services for resume building, interview skills training, professional skill building workshops, application assistance, vocational training, on the job training, and moms back to work programming.

87 participants were enrolled in FCCP programing.

Challenges and Barriers to employment:
7% reported being homeless
7% reported being ex-offenders
6% reported being displaced homemakers
21% reported being single parents
13% reported cultural barriers.

31 participants were **active.**

65 participants received career case management
5 participants receiving Training scholarships
17 participants in Mom back to work programming

24 gained **employment**

Employed in 3 occupational clusters:
50% Agriculture/Food/Hospitality
44% Administrative/Support Services
6% Transportation/Production/Manufacturing

Starting wages ranged from $15/hr - $20/hr with the average pay rate being $17.35/ hr

General Assembly

General Assembly offered a 12- week Software Engineering Immersive for residents of Rancho Cordova. During their Software Engineering Immersive program, students build a full portfolio of work exemplifying their coding skills. The **9** participants have gained the skills to design and layout responsive web applications, build secure full-stack web applications, safely model and store SQL and NoSQL databases, develop web applications using JavaScript, consume and integrate third-party APIs in application, use modern JavaScript browser application frameworks, and deploy applications to the web using cloud -based hosting.



9 students graduated the software Engineering program

1 employed at Synergex based in Rancho prior to program completion.

All graduates will continue to work with an outcomes coach to help with job placement until December 2022.

Udacity

UDACITY

Udacity offered two cohorts one in Business Analytics and the other in Programming. The **31** students in the business analytics cohort have learned foundational data skills that apply across functions and industries. They can analyze data and build models with Excel, query databases using SQL, and create informative data visualizations with Tableau. The **19** students in the Intro to Programming cohort have learned the basics of programming through HTML, CSS, Python, and JavaScript. They have completed extensive practice with hands-on exercises and projects that demonstrate their grasp of coding fundamentals.

31 Students in Business Analytics Cohort

5 students **graduated** the Business Analytics Cohort

68% of the cohort are able to **interpret data visualizations** and explain their insights

29% of the cohort are able to **Analyze, Forecast & Visualize Data with Excel**

26% of the cohort can **Write SQL to Qury Data Tables**

16% of the cohort can Build interactive **Tableau Dashboards**

19 Students in the **Intro to Programming** Cohort

4 students **graduated** the Intro to programming cohort

58% of the cohort are able to **implement HTML and CSS**

26% of the cohort can **program with Python**

21% of the cohort can use **object-oriented programming**

21% of cohort can **Build a Web App using JavaScript**

RANCHO CORDOVA CALIFORNIA

Women in Data

Women in Data offered two cohorts with a total of **20** students which focused on participants obtaining a Data Analyst Certificate. During this program participants learned languages such as Python and SQL, along with data visualization, data manipulation, statistics, and data storytelling skills. Participants have received a certificate for the Python Data Analyst training.

15 completed and obtained a Data Analyst Certificate.

Upon completion of the program, **93.3%** of participants said this program helped them **upskill for a career in technology**

75% of participants completed the education portion of the program to received a **Python Data Analyst certificate**.

86.7% Said they would recommend this program to their network as a way to **prepare for the careers of the future**.

2/3 of participants feel very confident or confident in their **data analytics skills** after completing the certificate.

RANCHO CORDOVA CALIFORNIA

Coursera



Coursera provides learners with access to an online upskilling platform with over 4,000 courses with topics like business analytics, graphic design, python, and more. The purpose of the program is to provide residents with new skill set with a goal to have a positive career impact or lead into new employment or a new career.



Currently the agreement with Coursera is being renegotiated. Residents have access to the Coursera Platform through the California State Library System at no cost due to a statewide Workforce Development Initiative. We want to ensure the programs being provided with ARPA funds are not overlapping with programs already available to residents at the state level.

Workforce Insights

What we learned:

- Incentives to assist participants to continue to the work through the programs
- Networking event for all workforce participants to connect them with local employers
- Aligning the programs – cohesiveness with program dates
- Kick off / marketing event for workforce details



What we would like to do moving forward:

- Based on the 3rd party data collected, diversify the program offerings. Would incorporate trade programs, medical, etc.
- Work with local employers to create specific pathways for employment upon completion of these programs.
- Explore expansion of the Promise Program to include tuition/stipend for Trade programs in Rancho Cordova and/or OJT sponsorship for local employers who want to employ residents.

RANCHO CORDOVA CALIFORNIA

2022/2023 Work Plan



Programs for the next fiscal year:

- Free Animal License Program
- Free Business License Program
- Expanding the Design Assistance Program
- Continued Collaboration with the Chamber of Commerce for business retention efforts
- Continuing and Expanding the Workforce Programs
    - Supporting Workforce Programs in other industries
- Small Business Access to Capital/ Technical Assistance
- Entrepreneur Start-Up Program
- Utility rebate program



Questions and/or Feedback

RANCHO CORDOVA
CALIFORNIA

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