

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, August 15, 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.

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/81192736260?pwd=aXFKVY1K29KMVhWVpjTldPWU1Bdz09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: +1 669 900 6833, +1 253 215 8782

Webinar ID: 811 9273 6260

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@cityofranhocordova.org **no later than 3:00 p.m. on Monday August 15, 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, August 15, 2022, before 3:00 p.m.

AGENDA

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Elizabeth Brick with the United Methodist Church of Rancho Cordova will give the invocation.

5. PRESENTATIONS

5.1. Introduction of New Employees: Matt Spieth, Code Enforcement Officer I and Ryan Brown, Code Enforcement Officer I by Brittany Mariscal, Senior Code Enforcement Officer.

5.2. Employee Milestone Anniversary Presentations.

6. 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.

7. COUNCIL REPORTS

8. CITY MANAGER'S REPORT

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of August 1, 2022.

Recommendation: Adopt the Minutes.

9.2. **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 August 15, 2022 to September 14, 2022.

Recommendation: Adopt the Resolution.

9.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 133-2019-2 with West Yost & Associates to Extend the Contract Term from June 30, 2023, to June 30, 2024, which Results in an Increase to the Contract Amount from \$850,000 to an Amount not to Exceed \$1,850,000 for Stormwater Engineering Services.

Recommendation: Adopt the Resolution.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

10.1. **Subject:** An Ordinance Amending Title 9, Public Peace Morals and Safety, Adding Chapter 9.85 Protection of Critical Infrastructure and Wildfire Risk Areas of the City of Rancho Cordova Municipal Code and a Resolution Designating Specified Locations as Critical Infrastructure.

Recommendation: Waive the first reading and introduce the Ordinance.

10.2. **Subject:** Sunridge Villas (Sundance) - Major Design Review and Special Development Permit - 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.

11. PUBLIC HEARING ITEMS

None.

12. REGULAR CALENDAR ITEMS

12.1. **Subject:** City of Rancho Cordova Technology Update.

Recommendation: Receive information regarding Technology Updates for the City of Rancho Cordova.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

ADDITIONAL INFORMATION

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

Unless the Council adopts a motion to extend 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 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

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
October 17, 2022	5:30 PM Regular Meeting
October 25, 2022	5:30 PM Special Meeting/Work Session
November 7, 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 August 15, 2022 Regular Meeting of the Rancho Cordova City Council was posted and available for review on August 11, 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.cityofranhocordova.org.

Signed August 11, 2022 at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

ITEM 9.1.

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, August 1, 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, David Sander, and Mayor Donald Terry

Council Members Absent: Siri Pulipati

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Chancellor King led the pledge.

4. INVOCATION

Council Member Garrett Gatewood gave the invocation.

5. PRESENTATIONS

ITEM 9.1.

Rancho Cordova City Council – DRAFT MINUTES
Meeting of Monday, August 1, 2022

- 5.1. Presentation of Proclamation to Dr. Whitney Yamamura, outgoing President of Folsom Lake College, in recognition of his service to the students of the City of Rancho Cordova.
- 5.2. Introduction of New Employees: Alex Pille, Events Coordinator II and Mike Mullins, Maintenance Technician II by Matt Thomas, Facilities Services Supervisor.

6. PUBLIC COMMENT

Mayor Terry opened the public comment period. The following individuals addressed the Council or submitted public comment via email:

1. Derald Langwell
2. Helen Whelan Bashaw
3. Brenda Gustin
4. David Militzer

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.

Mayor Terry stated that item 9.4 and item 9.7 would be pulled for separate discussion.

ACTION: Motion to approve item 9.1 through 9.3 and Item 9.5 through 9.6 by Budge Gatewood second by None;
Motion passed with a 4:0 vote.

AYES: Budge, Gatewood, Sander, and Terry

NOES: None

ABSENT: Pulipati

ABSTAIN: None

- 9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of July 18, 2022.
Recommendation: Adopt the Minutes.
- 9.2. **Subject:** Second Reading of 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: Waive second reading and adopt the Ordinance.
- 9.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2022-138 with Pisor Fence Division, Inc. in an Amount not to Exceed \$437,040 for the Stormwater Fencing Replacement Program Phase 2: Bear Hollow Basin & Pump Station Project.
Recommendation: Adopt the Resolution.
- 9.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2022-87

ITEM 9.1.

Rancho Cordova City Council – DRAFT MINUTES
Meeting of Monday, August 1, 2022

with Redflex Traffic Systems, Inc. in a Total Amount not to Exceed \$1,080,000 for Photo Red Light Enforcement Program.

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 9.4 by Budge second by Sander;
Motion passed with a 3:1 vote.

AYES: Budge, Gatewood, and Sander

NOES: Terry

ABSENT: Pulipati

ABSTAIN: None

- 9.5. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Change Order No. 1 with Sierra Nevada Construction, Inc. in the Amount of \$103,616.61, Which Increases the Contract Amount from \$609,007 to an Amount not to Exceed \$712,623.61 for the International Drive Surface Treatment Project.

Recommendation: Adopt the Resolution.

- 9.6. **Subject:** A Resolution Designating a Voting Delegate and Alternates for the 2022 League of California Cities Annual Conference to Be Held September 7-9, 2022 in Long Beach, California.

Recommendation: Adopt the Resolution.

- 9.7. **Subject:** A Resolution of the City Council of the City of Rancho Cordova Approving the Fourth Amendment to the First Restated Agreement for Legal Services between the City and Meyers Nave.

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 9.7. by Budge second by Sander;
Motion passed with a 3:1 vote.

AYES: Budge, Sander, and Terry

NOES: Gatewood

ABSENT: Pulipati

ABSTAIN: None

10. CONSENT PUBLIC HEARING 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 10.1 by Budge second by Sander;
Motion passed with a 4:0 vote.

AYES: Budge, Gatewood, Sander, and Terry

NOES: None

ABSENT: Pulipati

ITEM 9.1.

Rancho Cordova City Council – DRAFT MINUTES
Meeting of Monday, August 1, 2022

ABSTAIN: None

- 10.1. **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 Stone Creek Village Project.

Recommendation: Adopt the Resolution.

11. PUBLIC HEARING ITEMS

None.

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** Communications Division Update Fiscal Year 2021/22 Insights, Fiscal Year 2022-23 Plans.

Recommendation: Provide communications update and answer Council questions.

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

ACTION: Input was received regarding the Communications Division Update Fiscal Year 2021/22 Insights, Fiscal Year 2022/23 Plans.

- 12.2. **Subject:** Discussion and Direction on the Gateway Signage Program.

Recommendation: Receive a report on the Gateway Signage Program, and upon discussion, provide staff with any feedback on the existing program, development standards and/or direct staff on any potential code amendments that may be needed to address any desired modifications by Council.

Mayor Terry opened the public comment period. The following individuals addressed the Council or submitted public comment via email:

1. James Garcia
2. Helen Whelan Bashaw

Mayor Terry closed the public comment period.

ACTION: Mayor Terry appointed Vice Mayor Linda Budge and Council Member Sander to an ad hoc committee regarding Gateway Signs and input was received regarding Discussion and Direction on the Gateway Signage Program.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

1. Managing and Assisting with Youth Sports

14. ADJOURN TO CLOSED SESSION

Mayor Terry adjourned the meeting to closed session at 7:58 p.m.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Terry called closed session to order at 7:58 p.m.

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

Council Members Absent: Siri Pulipati

ITEM 9.1.

Rancho Cordova City Council – DRAFT MINUTES
Meeting of Monday, August 1, 2022

Staff Members Present: Cyrus Abhar and Adam Lindgren

16. CLOSED SESSION

Council met in closed session to discuss the following item:

1. 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 and no reportable action was taken in closed session.

18. ADJOURNMENT

Mayor Terry adjourned the meeting in memory of Dennis Lamantia, Mary Armstrong, George Waegell, Bobby Lundgren, and Zella Beckman at 8:09 p.m.

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 9.2.

DATE: August 15, 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 AUGUST 15, 2022 TO SEPTEMBER 14, 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 AUGUST 15, 2022 TO SEPTEMBER 14, 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) September 14, 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 15th day of August 2022, by the following vote:

ITEM 9.2.

ATTACHMENT 1

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 9.3.

DATE: August 15, 2022

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Dalia Fadl, Principal Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 133-2019-2 WITH WEST YOST & ASSOCIATES TO EXTEND THE CONTRACT TERM FROM JUNE 30, 2023, TO JUNE 30, 2024, WHICH RESULTS IN AN INCREASE TO THE CONTRACT AMOUNT FROM \$850,000 TO AN AMOUNT NOT TO EXCEED \$1,850,000 FOR STORMWATER ENGINEERING SERVICES**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract Amendment No. 133-2019-2 to extend the contract term from June 30, 2023, to June 30, 2024, which results in an increase to the contract amount from \$850,000 to \$1,850,000, for the provision of stormwater engineering services by West Yost & Associates.

BACKGROUND

In order to provide flexibility to adapt to a variable development, design, and construction market, the Public Works Department employs the assistance of qualified consultants to provide engineering services for the City of Rancho Cordova. This is an on-call contract that allows the City to draw upon greater resources on projects, thus increasing the ability to handle workload peaks and maintain efficient response times. The work conducted under this contract includes drainage master planning, technical review of drainage plans and reports, preparation of floodplain mapping, and assistance with the implementation of the City's Drainage Impact Fee Program.

In July 2019, City Council approved Contract No.133-2019 in the amount of \$450,000 with West Yost & Associates for stormwater engineering services over a three-year contract term. West Yost & Associates has provided an excellent performance record and an effective understanding of the City's desired level of service. The City is seeking to execute a contract amendment with West Yost & Associates to extend the contract term from June 30, 2023, to June 30, 2024, which results in an increase to the contract amount from \$850,000 to an amount not to exceed \$1,850,000. The time extension and cost increase are necessary to provide

ongoing stormwater engineering services, increased demand for drainage study and development review, and assist with the implementation of the Drainage Impact Fee Program.

FISCAL IMPACT AND FUNDING SOURCE

Funding for the contract will be from the City's Stormwater Utility Fee and from direct billing to developers for drainage review and plan check cost recovery. There is no impact to the general fund.

ATTACHMENT(S)

1. Resolution
2. Contract 133-2019-2

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 AMENDMENT NO. 133-2019-2 WITH WEST YOST & ASSOCIATES TO EXTEND THE CONTRACT TERM FROM JUNE 30, 2023, TO JUNE 30, 2024, WHICH RESULTS IN AN INCREASE TO THE CONTRACT AMOUNT FROM \$850,000 TO AN AMOUNT NOT TO EXCEED \$1,850,000 FOR STORMWATER ENGINEERING SERVICES

WHEREAS, the City entered into Contract No.133-2019 with West Yost & Associates in July 2019 in the amount of \$450,000 to provide stormwater engineering services; and

WHEREAS, Amendment No.1 was executed on May 1, 2021 and increased the contract amount by \$400,000 from \$450,000 to \$850,000 and extended the contract term to June 30, 2023; and

WHEREAS, the scope of work includes drainage master planning, technical review of drainage plans and reports, preparation of floodplain mapping, and assistance with the implementation of the City's Drainage Impact Fee Program; and

WHEREAS, West Yost & Associates has provided an excellent performance record and an effective understanding of the city's desired level of service; and

WHEREAS, the City wishes to extend the contract term from June 30, 2023 to June 30, 2024; and

WHEREAS, the City wishes to increase the maximum compensation amount from \$850,000 to an amount not to exceed \$1,850,000; and

WHEREAS, the amount exceeds the maximum amount that the City Manager has authorization to approve; and

WHEREAS, the contract will be funded through the City's Stormwater Utility Fund and from direct billing to developers for drainage review and plan check cost recovery; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract Amendment No. 133-2019-2 with West Yost & Associates in a form approved by the City Attorney to increase the contract amount from \$850,000 to an amount not to exceed \$1,850,000 and to extend the contract term from June 30, 2023 to June 30, 2024 for stormwater engineering services.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of August 2022 by the following vote:

AYES:

ITEM 9.3.

ATTACHMENT 1

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Donald Terry, Mayor

Stacy Leitner, CMC
City Clerk

**SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND WEST YOST ASSOCIATES
FOR STORMWATER ENGINEERING SERVICES**

This Second Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and West Yost Associates ("Professional") as of July 1, 2022. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") No. 133-2019 dated July 1, 2019 in the amount of \$450,000 for stormwater engineering services; and

WHEREAS, Amendment No. 133-2019-1 increased the total compensation amount by \$400,000 from \$450,000 to a not to exceed amount of \$850,000 for stormwater engineering services, and extended the term of the contract to June 30, 2023; and

WHEREAS, Amendment No. 133-2019-2 will increase the total compensation amount by \$1,000,000 from \$850,000 to a not to exceed amount of \$1,850,000 for stormwater engineering services, and will extend the term of the contract to June 30, 2024; and

WHEREAS, the Parties agree that changes to the term and services provided for in the PSA are necessary in order for the City to continue receiving services by Professional.

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. The Parties agree to modify the end date of the PSA from June 30, 2023, to June 30, 2024. The first sentence of Section 1.1 of the PSA, "Term of Service," is amended to read as follows:

"The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2024, and Professional shall complete the work described in Exhibit A prior to that date; unless the term of the Agreement is otherwise terminated or extended, as provided in Section 8."

2. Section 2 of the PSA, "Compensation," provides for the City to pay Professional a sum not to exceed \$850,000. The Parties agree to amend Section 2 of the PSA in order to increase the compensation amount to pay Professional for additional services. The first sentence of Section 2 of the PSA is amended to read as follows:

"City hereby agrees to pay Professional a sum not to exceed \$1,850,000 (ONE MILLION EIGHT HUNDRED FIFTY THOUSAND DOLLARS) for the life of the contract, notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

3. The document entitled "Compensation Schedule," attached hereto as **Exhibit B**, shall replace and supersede the PSA's **Exhibit B**.
4. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.
5. **Contract Administration.** This Agreement shall be administered by Dalia Fadl ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

Notices. Any written notice to Professional shall be sent to:

Michele Miller, Senior Engineer
West Yost Associates
2020 Research Park Drive, Suite 100
Davis, CA 95618
mmiller@WestYost.com

Any written notice to City shall be sent to:
City of Rancho Cordova
Attn: Dalia Fadl
Public Works Department
2729 Prospect Park Drive – Suite 100
Rancho Cordova, CA 95670
Dfadl@cityofranhocordova.org

6. All other terms and conditions in the PSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.

SIGNATURE PAGE FOLLOWING

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year first above written.

CITY OF RANCHO CORDOVA

PROFESSIONAL

Cyrus Abhar, City Manager

Greg Chung, Vice President

Date: _____

Date: _____

Attest:

Stacy Leitner, CMC, City Clerk

Date: _____

Approved as to Form:

Adam Lindgren, City Attorney

Date: _____

ITEM 9.3.**ATTACHMENT 2**

2020 Research Park Drive
Suite 100
Davis CA 95618

530.756.5905 phone
530.756.5991 fax
westyost.com

May 18, 2021

SENT VIA: EMAIL

Ms. Dalia Fadl
City of Rancho Cordova
Public Works Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

SUBJECT: Scope of Work for Stormwater Engineering Services Amendment

Dear Dalia:

West Yost appreciates the opportunity to continue providing on-call stormwater engineering services to the City of Rancho Cordova (City). Based on our prior work with the City, we anticipate that the stormwater engineering services could include the following:

- Analysis of existing and proposed drainage facilities using the City of Rancho Cordova Stormwater Capital Improvement Program Master Plan model.
- Technical review of drainage studies and drainage facility designs prepared by other engineers.
- Preparation of floodplain mapping and map change (Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR)) applications to FEMA.
- Assistance with establishing a drainage fee program to replace or supplement Sacramento County's Zone 11 fee program.

Also, we have included in Exhibit B West Yost's Rate Billing Schedule.

Sincerely,

WEST YOST ASSOCIATES

A handwritten signature in blue ink that reads 'Michele Miller'.

Michele Miller, PE
Associate Engineer
RCE #88437

Exhibit B. West Yost's 2021 - 2023 Billing Rate Schedule

Exhibit B

West Yost's 2021 - 2023 Billing Rate Schedule

2021 - 2023 Billing Rate Schedule

(Effective July 1, 2021 through June 30, 2023)*



POSITIONS	LABOR CHARGES (DOLLARS PER HOUR)
ENGINEERING	
Principal/Vice President	\$299
Engineer/Scientist/Geologist Manager I / II	\$283 / \$296
Principal Engineer/Scientist/Geologist I / II	\$255 / \$271
Senior Engineer/Scientist/Geologist I / II	\$229 / \$240
Associate Engineer/Scientist/Geologist I / II	\$196 / \$210
Engineer/Scientist/Geologist I / II	\$158 / \$183
Engineering Aide	\$91
Administrative I / II / III / IV	\$81 / \$102 / \$123 / \$135
ENGINEERING TECHNOLOGY	
Engineering Tech Manager I / II	\$293 / \$295
Principal Tech Specialist I / II	\$269 / \$279
Senior Tech Specialist I / II	\$247 / \$258
Senior GIS Analyst	\$223
GIS Analyst	\$211
Technical Specialist I / II / III / IV	\$157 / \$180 / \$202 / \$225
Technical Analyst I / II	\$113 / \$135
Technical Analyst Intern	\$91
Cross-Connection Control Specialist I / II / III / IV	\$117 / \$127 / \$143 / \$159
CAD Manager	\$178
CAD Designer I / II	\$138 / \$155
CONSTRUCTION MANAGEMENT	
Senior Construction Manager	\$286
Construction Manager I / II / III / IV	\$174 / \$186 / \$199 / \$251
Resident Inspector (Prevailing Wage Groups 4 / 3 / 2 / 1)	\$152 / \$170 / \$188 / \$196
Apprentice Inspector	\$138
CM Administrative I / II	\$74 / \$100
Field Services	\$196

- Technology and Communication charges including general and CAD computer, software, telephone, routine in-house copies/prints, postage, miscellaneous supplies, and other incidental project expenses will be billed at 6% of West Yost labor.
- Outside Services such as vendor reproductions, prints, shipping, and major West Yost reproduction efforts, as well as Engineering Supplies, etc. will be billed at actual cost plus 15%.
- Mileage will be billed at the current Federal Rate and Travel will be billed at cost.
- Subconsultants will be billed at actual cost plus 10%.
- Expert witness, research, technical review, analysis, preparation and meetings billed at 150% of standard hourly rates. Expert witness testimony and depositions billed at 200% of standard hourly rates.
- A Finance Charge of 1.5% per month (an Annual Rate of 18%) on the unpaid balance will be added to invoice amounts if not paid within 45 days from the date of the invoice.

2021 - 2023 Billing Rate Schedule

(Effective July 1, 2021 through June 30, 2023)*



Equipment Charges

EQUIPMENT	BILLING RATES
Gas Detector	\$80 / day
Hydrant Pressure Gauge	\$10 / day
Hydrant Pressure Recorder, Standard	\$40 / day
Hydrant Pressure Recorder, Impulse (Transient)	\$55 / day
Trimble GPS – Geo 7x	\$220 / day
Vehicle	\$10 / day
Water Flow Probe Meter	\$20 / day
Water Quality Multimeter	\$185 / day
Well Sounder	\$30 / day

MEMORANDUM



ITEM 10.1.

DATE: August 15, 2022
TO: Honorable Mayor and Council Members
FROM: Russell Ducharme, Neighborhood Services Manager
SUBJECT: **AN ORDINANCE AMENDING TITLE 9, PUBLIC PEACE MORALS AND SAFETY, ADDING CHAPTER 9.85 PROTECTION OF CRITICAL INFRASTRUCTURE AND WILDFIRE RISK AREAS OF THE CITY OF RANCHO CORDOVA MUNICIPAL CODE AND A RESOLUTION DESIGNATING SPECIFIED LOCATIONS AS CRITICAL INSTRUCTURE.**

RECOMMENDATION

Waive the first reading and introduce the Ordinance.

RESULT OF RECOMMENDED ACTION

The Ordinance would come back to the City Council for a second reading and possible adoption at the next regular City Council meeting. Adoption of the Ordinance would amend Title 9 Public Peace Morals and Safety by adding chapter 9.85 Protection of Critical Infrastructure and Wildfire Risk Areas.

BACKGROUND

A principal threat to the public health, safety, and welfare is the potential destruction of, damage to, or interference with, infrastructure that is critical to the provision of public services such as law enforcement, fire prevention, transportation, and utilities, including communication, water, and waste disposal. Destruction of, damage to, or interference with, critical infrastructure is caused by fire, contamination, restricting access, or other causes. Destruction of, damage to, or interference with, critical infrastructure is often caused by persons whose activities are not permitted or authorized in, on, or near critical infrastructure. The purpose of the ordinance is to mitigate the threat of fire and other potential causes of destruction and damage to and interference with, critical infrastructure and wildfire risk areas and similarly sensitive areas, in order to protect the health, safety, and welfare of the public, by authorizing the removal of persons and their personal property in, on, or near those areas.

The City of Rancho Cordova ("City") is dealing with ongoing interruptions to the access and use of critical City infrastructure caused by individuals blocking and otherwise obstructing their access and use. These interruptions have led to City staff being unable to provide vital City services or have caused their delay. Additionally, the presence of individuals and materials surrounding wildfire areas has caused an increased fire risk in the City. Within the City limits there have been fires in open space areas that were caused by, or included, encampments.

This ordinance is necessary to ensure the health and safety of City residents who rely on the proper functioning of essential City services.

The United States Court of Appeals for the Ninth Circuit held in *Robert Martin et al. v. City of Boise* (2019) 920 F.3d 584 that “the Eighth Amendment prohibits the imposition of criminal penalties for sitting, sleeping, or lying outside on public property for homeless individuals who cannot obtain shelter.”

The Ninth Circuit provided the following caveat in footnote 8 of Martin:

“Our holding does not cover individuals who do have access to adequate temporary shelter, whether because they have the means to pay for it or because it is realistically available to them for free, but who choose not to use it. Nor do we suggest that a jurisdiction with insufficient shelter can never criminalize the act of sleeping outside. Even where shelter is unavailable, an ordinance prohibiting sitting, lying, or sleeping outside at particular times or in particular locations might well be constitutionally permissible. So, too, might an ordinance barring the obstruction of public rights of way or the erection of certain structures. Whether some other ordinance is consistent with the Eighth Amendment will depend, as here, on whether it punishes a person for lacking the means to live out the “universal and unavoidable consequences of being human” in the way the ordinance prescribes.”

The proposed ordinance is an exercise of the City’s authority to protect public health, safety, and welfare as recognized by the Ninth Circuit in footnote 8. The ordinance would not punish a person for lacking the means to live out the “universal and unavoidable consequences of being human.”

Following *Martin*, other decisions have affirmed the continuing right of Cities to protect essential services and sensitive areas.¹ In light of these cases, and the need to maintain essential services while continuing to provide opportunities and services for the unhoused, a number of other cities across California have adopted nearly identical ordinances to the City of Rancho Cordova’s proposed ordinance. Sacramento, Novato, and Glendora all prohibit camping, storage of camping materials, personal property, and other trash and debris in, on, or near critical infrastructure. These ordinances also allow for the removal of people and prohibited materials on public rights of way and wildfire risk areas. These features are identical to Rancho Cordova’s proposed ordinance.

The enforcement distances in Sacramento, Novato, and Glendora’s ordinances are similar to one another. Sacramento and Glendora do not allow prohibited activities within 25 feet of critical infrastructure, while Novato’s ordinance reaches to 50 feet from critical infrastructure. Rancho Cordova’s ordinance would not allow prohibited activities within 50 feet of critical infrastructure, matching Novato’s ordinance. The City has determined that 50 feet is a necessary distance to ensure the protection of critical infrastructure, and specifically wildfire safety, for the following reasons. First, much of the City’s critical infrastructure is located in areas with large fuel loads, such as high brush, and are susceptible to winds that spread fires at a rapid pace. Next, the topography of many of these areas makes access and maintenance difficult, meaning that the

¹ *Shipp v. Schaff* (2019) 379 F. Supp. 3d 1033 (A City’s temporary clearing out of an encampment did not violate the 8th Amendment); *Aitken v. City of Aberdeen* (2019) 393 F. Supp. 3d 1075 (Holding that a City may evict homeless individuals from particular public places); *Gomes v. County of Kauai* (2020) 481 F. Supp. 3d 1104 (The Court decided that the County could enforce an ordinance that prohibited camping in public parks).

City does not have the ability to sufficiently reduce fuel loads to mitigate much of the fire risk. Finally, individuals camping in high-risk wildfire areas commonly start camp fires, which can lead to bigger wildfires. These fire prevention measures are part of the City's larger effort to reduce wildfires; which includes the City's recent passage of a fireworks ordinance that applies to every household in Rancho Cordova as part of this effort.

Consistent with case law on this issue, the ordinance is geographically limited to the greatest extent possible. Identical to the ordinances discussed above in neighboring California cities, the proposed ordinance does not criminalize violations, but instead makes violations a public nuisance. Summary abatement, if necessary under the ordinance, does not apply to the entirety of the City. It is limited to real property upon which the presence of unauthorized personal property poses a heightened threat to the health and safety of residents. Encampments and associated personal property of unsheltered homeless persons would not be subject to such summary abatement on the remainder of property in the City.

The City does not intend the ordinance to be a primary measure to address homelessness. Instead, the ordinance may be used only as a last resort to protect essential areas when the City's other approaches do not work. The City primarily uses non-enforcement methods when working with unhoused individuals and responding to citizen complaints. Specifically, the City has a team of homeless outreach staff, which includes a homeless outreach navigator, to work with unhoused individuals to provide temporary housing, rehabilitation help, and other resources. The City is continuing to expand homeless outreach tools and available shelter to address homelessness in Rancho Cordova.

The ordinance will be accompanied by a resolution that lists the areas of the City that are considered "critical infrastructure," and thus may not be occupied by individuals or personal property. Each department within the City was asked to identify the areas most essential to the functioning of the City, and specifically to their department. The list was reviewed by City Staff and further narrowed down to only list locations that the City and its' residents need to function properly. The resolution, attached hereto, includes places such as waterways, City facilities, pump stations, and specified areas with increased fire risk. "Wildfire risk area" is defined as "land that is covered with grass, grain, brush or forest, whether privately or publicly owned, which is so situated or is of such inaccessible location that a fire originating upon it would present an abnormally difficult job of suppression or would result in great or unusual damage through fire or such areas designated by the fire code official."² [_ftn1](#) The resolution leaves off City parks and other public gathering areas, therefore leaving the vast majority of the unlisted. The resolution can be expanded or reduced at any time upon City Council approval.

FISCAL IMPACT AND FUNDING SOURCE

There will be no direct fiscal impact to the City. However, the City's Code Enforcement division may assign resources to enforce the ordinance. The Neighborhood Services Department has determined that the ordinance will not significantly impact Code Enforcement's ability to respond to other calls.

² California Code of Regulations, title 24, part 9, section 202.

ATTACHMENT(S)

1. Ordinance
2. Exhibit A to the Ordinance – Chapter 9.85 Critical Infrastructure and Wildfire
3. Resolution
4. Exhibit A to the Resolution – Critical Infrastructure List
5. Critical Infrastructure Map
6. Critical Infrastructure Grid

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2022

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, AMENDING TITLE 9 OF THE RANCHO CORDOVA MUNICIPAL
CODE TO ADD CHAPTER 9.85 PROTECTION OF CRITICAL INFRASTRUCTURE AND
WILDFIRE RISK AREAS**

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:**Section 1. Recitals.**

WHEREAS, a principal threat to the public health, safety and welfare is the potential destruction of, damage to, or interference with, infrastructure that is critical to the delivery of public services such as law enforcement, fire prevention, public works, parks and recreation, and utilities including communication, water, and waste disposal; and

WHEREAS, destruction of, damage to, or interference with, critical infrastructure is caused by fire, contamination, restricting access, or other causes; and

WHEREAS, destruction of, damage to, or interference with, critical infrastructure is frequently caused by persons whose activities are not permitted or authorized in, on or near critical infrastructure; and

WHEREAS, Title 9 is being amended to add Chapter 9.85 to provide for the protection of critical infrastructure and wildfire risk areas; and

WHEREAS, the purpose of this chapter is to mitigate the threat of fire or other potential causes of destruction and damage to and interference with, critical infrastructure, in order to protect the health, safety and welfare of the public, by authorizing the removal of persons and their personal property in, on or near critical infrastructure.

Section 2: Findings. The City Council hereby finds: (1) a principal threat to the public health, safety, and welfare is the potential destruction of, damage to, or interference with, infrastructure that is critical to the provision of public services such as law enforcement, fire prevention, transportation, and utilities including communication, water, and waste disposal; (2) a further principal threat to the public health, safety, and welfare is the potential destruction of, damage to, or interference with the natural habitat, as well as interference with public services such as law enforcement, fire prevention, transportation, and utilities including communication, water, and waste disposal, within the high fire zones of the City; (3) the destruction of, damage to, or interference with, critical infrastructure and high fire areas, caused by fire, contamination, restricting access, or other causes; and (3) the disruption to or interference with the use of property designated by resolution to be a sensitive use property.

Section 3: Declaration. The City Council declares the purpose of this ordinance is to mitigate the threat of fire and other potential causes of destruction and damage to, and interference with, critical infrastructure or in City high fire areas, in order to protect the health, safety, and welfare of the public, by authorizing the removal of persons and their personal property in, upon, under, or adjacent to certain critical infrastructure or within those areas of the

City determined to constitute high fire danger, and to prohibit sitting, lying, sleeping, the placement of bulky items or personal property within a distance of fifty (50) feet of a property designated by resolution to be a sensitive use property.

Section 3. Amendments to Title 9 Public Peace, Morals and Safety.

The City Council hereby adopts the amendments to Title 9 (Public Peace, Morals and Safety) to add Chapter 9.85 Protection of Critical Infrastructure and Wildfire Risk Areas, as shown and incorporated in Exhibit A to this ordinance.

Section 3: CEQA Compliance.

Adoption of this ordinance is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that adoption of this ordinance, amending existing sections to the City's municipal Code to clarify the intent, will have a significant effect on the environment. Therefore, adoption of this ordinance is not subject to CEQA.

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 adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of August 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ITEM 10.1.

ATTACHMENT 1

Donald Terry, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

ITEM 10.1.

ATTACHMENT 2 Exhibit A to the Ordinance

Chapter 9.85 is hereby added to the Ranch Cordova Municipal Code to read as follows:

Chapter 9.85 PROTECTION OF CRITICAL INFRASTRUCTURE AND WILDFIRE RISK AREAS

9.85.010 Findings and purpose.

The City Council finds as follows:

- (1) a principal threat to the public health, safety, and welfare is the potential destruction of, damage to, or interference with, infrastructure that is critical to the delivery of public services such as law enforcement, fire prevention, public works, parks and recreation, and utilities including communication, water, stormwater, and waste disposal; and
- (2) destruction of, damage to, or interference with, critical infrastructure is caused by fire, contamination, restricting access, or other causes; and
- (3) destruction of, damage to, or interference with, critical infrastructure is frequently caused by persons whose activities are not permitted or authorized in, on, or near critical infrastructure.

The purpose of this chapter is to mitigate the threat of fire and other potential causes of destruction and damage to and interference with, critical infrastructure, in order to protect the health, safety, and welfare of the public, by authorizing the removal of persons and their personal property in, on, or near critical infrastructure.

9.85.020 Definitions.

When used in this chapter, the following words and phrases have the following meanings:

“Camp” means to place, pitch or occupy camp facilities; to live temporarily in a camp facility or outdoors; to use camp paraphernalia.

“Camp facilities” include, but are not limited to, tents, huts, vehicles, vehicle camping outfits or temporary shelter.

“Camp paraphernalia” includes, but is not limited to, bedrolls, tarpaulins, cots, beds, sleeping bags, hammocks or cooking facilities and similar equipment.

“Critical infrastructure” means each of the following:

Real property or a facility, whether privately or publicly owned, as approved by resolution of the city council, that the city manager designates as being so vital and integral to the operation or functioning of the city that its damage, incapacity, disruption, or destruction would have a debilitating impact on the public health, safety, or welfare.

ITEM 10.1.

ATTACHMENT 2 Exhibit A to the Ordinance

Critical infrastructure may include, but is not limited to, government buildings, such as fire stations, police stations, jails, or courthouses; hospitals; structures, such as antennas, bridges, roads, train tracks, drainage systems, or levees; or systems, such as computer networks, public utilities, electrical wires, natural gas pipes, telecommunication centers, or water sources.

“Debris” means building and construction materials, garbage, refuse, wreckage, spoiled or ruined household goods, and similar material.

“Facility” means a building, structure, equipment, system, or asset.

“Fire prevention official” means the fire chief, a deputy fire chief, the fire marshal, or a fire prevention officer.

“Garbage” means household and kitchen waste; animal, vegetable, and putrescible waste associated with the preparation, consumption, handling, or storage of edible materials; and any nonputrescible material mixed in the same container with or contaminated by putrescible waste. Garbage does not include source-separated recyclables or yard waste.

“Hazardous waste” has the same meaning as in California Public Resources Code section 40141.

“Infectious waste” has the same meaning as in California Code of Regulations, title 14, section 17225.36.

“Solid waste” means all putrescible and non-putrescible solid, semisolid, and liquid wastes, including garbage; ashes; industrial waste; demolition and construction waste; discarded home and industrial appliances; abandoned vehicles and vehicle parts; dewatered, treated, or chemically fixed sewage sludge that is not hazardous waste; manure; dirt; soil, rock, gravel, sand, or other aggregate material; and other discarded solid and semisolid waste; but not including recyclables or yard waste.

“Wildfire risk area” has the same meaning as in California Code of Regulations, title 24, part 9, section 202.

9.85.030 Prohibited activities.

A. It is unlawful and a public nuisance for any person to camp, occupy camp facilities, or use camp paraphernalia at the following locations:

1. Critical infrastructure;
2. Within 50 feet of critical infrastructure;
3. Within 50 feet of a vehicular or pedestrian entrance or exit of critical infrastructure;

ITEM 10.1.

ATTACHMENT 2 Exhibit A to the Ordinance

4. On those portions of a right-of-way that are required by local, state, or federal law to be free of obstruction to first responders, including but not limited to members of law-enforcement, fire-prevention, or emergency-medical-services agencies;

5. Wildfire risk area.

B. It is unlawful and a public nuisance for any person to store personal property, including camp facilities and camp paraphernalia, in the following locations without the written consent of the owner, except as otherwise provided by resolution of the City Council:

1. Critical infrastructure;

2. Within 50 feet of critical infrastructure;

3. Within 50 feet of a vehicular or pedestrian entrance or exit of critical infrastructure;

4. On those portions of a right-of-way that are required by local, state, or federal law to be free of obstruction to first responders, including but not limited to members of law-enforcement, fire-prevention, or emergency-medical-services agencies;

5. Wildfire risk area.

C. It is not intended by this section to prohibit overnight camping on private residential property by friends or family of the property owner and with consent of the property owner.

D. Nothing in this chapter is intended to prohibit or make unlawful the activities of an owner of private property or other lawful user of private property that are normally associated with and incidental to the lawful and authorized use of private property for residential or other purposes; and nothing is intended to prohibit or make unlawful the activities of a property owner or other lawful user if such activities are expressly authorized by the Planning and Development Code or other laws, ordinances, and regulations.

9.85.040 Summary abatement.

A. Any violation of section 9.85.030 may be abated by the City upon 24 hours of prior notice; but a violation of section 9.85.030 may be abated immediately by the City without prior notice, if the violation poses an imminent threat to public health or safety.

B. Abatement pursuant to subsection A may include, but is not limited to, removal of camp facilities, camp paraphernalia, personal property, garbage, hazardous waste, infectious waste, junk, or debris; and securing the perimeter of the property with fencing, gates, or barricades to prevent further occurrences of the nuisance activity.

C. Regardless of the city's authority to conduct abatement pursuant to this section, every owner, occupant, or lessee of real property, and every holder of any interest in real property, is required

ITEM 10.1.

ATTACHMENT 2 Exhibit A to the Ordinance

to maintain the property in compliance with local, state, and federal law; and is liable for violations thereof.

D. The cost of abatement, including all administrative costs of any action taken hereunder, may be assessed against the subject premises as a lien, made a personal obligation of the owner, or both, in accordance with procedures in Chapter 1.01 of the Rancho Cordova Municipal Code.

9.85.050 Interference with summary abatement.

No person shall willfully prevent, delay, resist, obstruct, or otherwise interfere with a city official, employee, contractor, or volunteer in their execution of an abatement pursuant to this chapter.

9.85.060 Violation—Penalty.

A. Violations of this chapter shall be punishable as a misdemeanor and are hereby declared to be a public nuisance.

B. In addition to any other remedy allowed by law, any person who violates a provision of this chapter is subject to criminal sanctions, civil actions, and administrative penalties pursuant to Rancho Cordova Municipal Code section 1.01.190.

D. All remedies prescribed under this chapter are cumulative and the election of one or more remedies does not bar the city from the pursuit of any other remedy to enforce this chapter.

5178555.1

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

RESOLUTION APPROVING CITY MANAGER'S DESIGNATION OF SPECIFIED LOCATIONS AS CRITICAL INFRASTRUCTURE FOR PURPOSES OF CHAPTER 9.85 OF THE RANCHO CORDOVA MUNICIPAL CODE

WHEREAS, The City Council adopted Ordinance No. [XX] on [DATE], which added Chapter 9.85 to the Rancho Cordova Municipal Code for the protection of critical infrastructure and wildfire risk areas in the interests of public safety; and

WHEREAS, Pursuant to Section 9.85.020 of the Rancho Cordova Municipal Code, "[c]ritical infrastructure may include, but is not limited to, government buildings, such as fire stations, police stations, jails, or courthouses; hospitals; structures, such as antennas, bridges, roads, train tracks, drainage systems, or levees; or systems, such as computer networks, public utilities, electrical wires, natural gas pipes, telecommunication centers, or water sources."; and

WHEREAS, Real property or a facility does not become "critical infrastructure" for the purpose of Chapter 9.85 until so designated by the City Manager and subsequently approved by the City Council through a resolution; and

WHEREAS, The City Manager deems the locations on the Critical Infrastructure List (Exhibit A) to be so vital and integral to the operation or functioning of the City of Rancho Cordova that their damage, incapacity, disruption, or destruction would have a debilitating impact on the public health, safety, or welfare; and

WHEREAS, Pursuant to direction received by City Council, the City's Neighborhood Services Manager brought together subject-matter experts and stakeholders to recommend, justify, and validate key parcels and facilities in the City to be designated as critical infrastructure by the City Manager. Stakeholders included internal city staff from various City departments.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA

Section 1. The City Council acknowledges receipt of the City Manager's Critical Infrastructure List (Exhibit A).

Section 2. The City Council recognizes said Critical Infrastructure List (Exhibit A) as the complete listing of locations officially designated by the City Manager as "critical infrastructure" for purposes of Chapter 9.85 of the Rancho Cordova Municipal Code.

Section 3. The City Council hereby approves any and all locations on said Critical Infrastructure List (Exhibit A) as critical infrastructure for purposes of Chapter 9.85 of the Rancho Cordova Municipal Code.

Section 4. Effective Date. This Resolution shall become effective upon final adoption of Ordinance No. [XX], adding Chapter 9.85 to the Rancho Cordova Municipal Code.

ITEM 10.1.

ATTACHMENT 3

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of August 2022 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

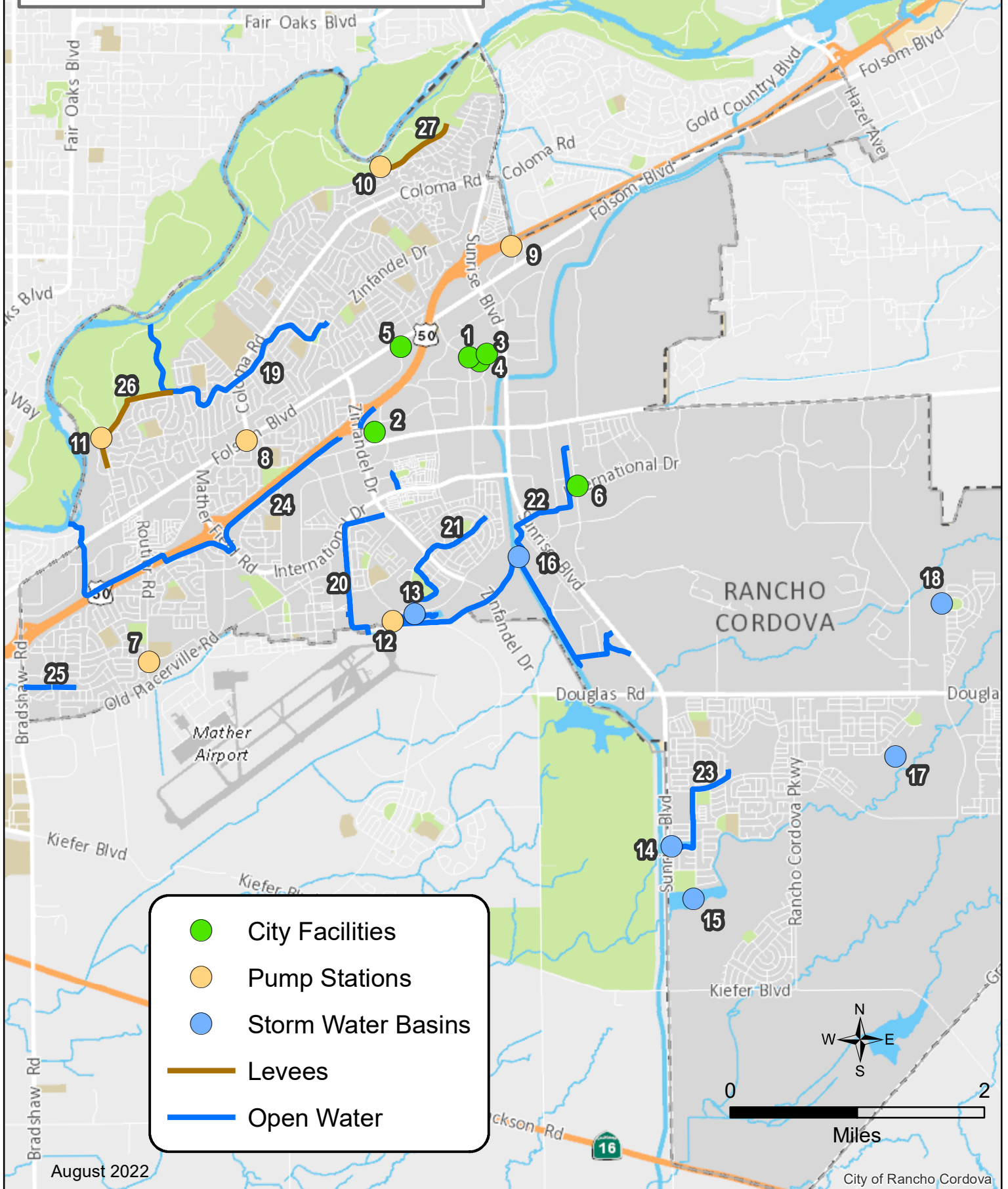
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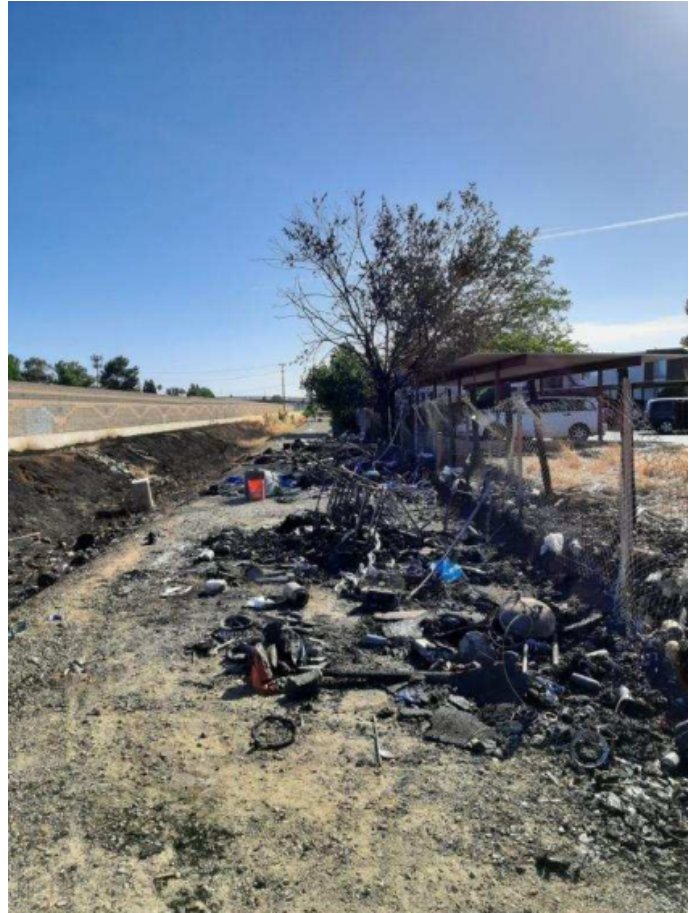
ITEM 10.1.

Exhibit A to the Resolution

City Facility	POLICE DEPARTMENT
City Facility	CITY HALL
City Facility	NEIGHBORHOOD SERVICES
City Facility	MATTHEW KILGORE CEMETERY
City Facility	POST OFFICE
City Facility	CORP YARD PROPERTY
Pump Station	D-46 Mather Industrial
Pump Station	D-13 Mills Tower
Pump Station	D-08 Citrus Road
Pump Station	D-07 Sunriver
Pump Station	D-11 West Coloma
Pump Station	D-44 Bear Hollow
Detention Basin	Bear Hollow
Detention Basin	Anatolia North
Detention Basin	Anatolia South
Detention Basin	Recycle Road
Detention Basin	Sunridge Park East
Detention Basin	North Douglas
Open Water	Cordova Creek
Open Water	Morrison Creek 1
Open Water	Morrison Creek 2
Open Water	Morrison Creek 3
Open Water	Morrison Creek 6
Open Water	Tributary 1 to Lower American River
Open Water	Tributary 2 to Lower American River
Levee	Cordova Meadows Levee
Levee	Larchmont Sunriver Levee

City of Rancho Cordova Critical Infrastructure







MEMORANDUM



ITEM 10.2.

DATE: August 15, 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: Sundance BFR LLC 901 Mariners Island Blvd. Suite 700 San Mateo, CA 94404	APPLICANT/DEVELOPER: 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**.

Figure 1: Sunridge Villas (Sundance) Project Location

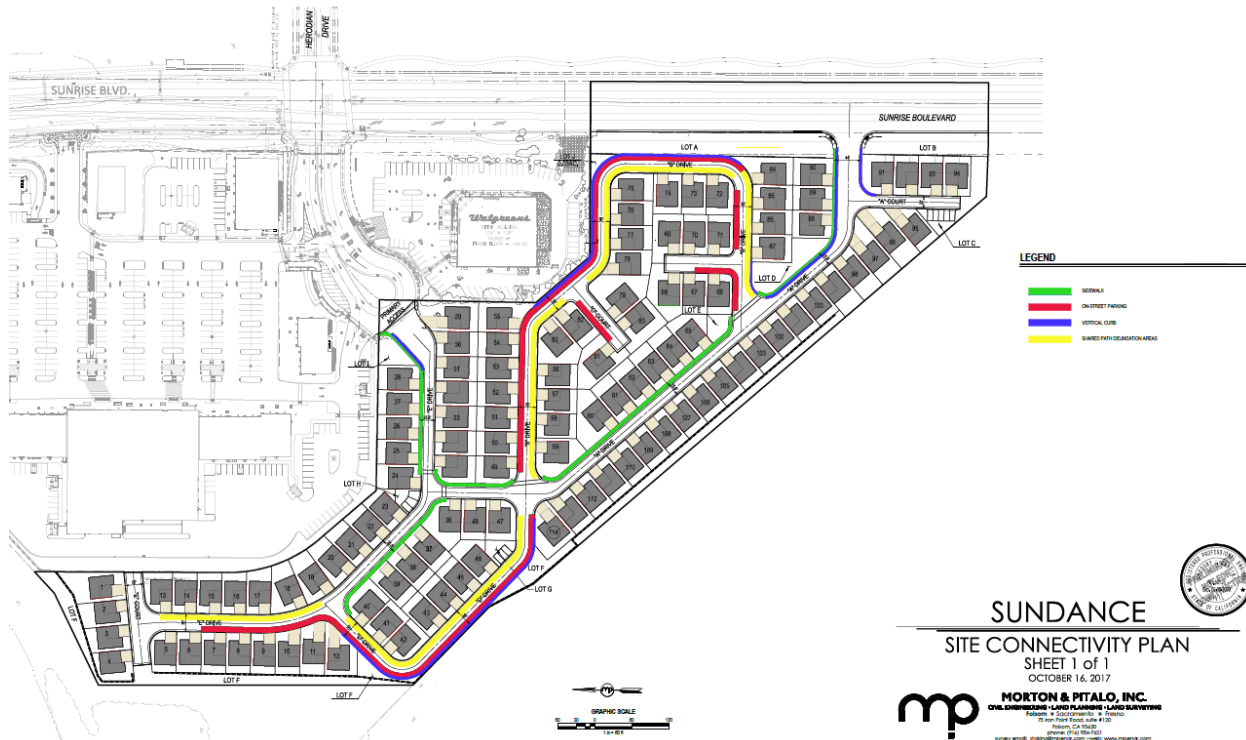


In October 2017, the tentative map for Sundance was reviewed and approved by City Council. The approved tentative subdivision map includes 114 single-family lots, two landscape corridors, eight common lots, and private streets, as shown in **Figure 2**.

[illegible]

- Sidewalks on one side of the street in the center portion of the subdivision.
- Parking on one side of the street and guest parking in selected areas.
- Vertical curb along the entrance and selected common open space.

Figure 3: Approved Sundance Connectivity Plan



The approved tentative subdivision map also includes an approved Special Development Permit to vary from the Sunridge Specific Plan minimum lot size, the distance between buildings, and building setbacks from property lines to accommodate the project. Table 1 provides a summary of the approved adjustments:

Table 1: Sundance Approved Adjustments per Special Development Permit

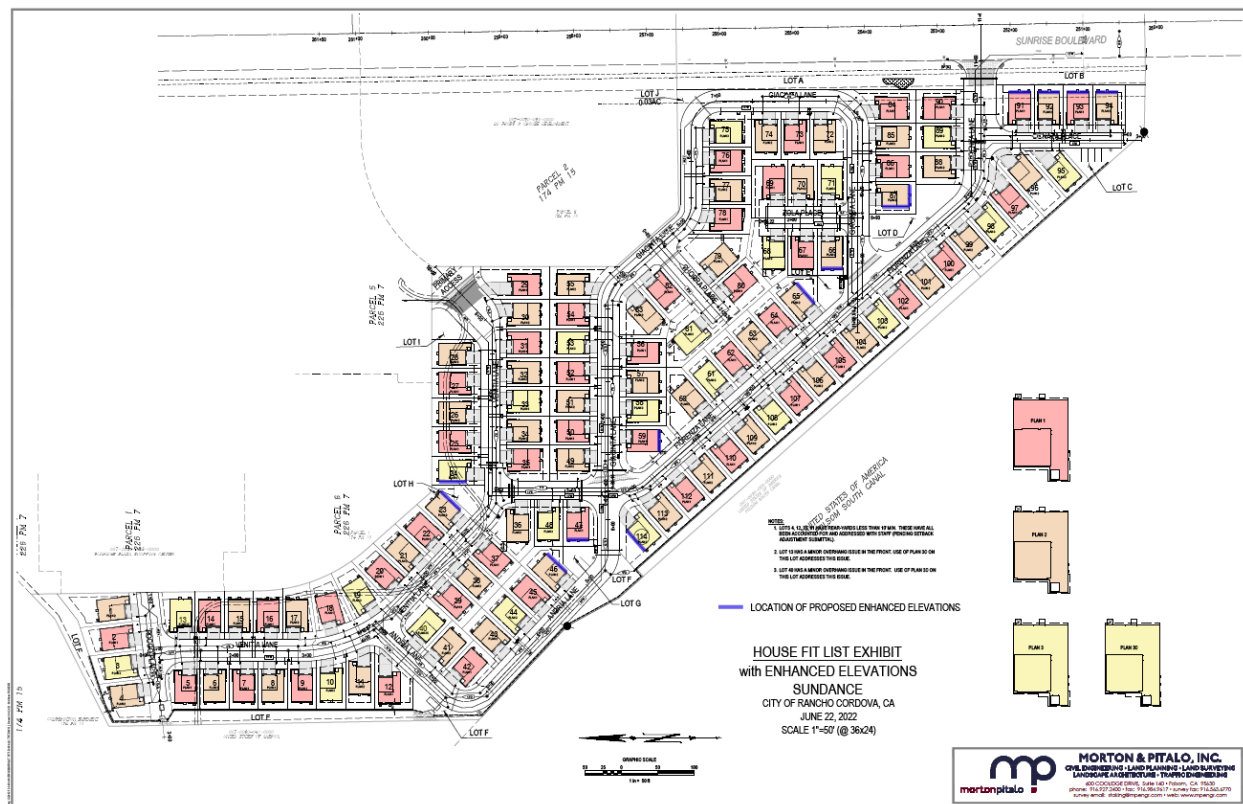
Setbacks		
	Required Per Sunridge SP	Proposed
Front Setback	16' front building & 19' for garage door plain	10' front building & 18' for garage door plain
Side Setback	5' on one side & 4' on the other	0' on one side & 5' on the other
Side Street Setback	N/A	5'
Rear Setback	10' for single story & 15' for two-story	10' for single story & two-story
Distance Between Buildings	9'	5' minimum
Lot Area	4,000 sq ft (net)	2,600 sq ft (net)

Under the existing Sunridge Specific Plan's minimum lot size and building setbacks the site was unable to meet the minimum density requirements and therefore this permit was required

(because the project is regulated by the Sacramento County Zoning Code). Without the approved adjustments to the setbacks and minimum lot size regulations, the project would not be able to meet the unit allocation stipulated in the Specific Plan due to the minimum lot size requirements per the Sacramento County Zoning Code.

The proposed Sunridge Villas development is comprised of 114 new single-family residential units as shown in **Figure 4**:

Figure 4: Proposed Sunridge Villas Site Plan



MAJOR DESIGN REVIEW

The Sunridge Villas development includes three different floor plans and six elevations as shown in **Figure 5**. 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 are in compliance with the Sunridge Specific Plan Development Design Standards in the following ways:

- All proposed housing units are oriented with a portion of the active living space (living room, kitchen, family room) located toward the street/sidewalk side of the dwelling.

- All proposed housing units provide a transition space between the sidewalk and the interior space of the dwelling in the form of front yard landscaping and a covered entryway.
- The primary entrance to each housing unit is visible from the primary access street.
- The majority of the proposed home products have a garage door that does not extend beyond the primary living area of the home.
- 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.
- The proposed project utilizes materials, colors, and finishes that are coordinated to achieve a sense of continuity and quality in design.

Figure 5: 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

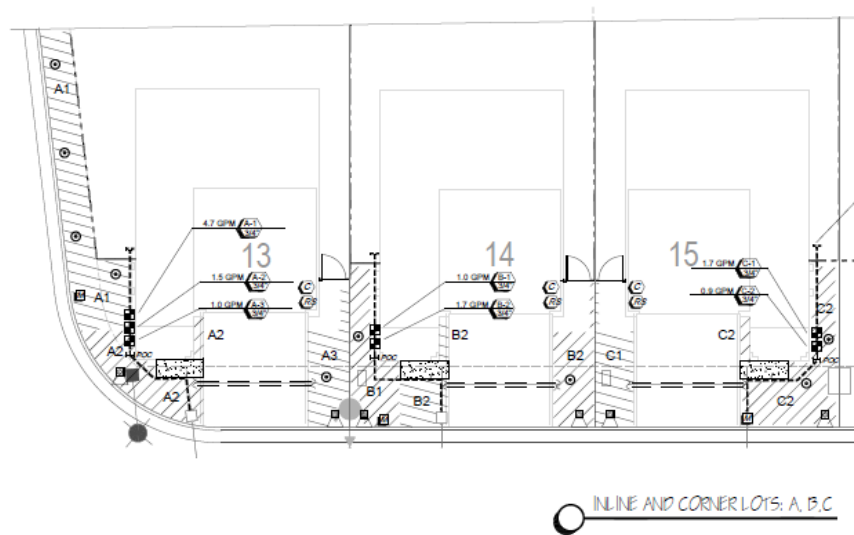


Front Elevation 3A
Scheme 2

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 6 for Typical Landscape Plans**. The full detail of the landscape plans can be seen in [Attachment 2](#).

Figure 6: Typical Landscape Plans



Special Development Permit - Setback Adjustment (Lots 4, 12, 23, 81, and 83)

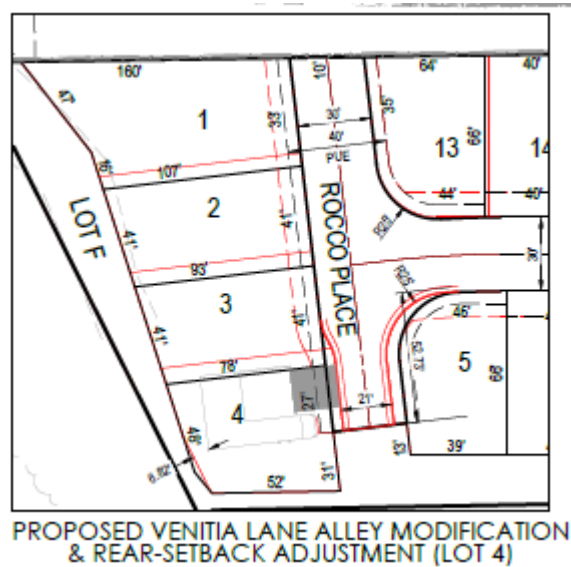
The applicant is requesting a Special Development Permit to vary from the Sunridge Specific Plan minimum rear yard setback to accommodate Lots 4, 12, 23, 81, and 83. These adjustments would reduce the previously approved rear yard setback adjustments of 10-feet for these five lots. Table 2 provides the existing requirements of the Sunridge Specific Plan, the previously approved rear yard setback adjustment of 10 feet, and the proposed rear yard setbacks for Lots 4, 12, 23, 81, and 83.

Table 2: Rear-Yard Setbacks			
	Required Per Sunridge Specific Plan	Previously Approved Special Development Permit (2017)	Proposed
Lot 4	10 feet for single-story & 15 feet for two-story	10 feet	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

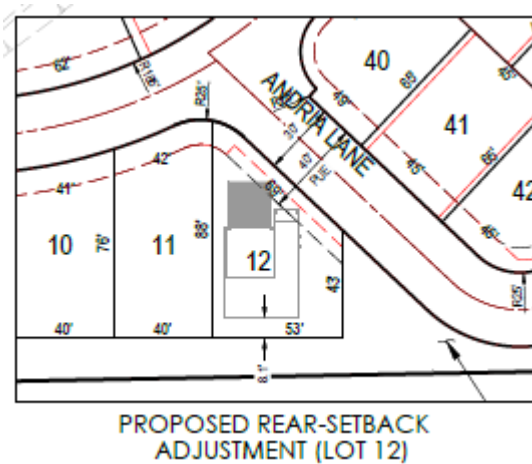
Figure 7 shows the unique site conditions of lots 4, 12, 23, 81, and 83 and the location of the resulting reduced rear yard setbacks. These adjustments would allow the proposed home products to fit the specific sites.

Figure 7: Rear Yard Setbacks for Lots 4, 12, 23, 81, and 83

Lot 4



Lot 12



Lot 23

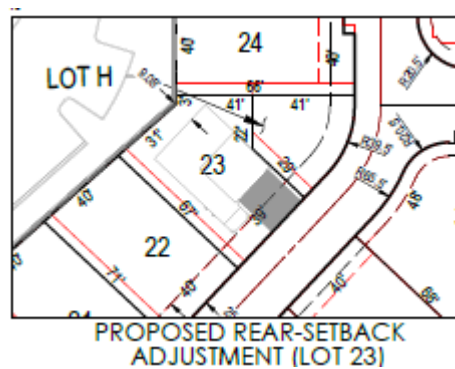
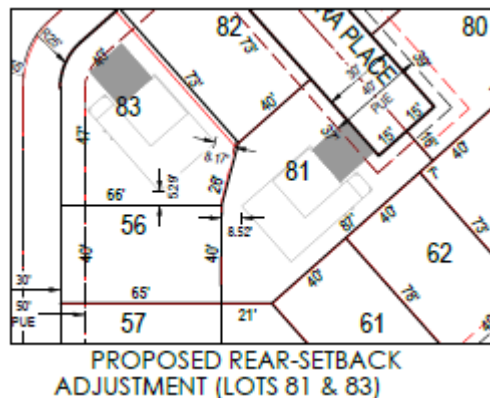


Figure 7: Rear Yard Setbacks for Lots 4, 12, 23, 81, and 83

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. A previous adjustment to reduce the rear setbacks for all housing units to 10 feet was approved by City Council in 2017. Current regulations require a 15-foot rear yard setback for two-story units. The proposed additional adjustments would allow for reduced setbacks for the five specific lots only. 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 be in compliance with the Sunridge Specific Plan Development Design Standards and findings in the Sacramento County Zoning Code. 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

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; 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 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). The proposed project is in compliance with applicable guidelines of the Sunridge Specific Plan Development Design Standards, including in the following ways:

- All proposed housing units are oriented with a portion of the active living space (living room, kitchen, family room) located toward the street/sidewalk side of the dwelling.
- All proposed housing units provide a transition space between the sidewalk and the interior space of the dwelling in the form of front yard landscaping and a covered entryway.
- The primary entrance to each housing unit is visible from the primary access street.
- The majority of the proposed home products have a garage door that does not extend beyond the primary living area of the home.
- 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.
- The proposed project utilizes materials, colors, and finishes that are coordinated to achieve a sense of continuity and quality in design.

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.

ITEM 10.2.

ATTACHMENT 1

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 that is valid until 2027.

- 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 15th day of August, 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.



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.

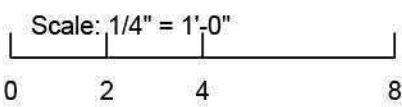


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SARES REGIS

Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JULY 05, 2022



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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SARES REGIS

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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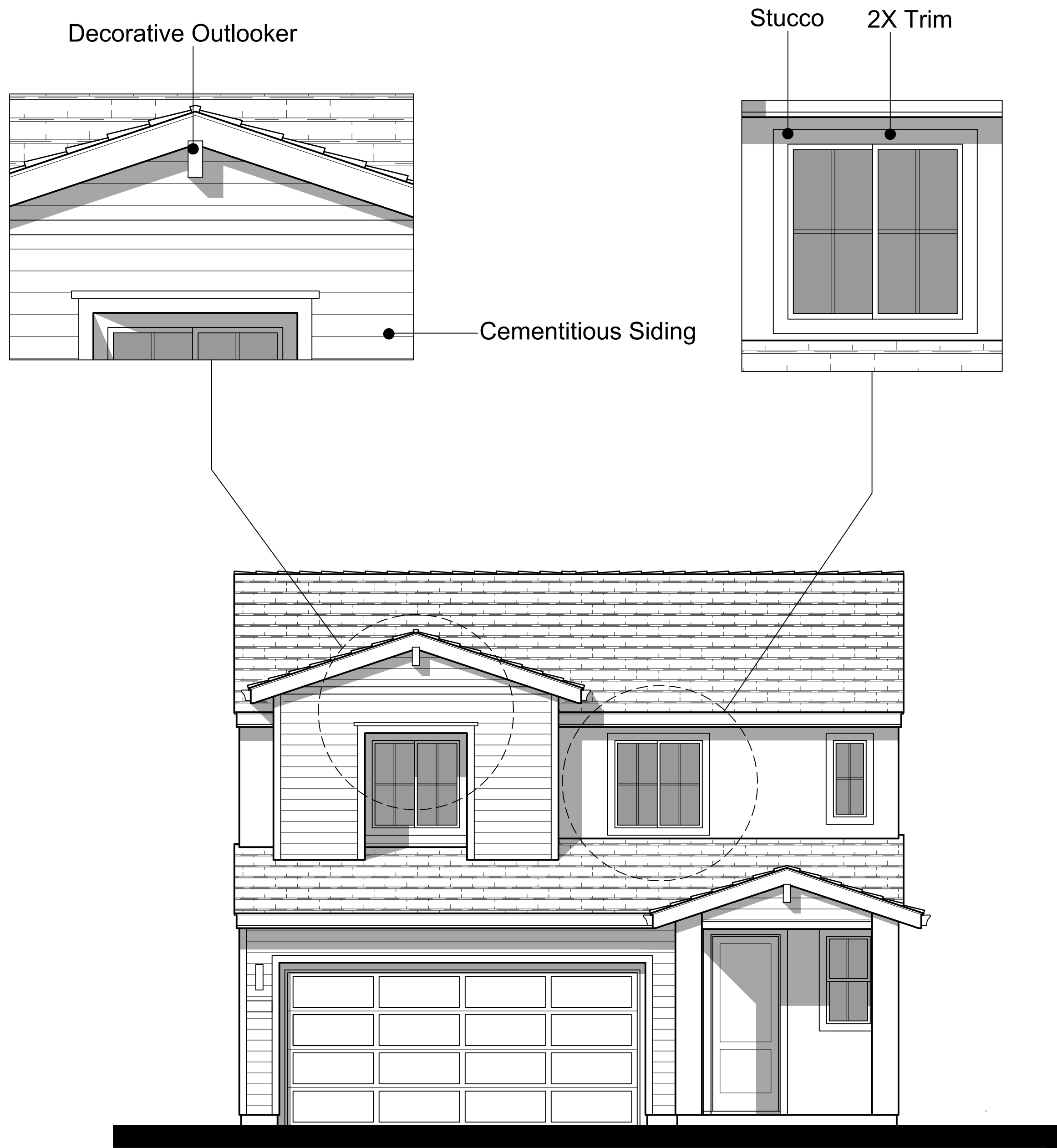
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

Scale: 1/4" = 1'-0"
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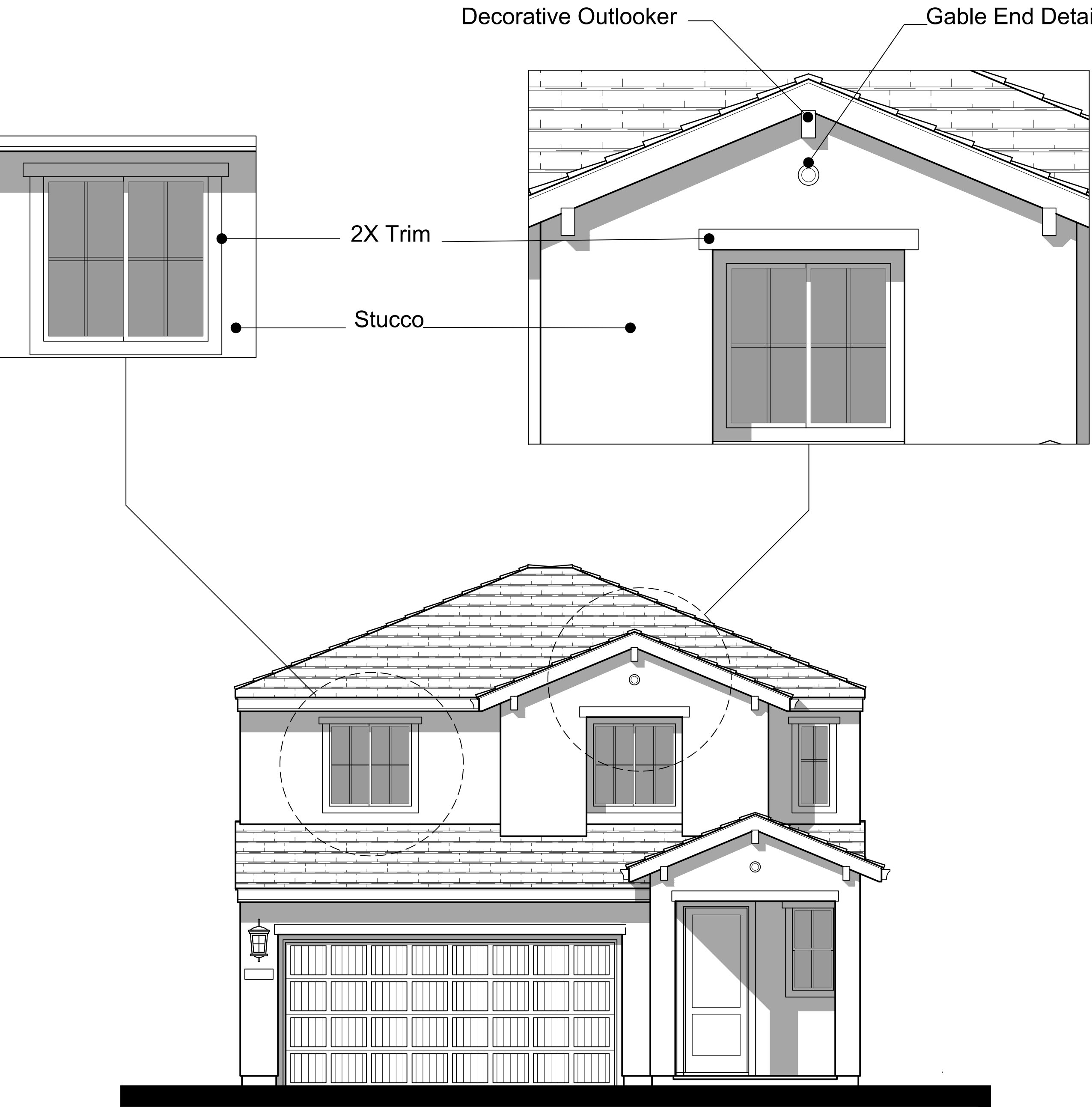
PLAN 1 FRONT ELEVATIONS

A1.0



Front Elevation 1B
Scheme 3

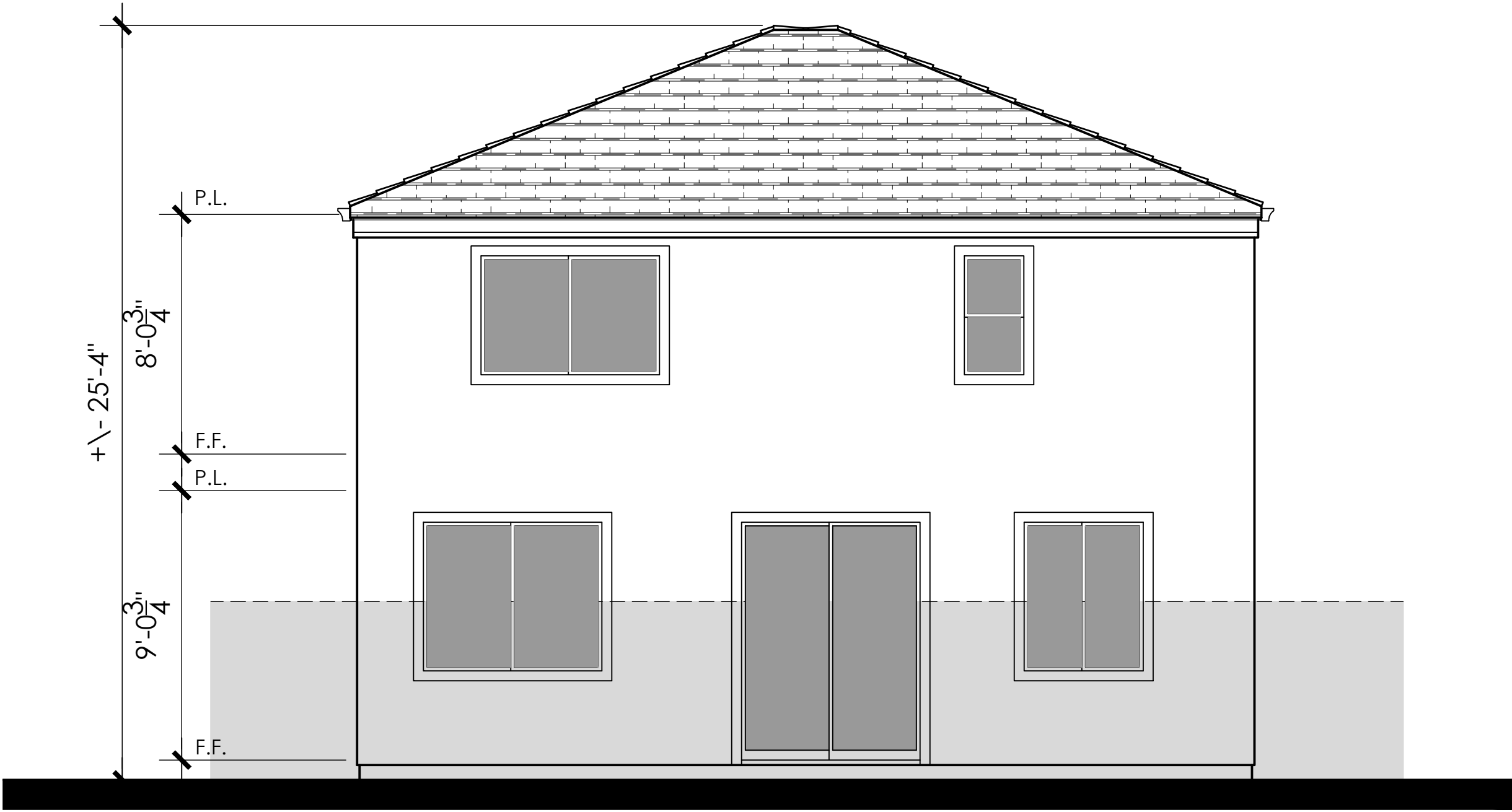
Materials - 'B'
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Siding
Enhanced Sills
Decorative Gable End Details



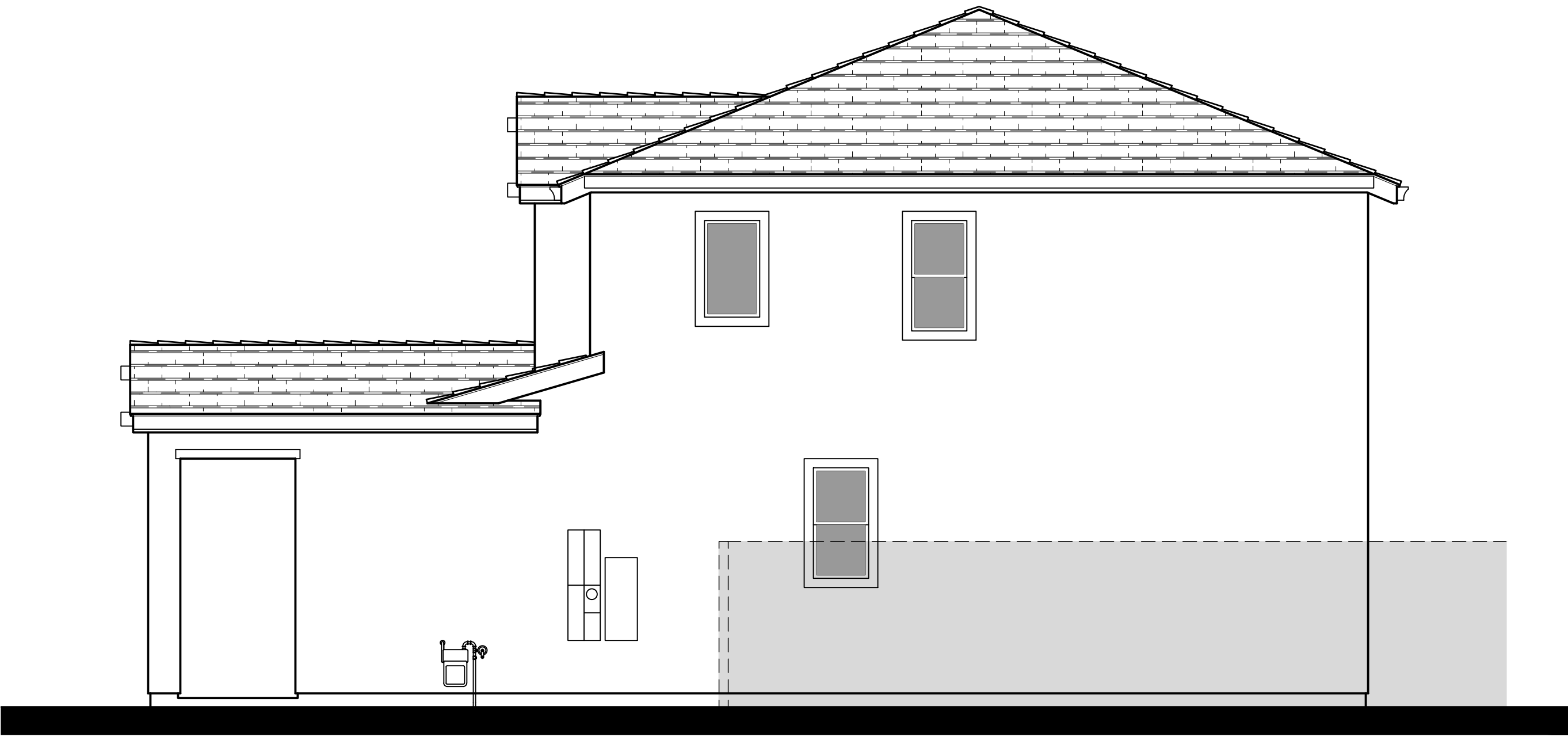
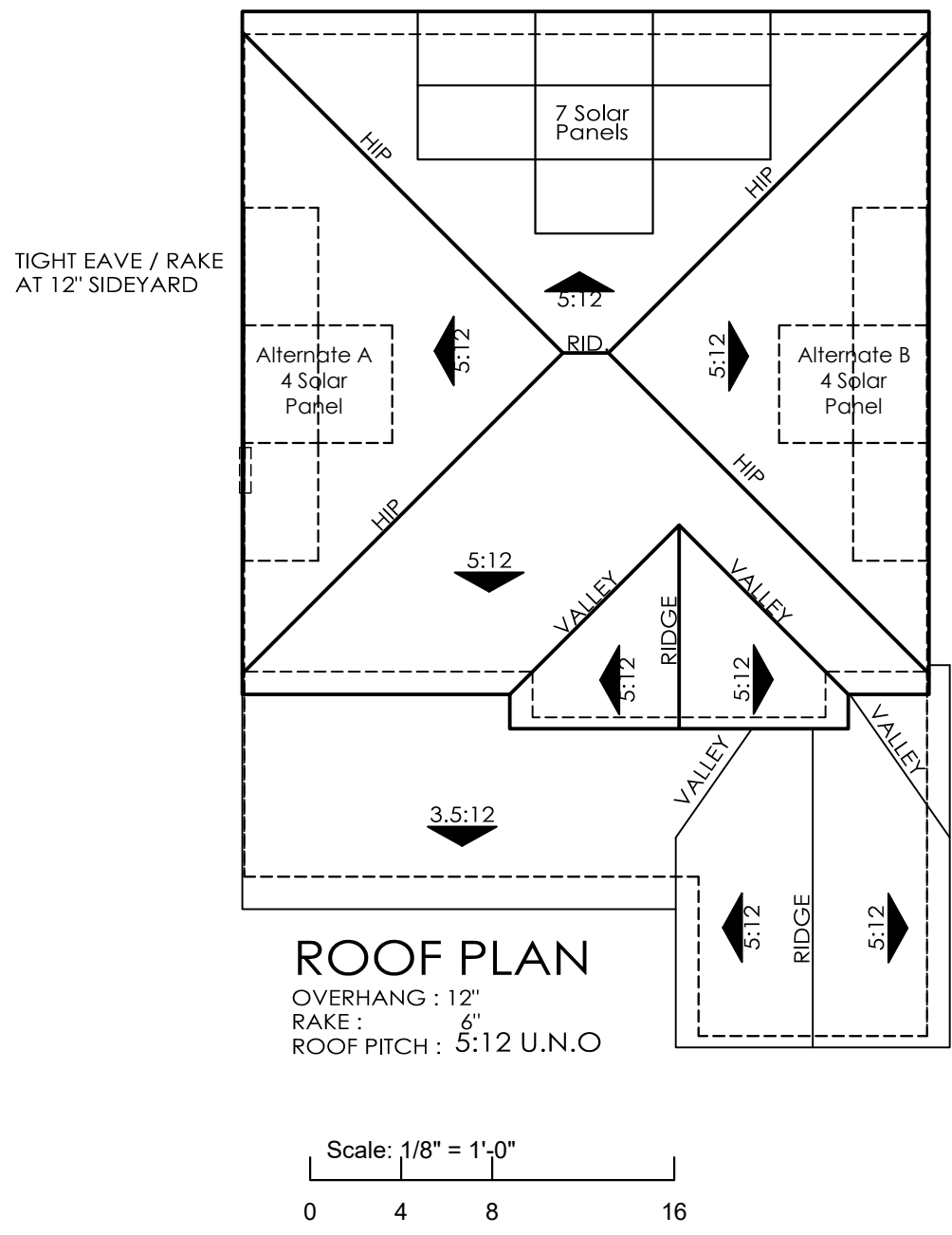
Front Elevation 1A
Scheme 1

Materials - 'A'
Flat Concrete Tile Roofing
Stucco Finish
Stucco Trim
Decorative Gable End Details

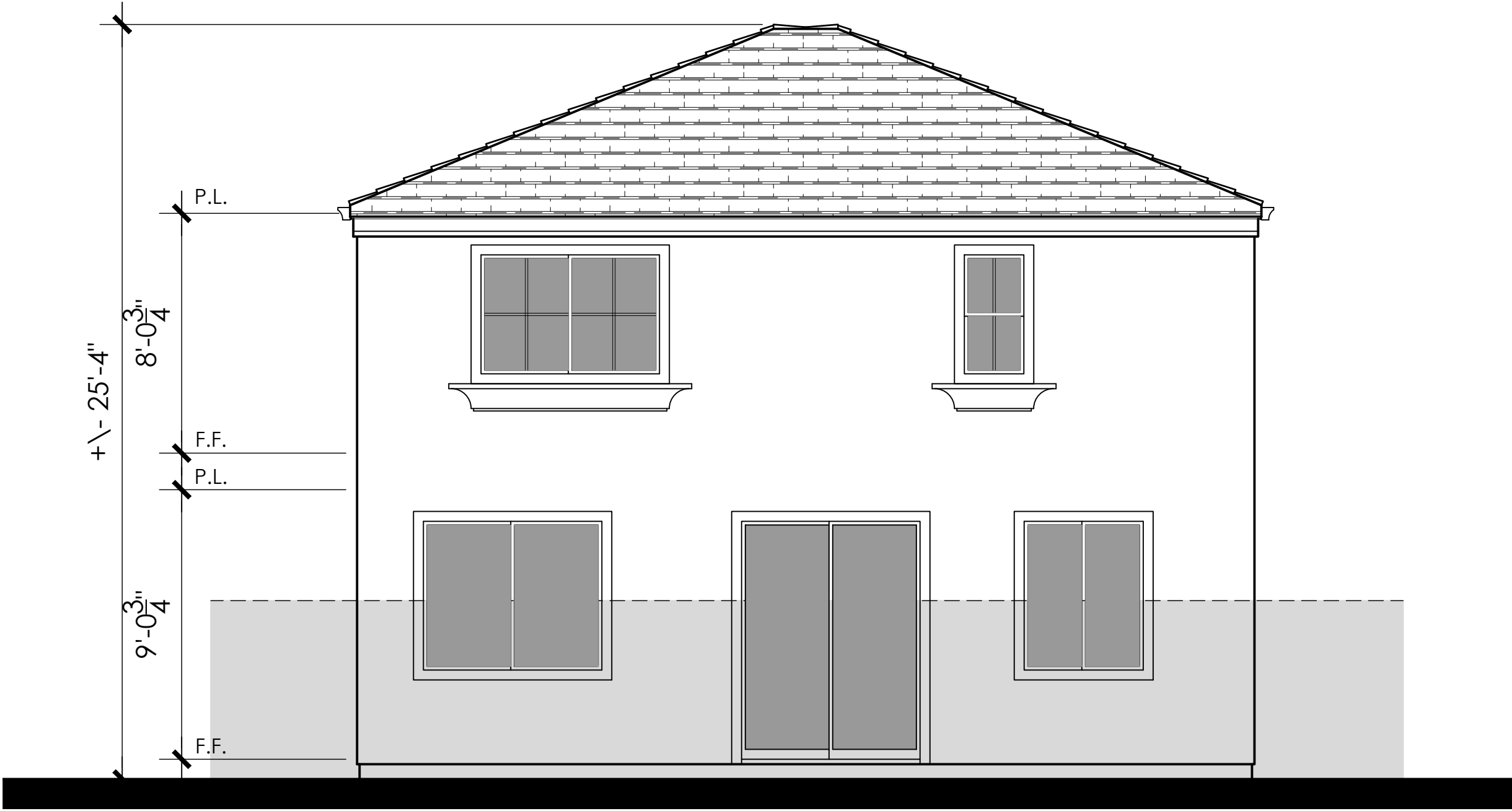




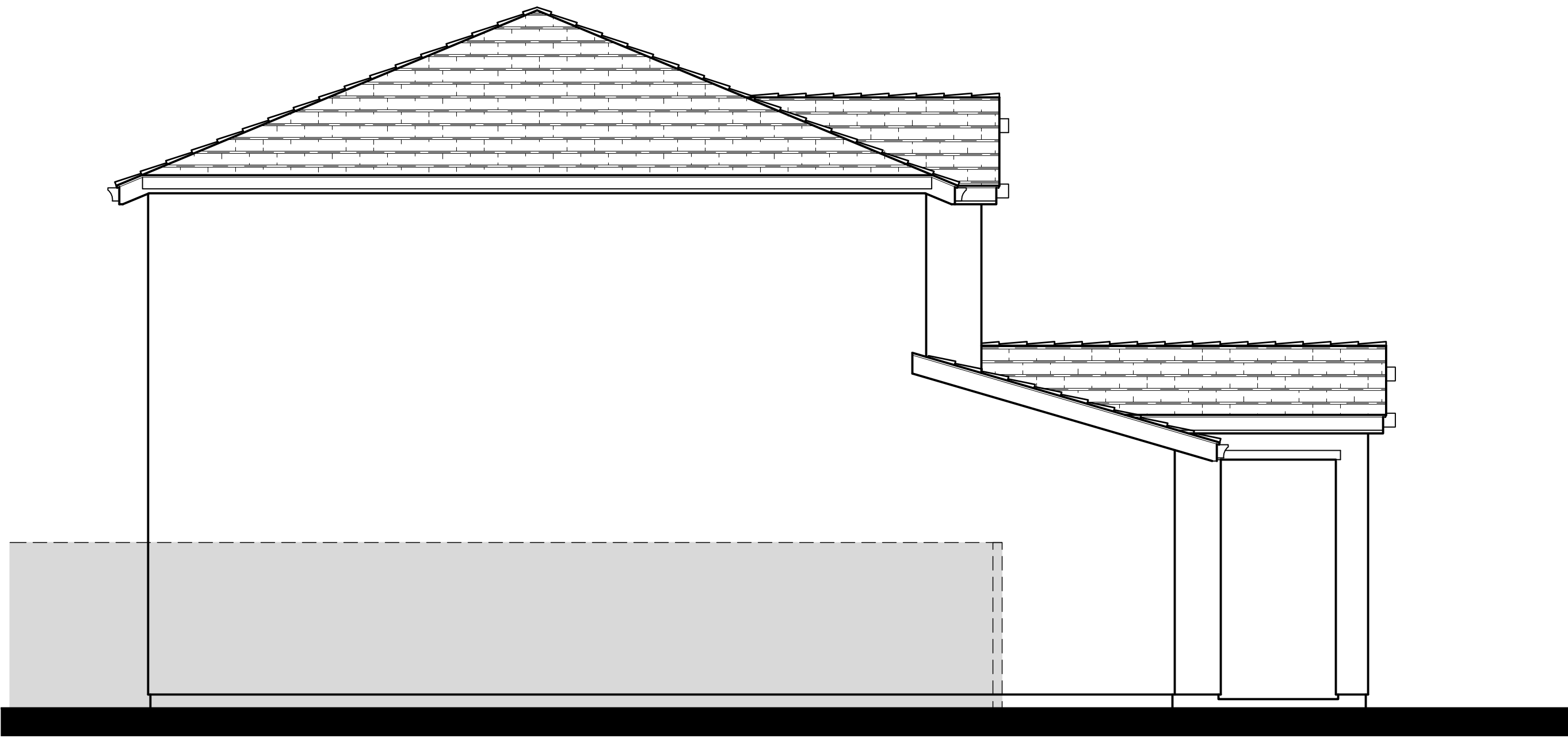
Rear Elevation



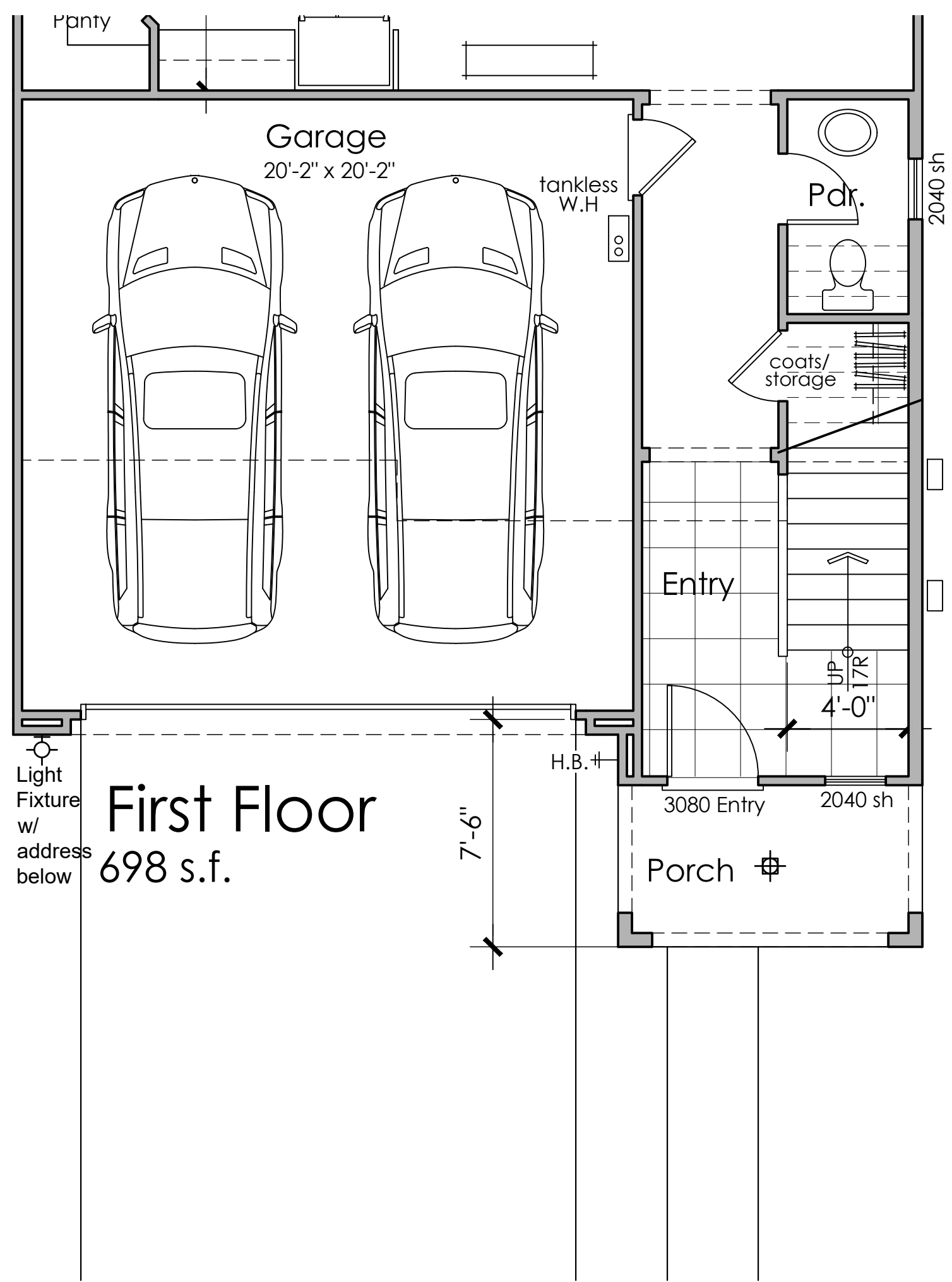
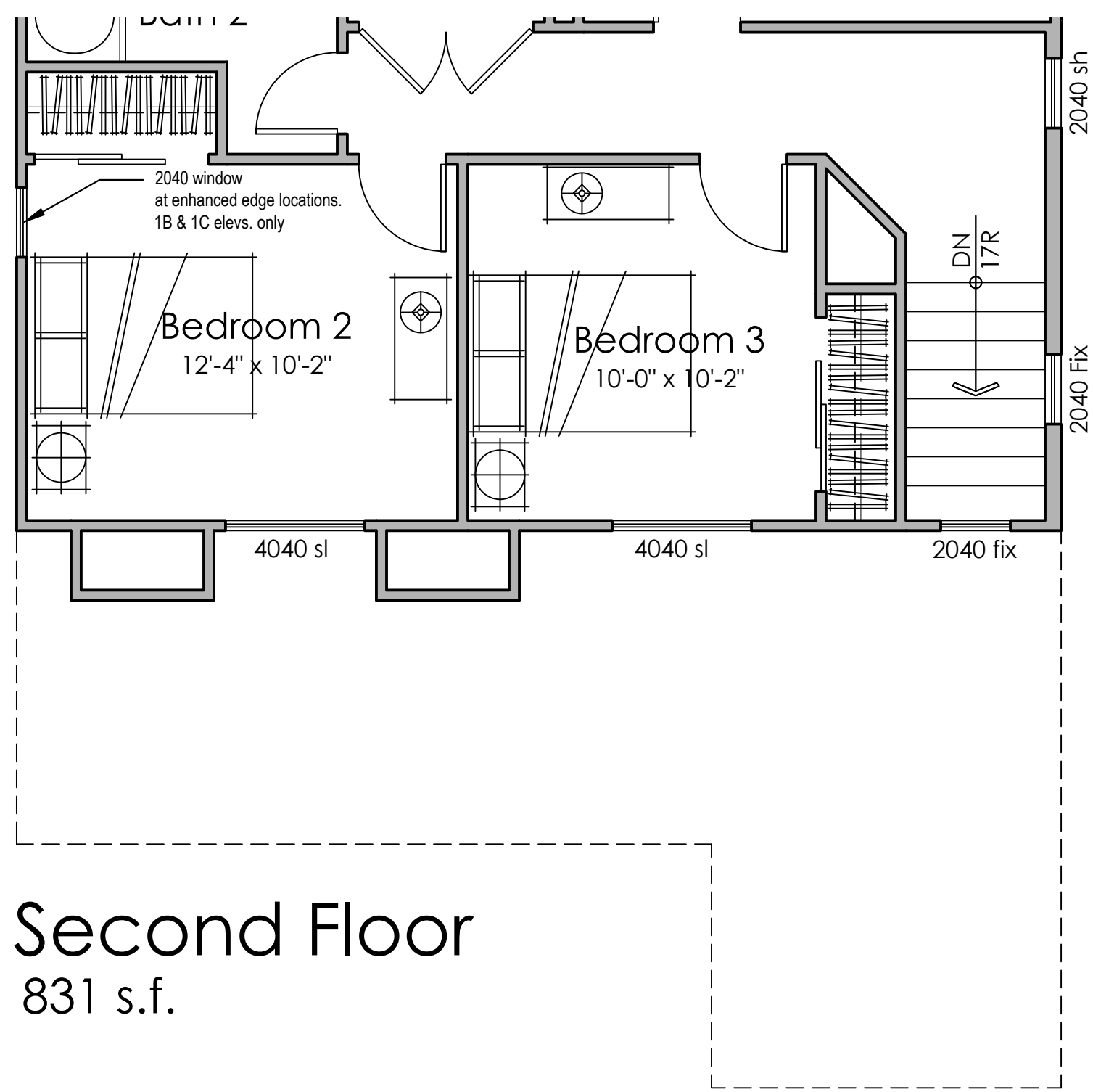
Right Elevation



Enhanced Rear Elevation



Left Elevation - Garage Side

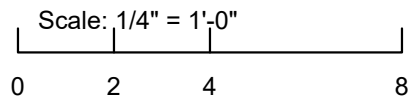


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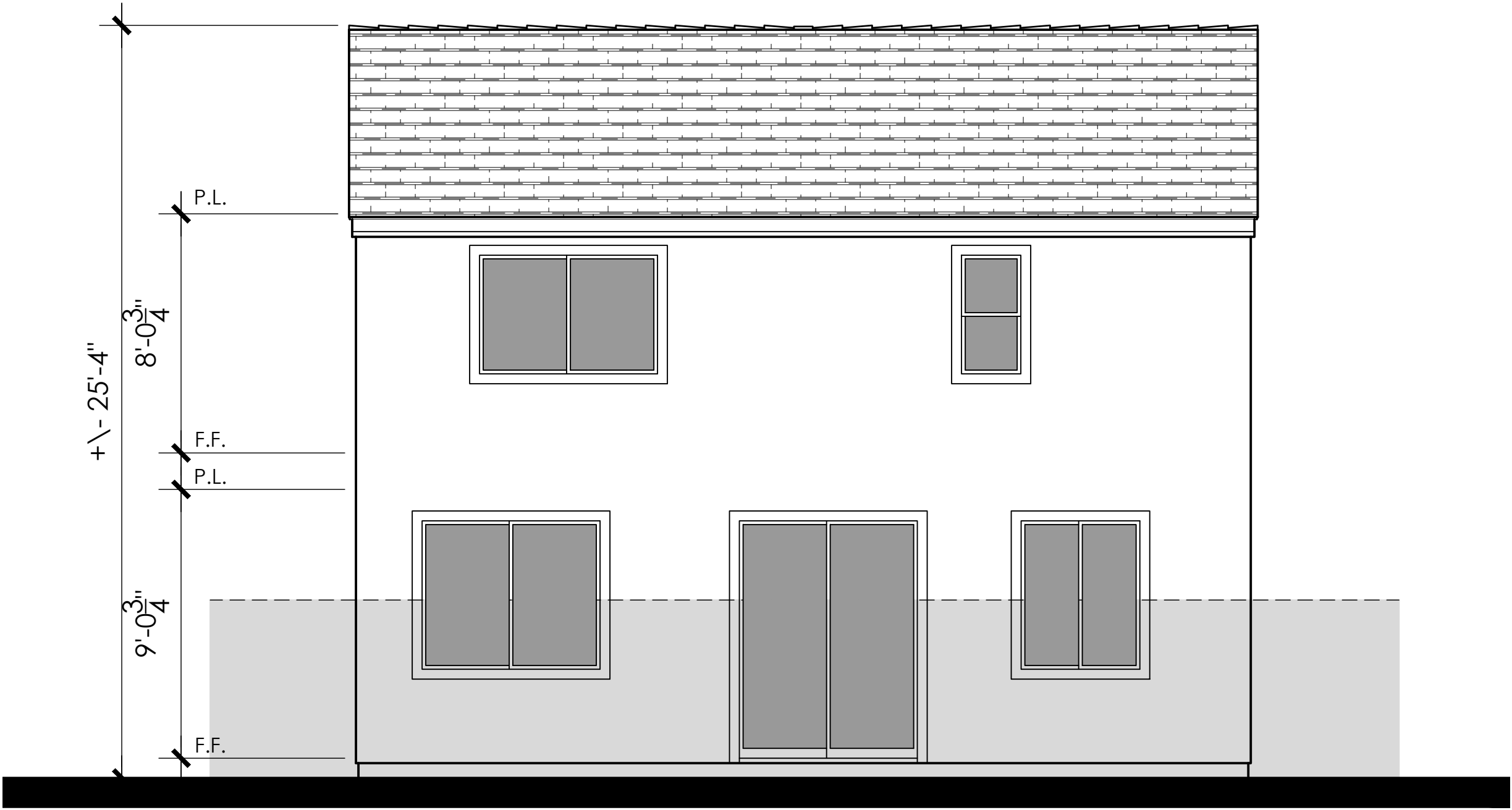
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

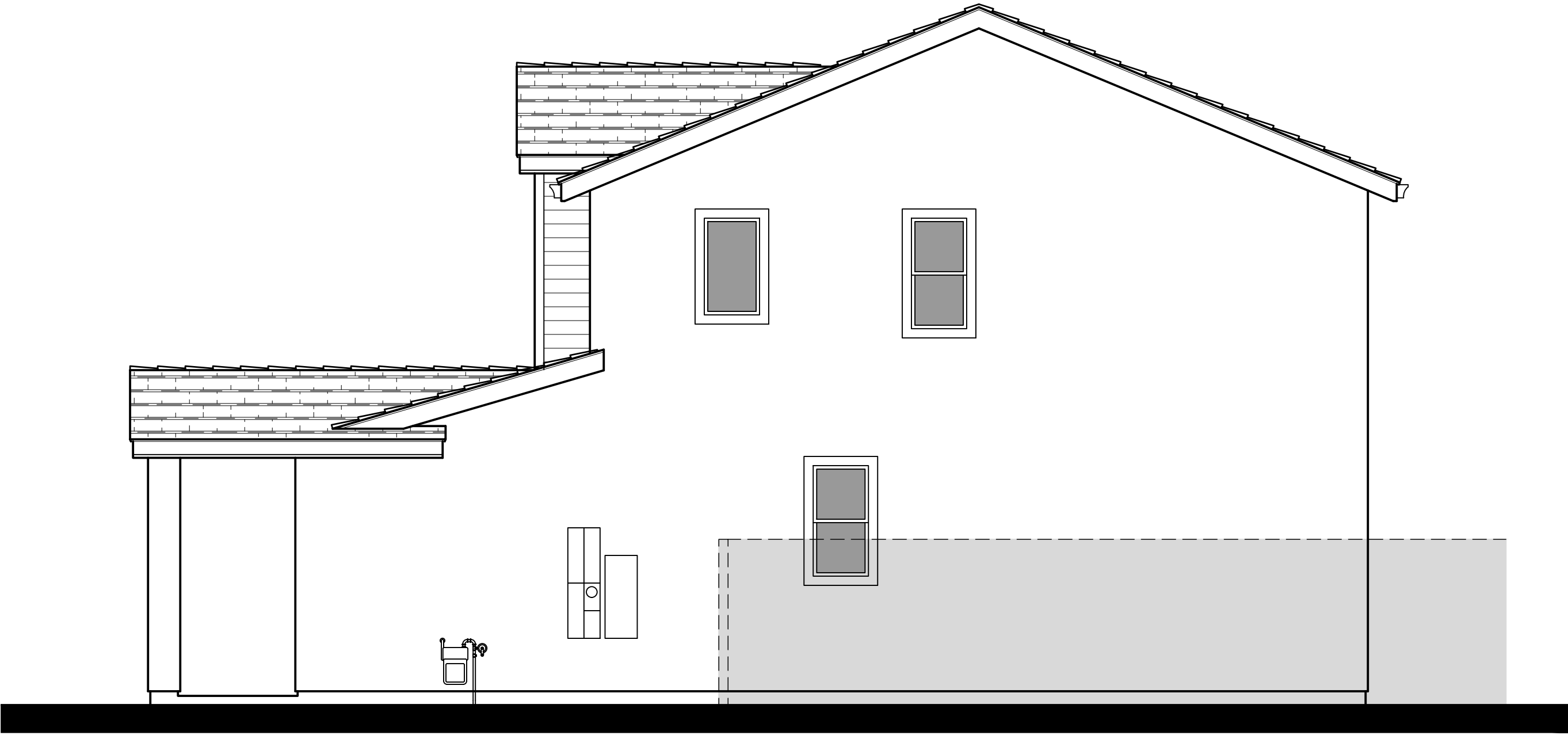
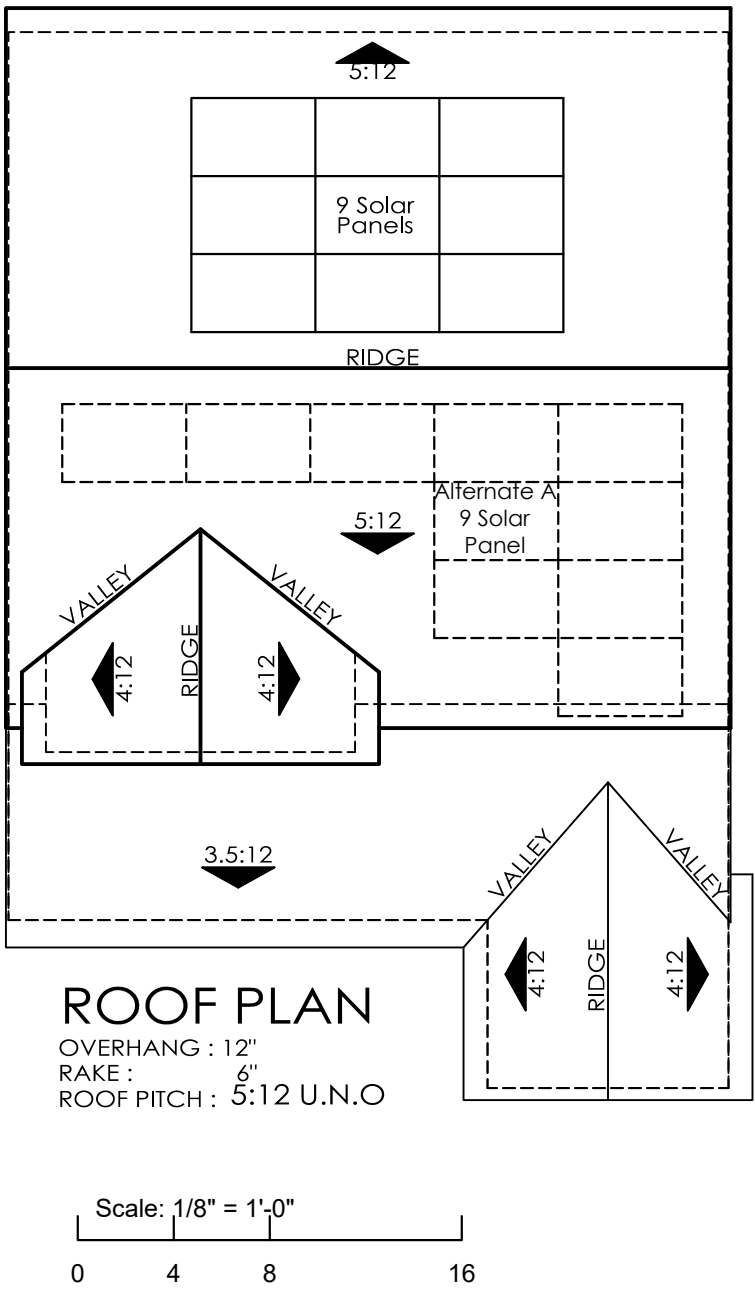


3 BEDROOMS
2.5 BATHS
1,529 S.F. FLOOR PLAN 1B ADDENDA

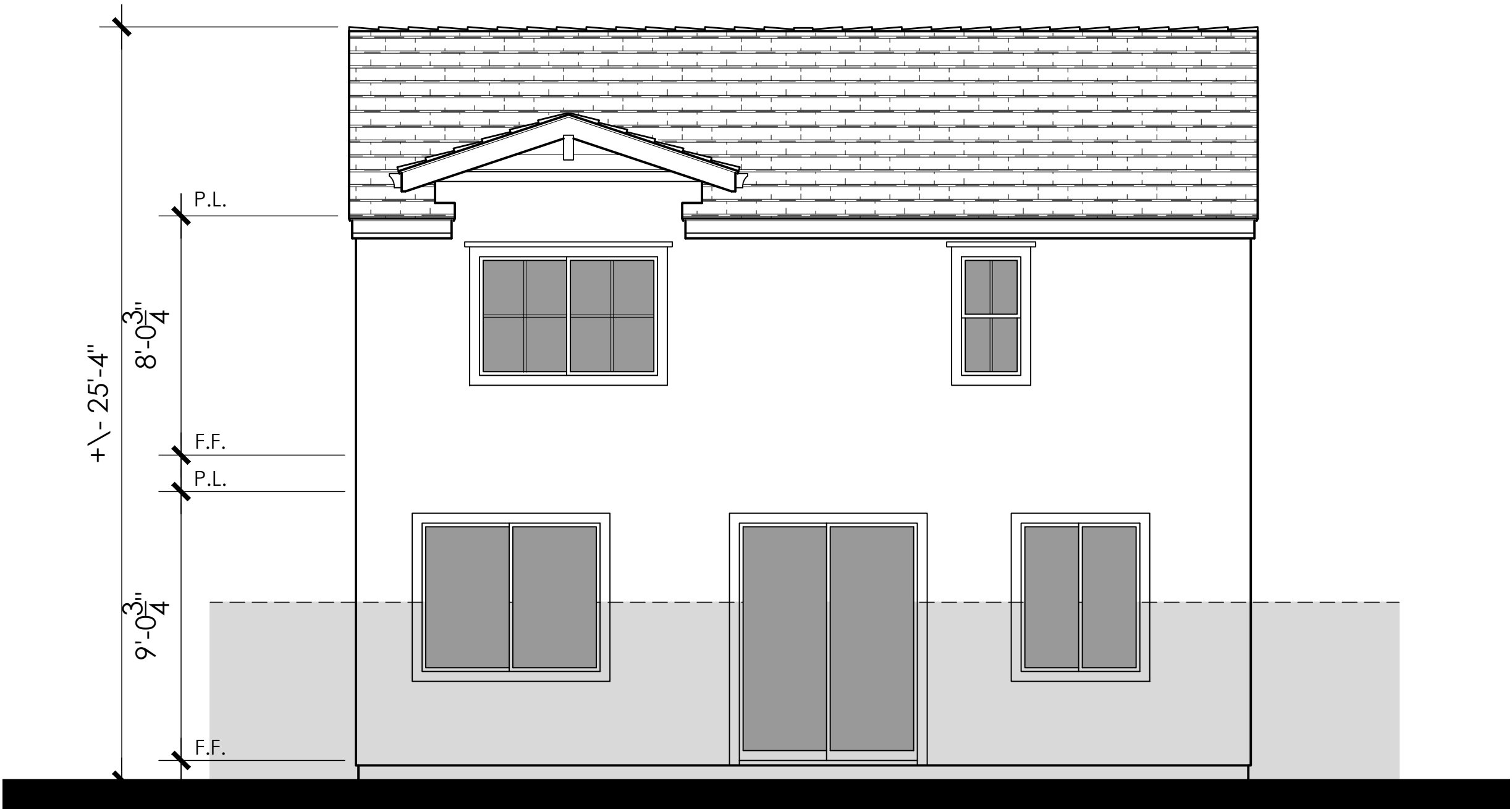
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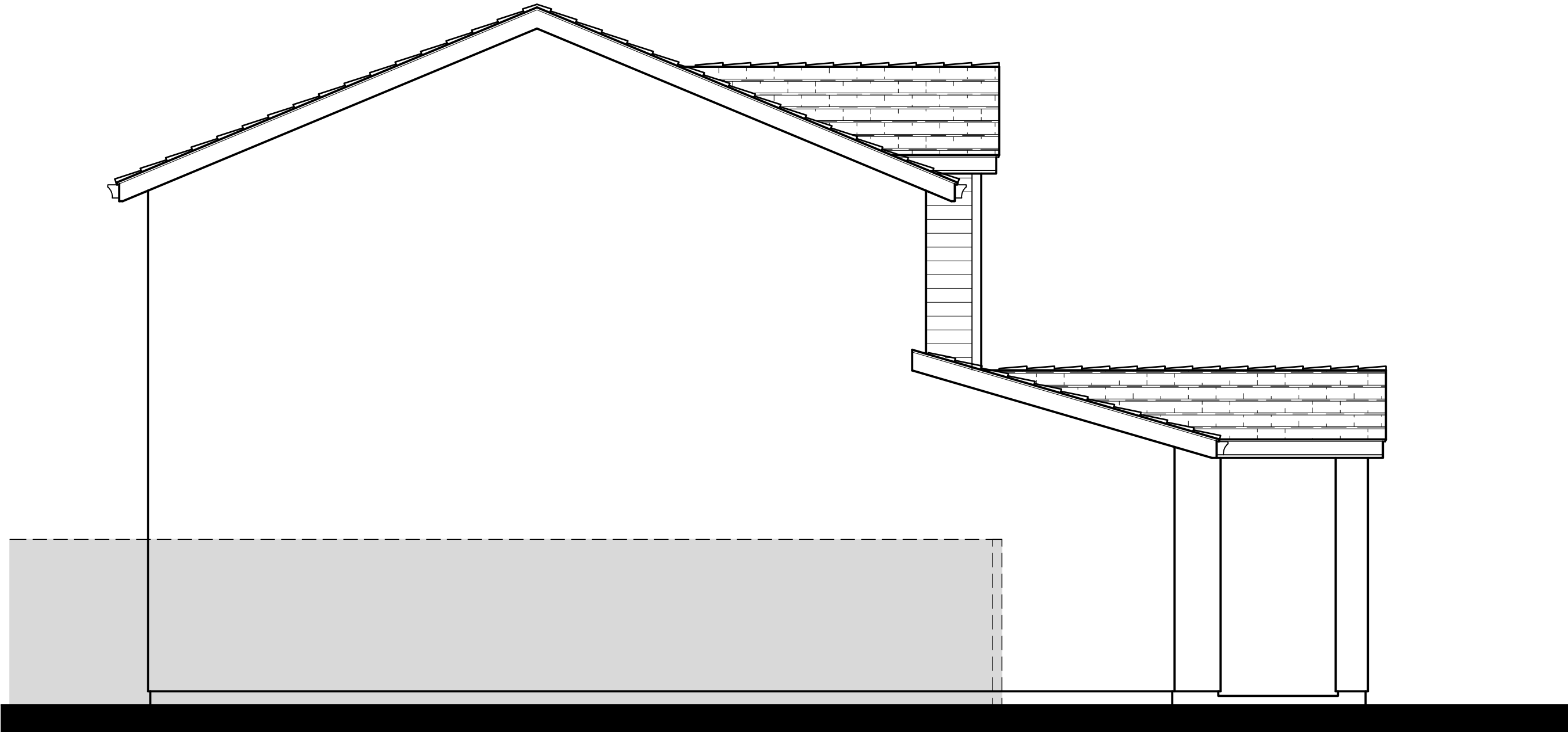
Rear Elevation



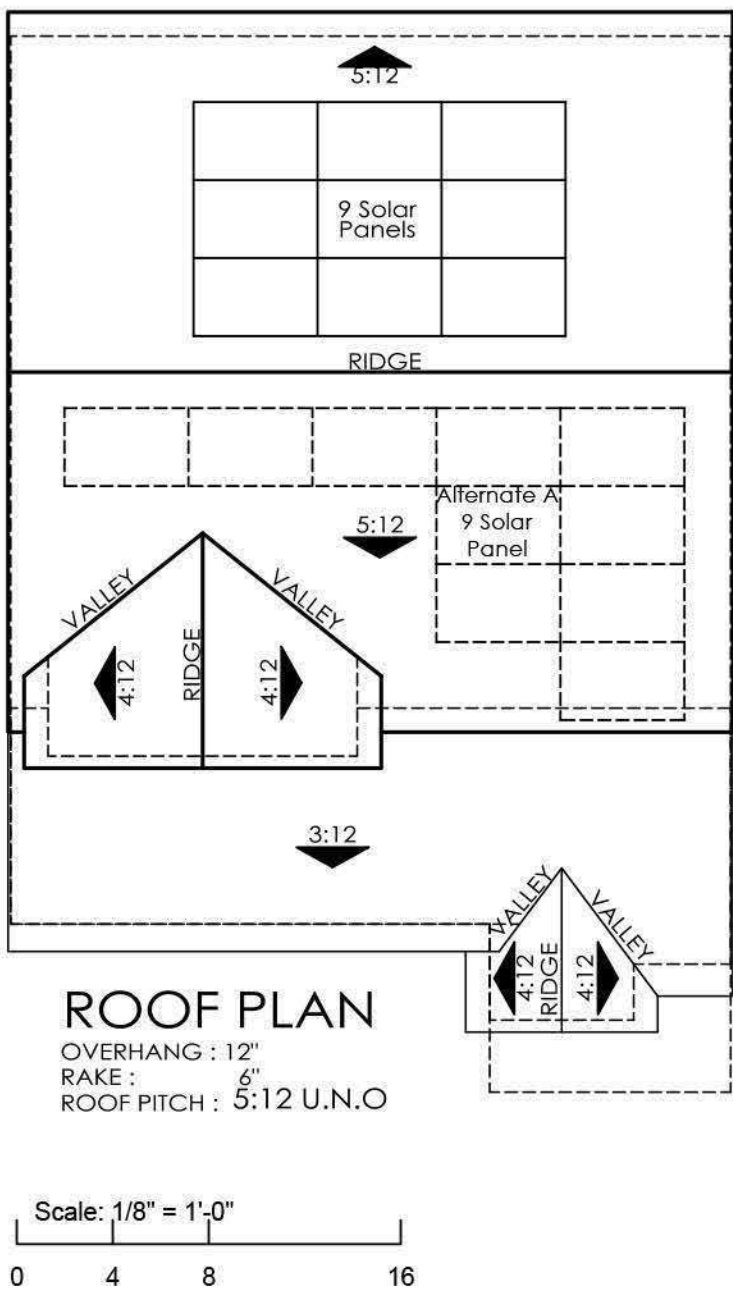
Right Elevation



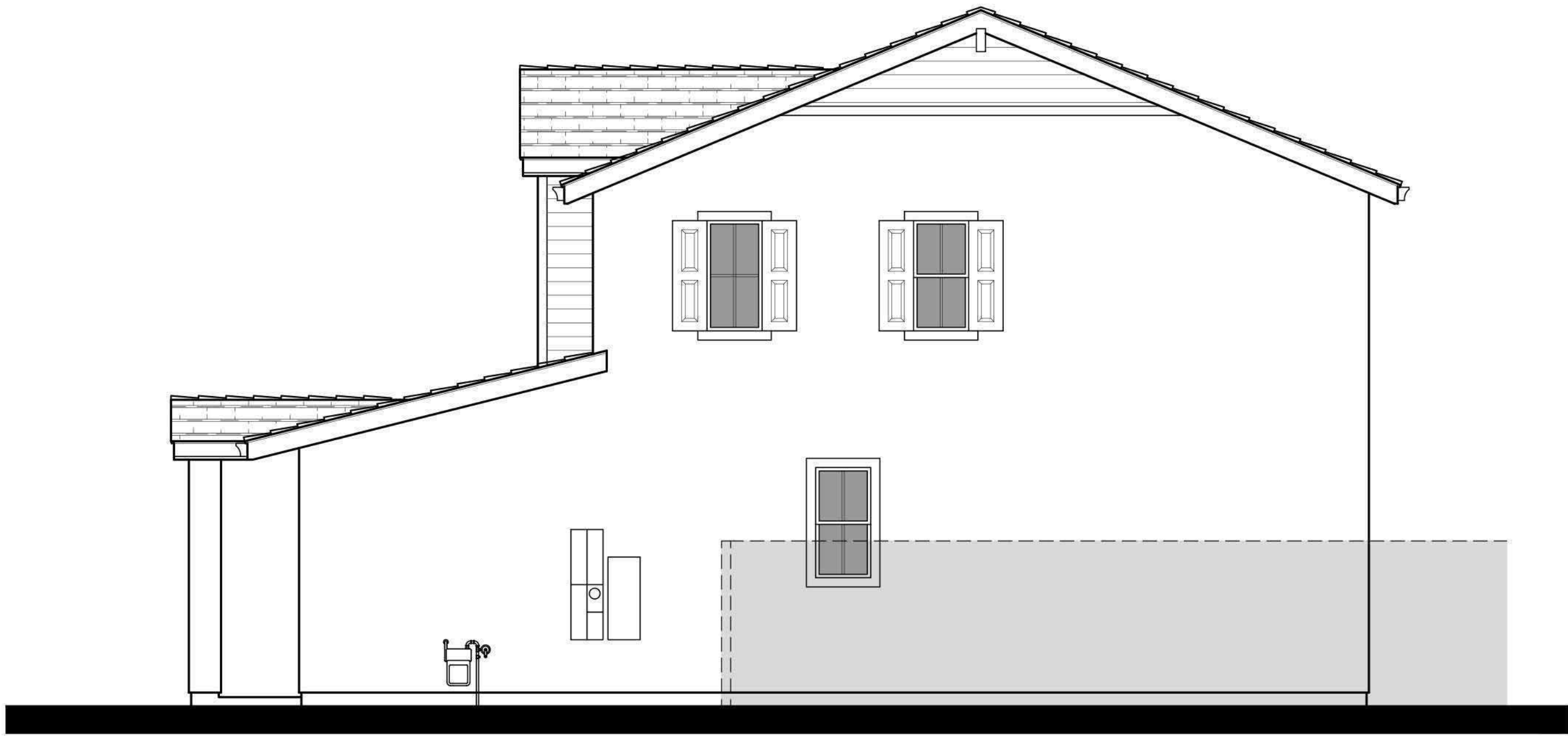
Enhanced Rear Elevation



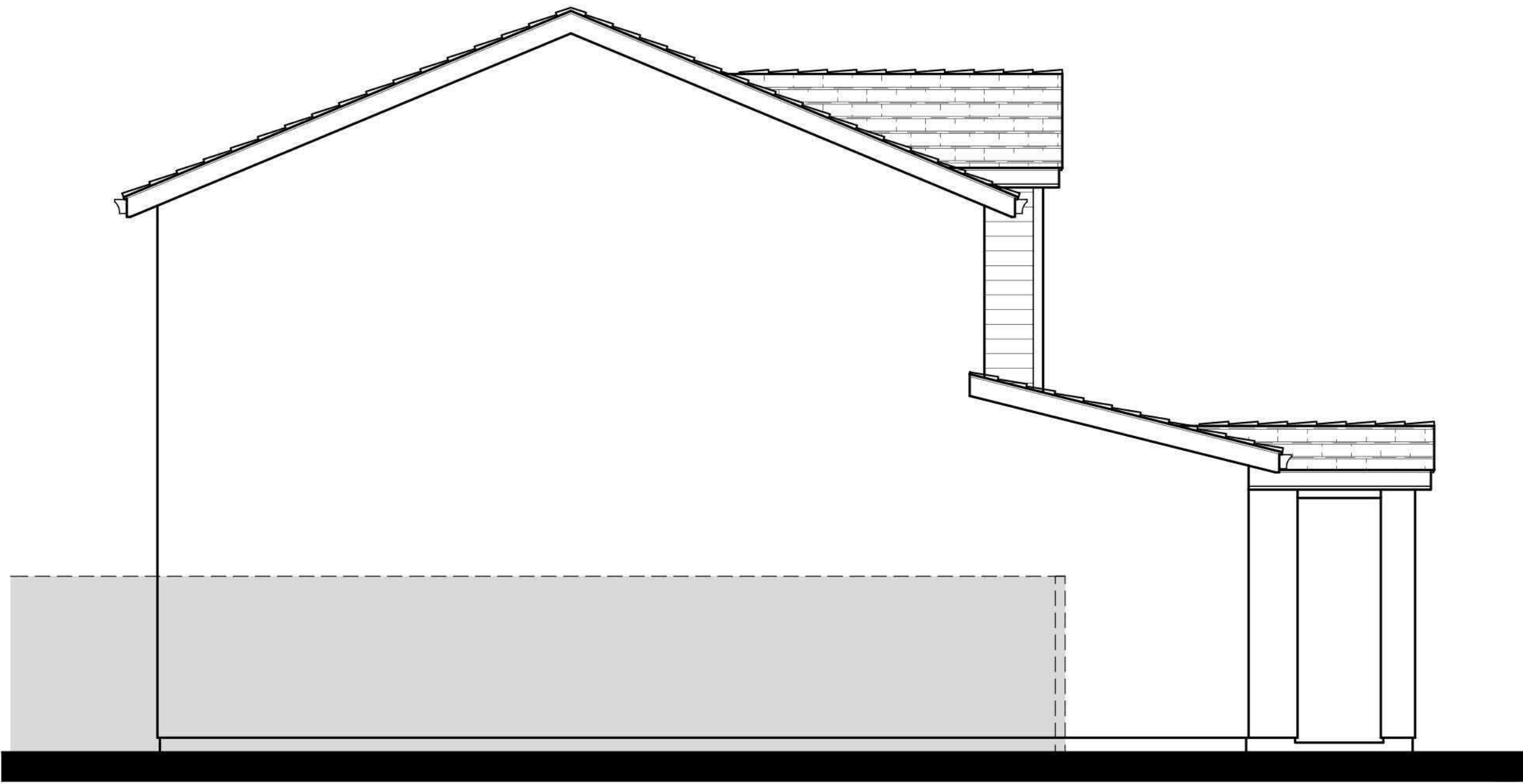
Left Elevation - Garage Side



Front Elevation 1C
Scheme 3



Right Elevation



Left Elevation - Garage Side



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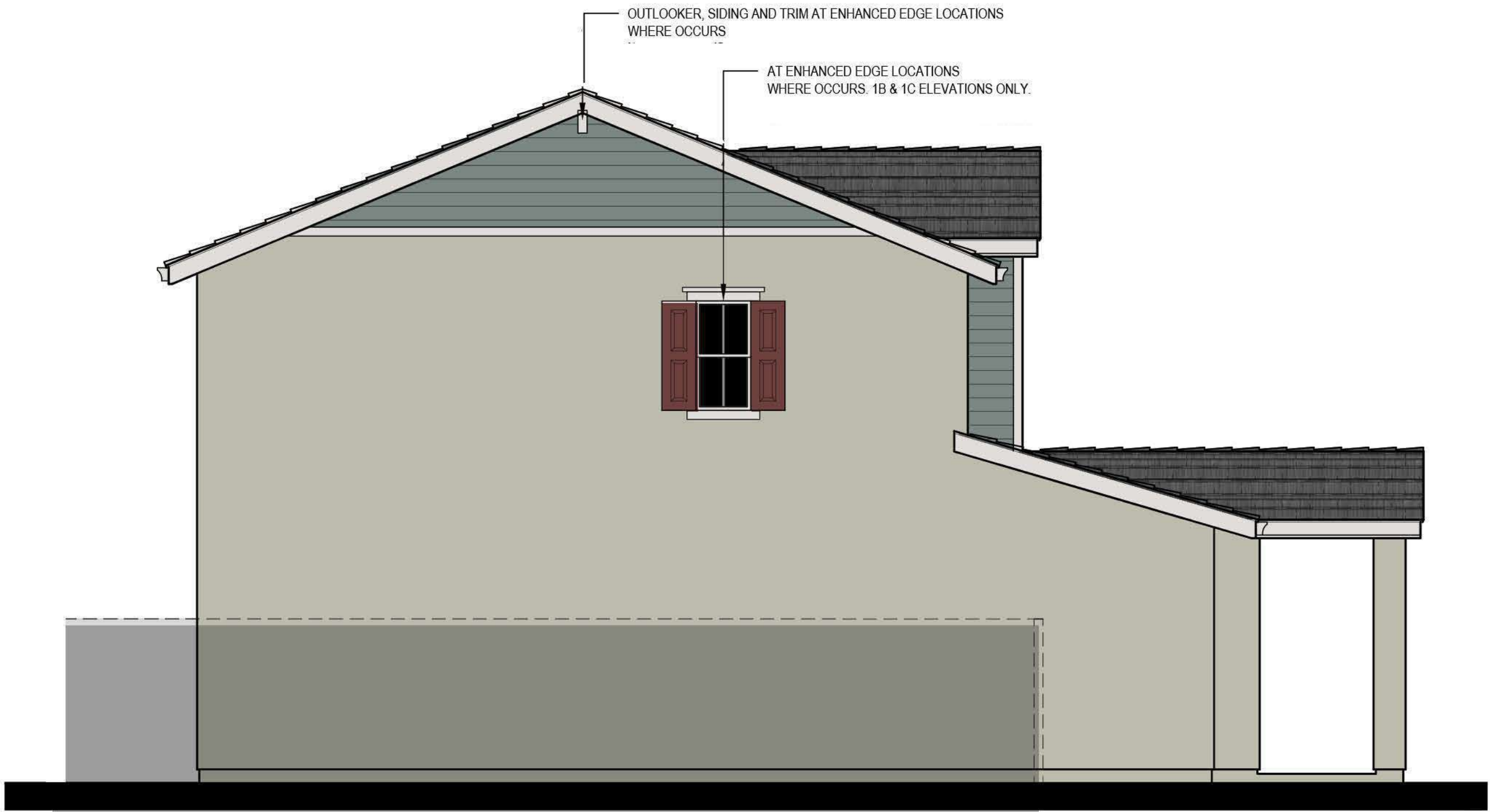
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS PLAN 1C

A1.5



Left Elevation - Garage Side
ELEVATION 'B' (ELEVATION 'C' SIMILAR)

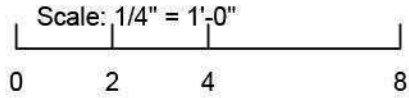


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Rancho Cordova, CA # 2021-0395

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JUNE 14, 2022



ENHANCED ELEVATIONS PLAN 1

A1.6



Front Elevation 2C
Scheme 5



Front Elevation 2B
Scheme 4



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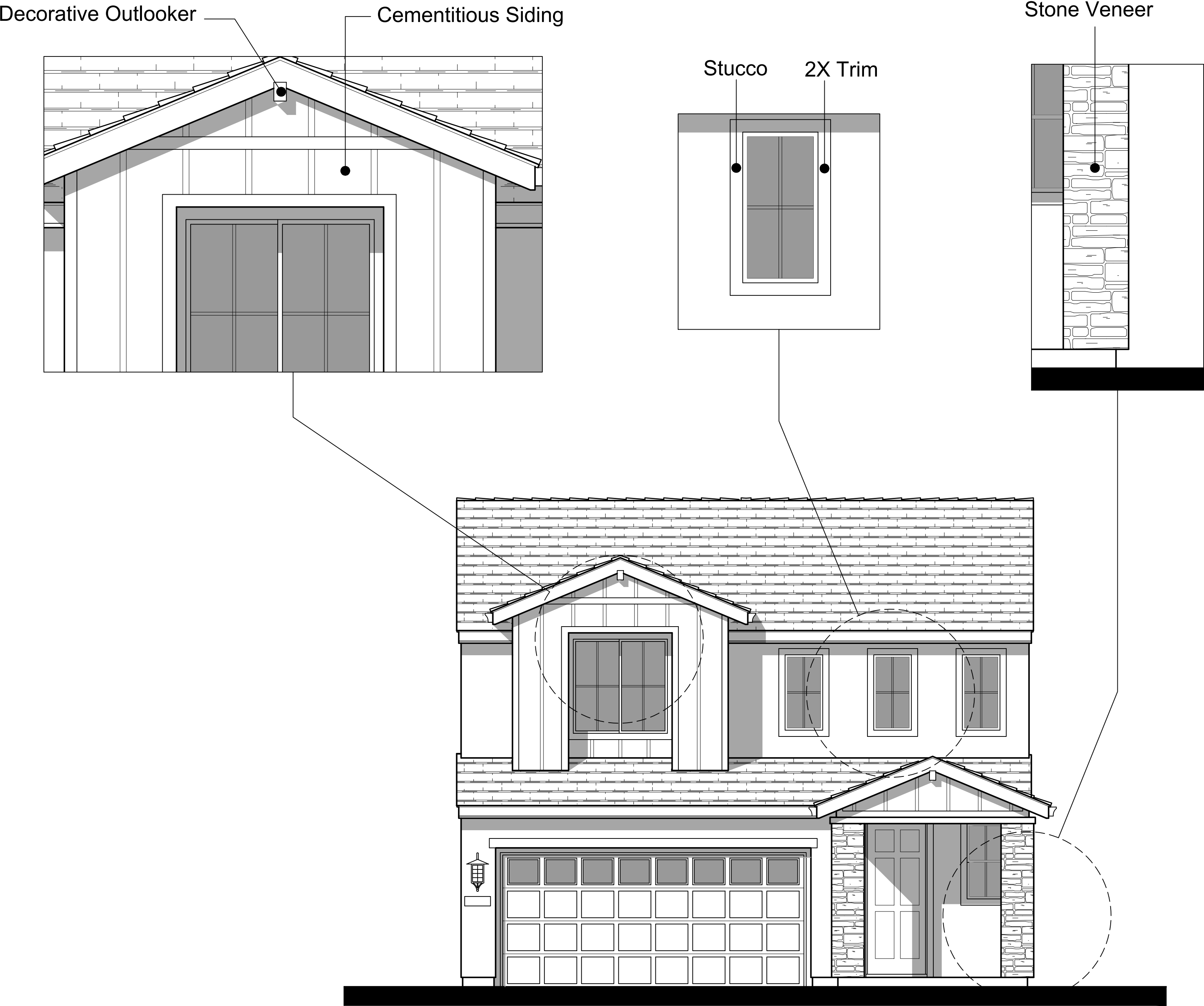
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

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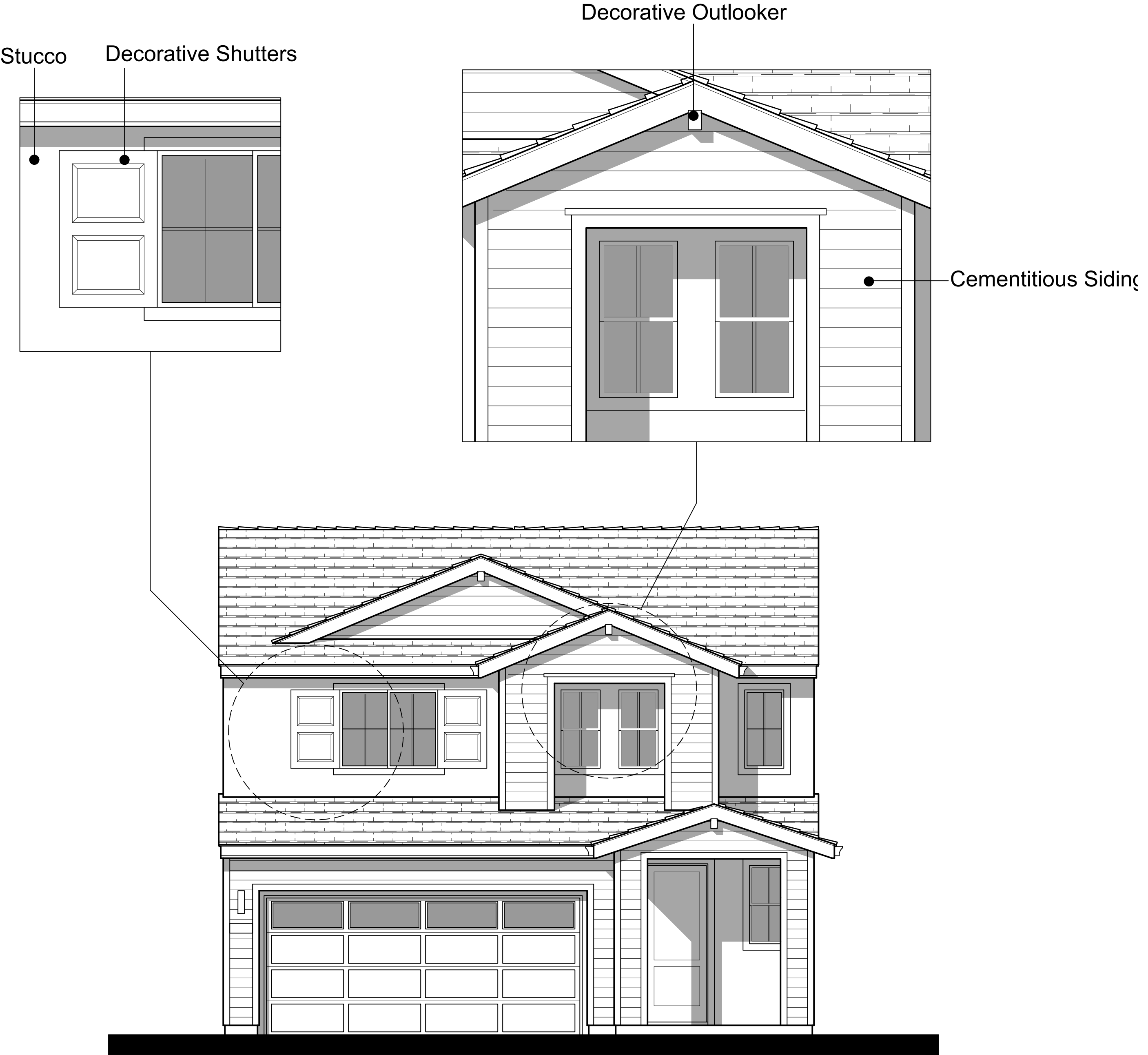
PLAN 2 FRONT ELEVATIONS

A2.0



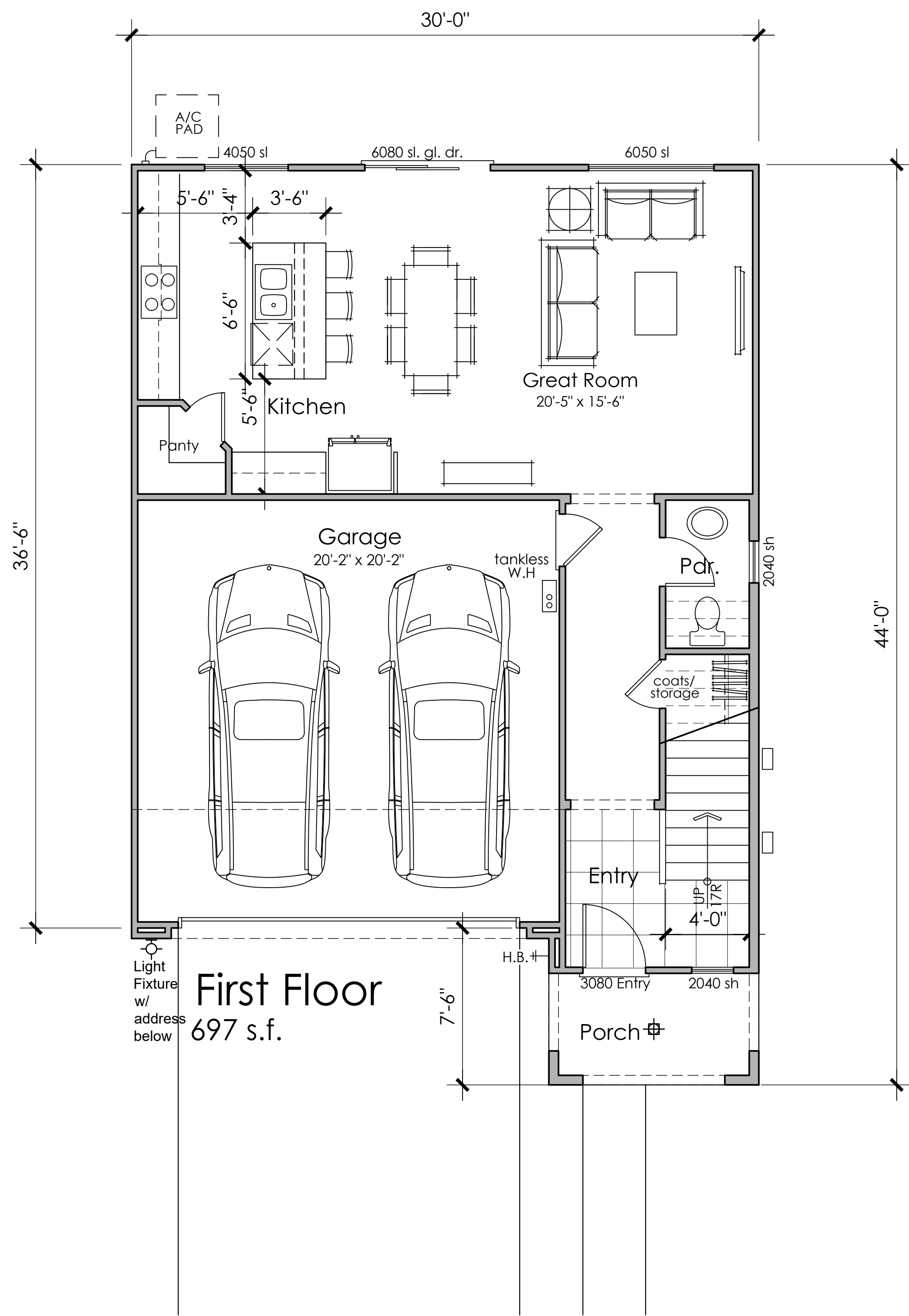
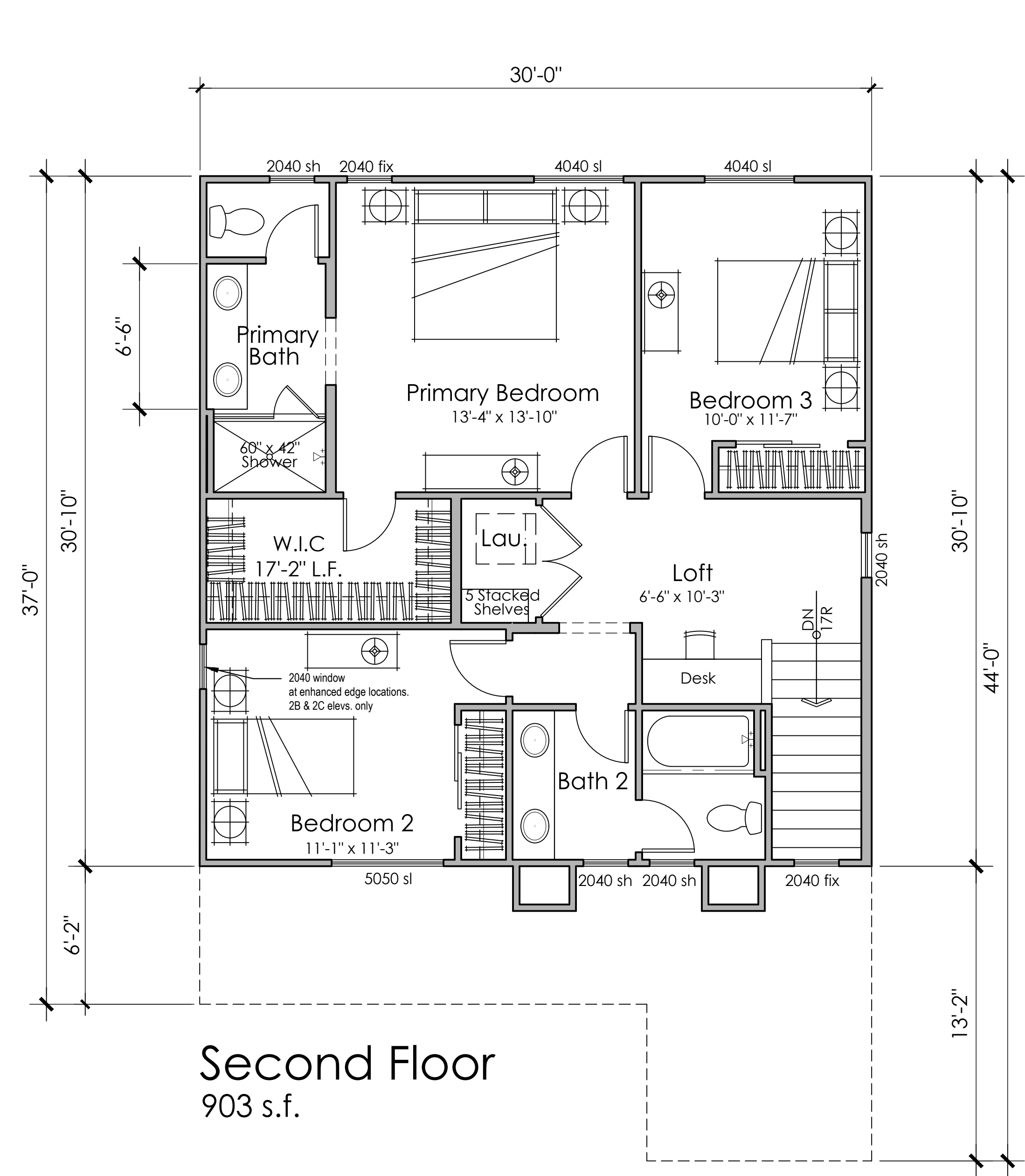
Front Elevation 2C
Scheme 5

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

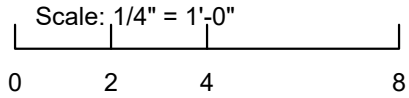


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Rancho Cordova, CA # 2021-0395

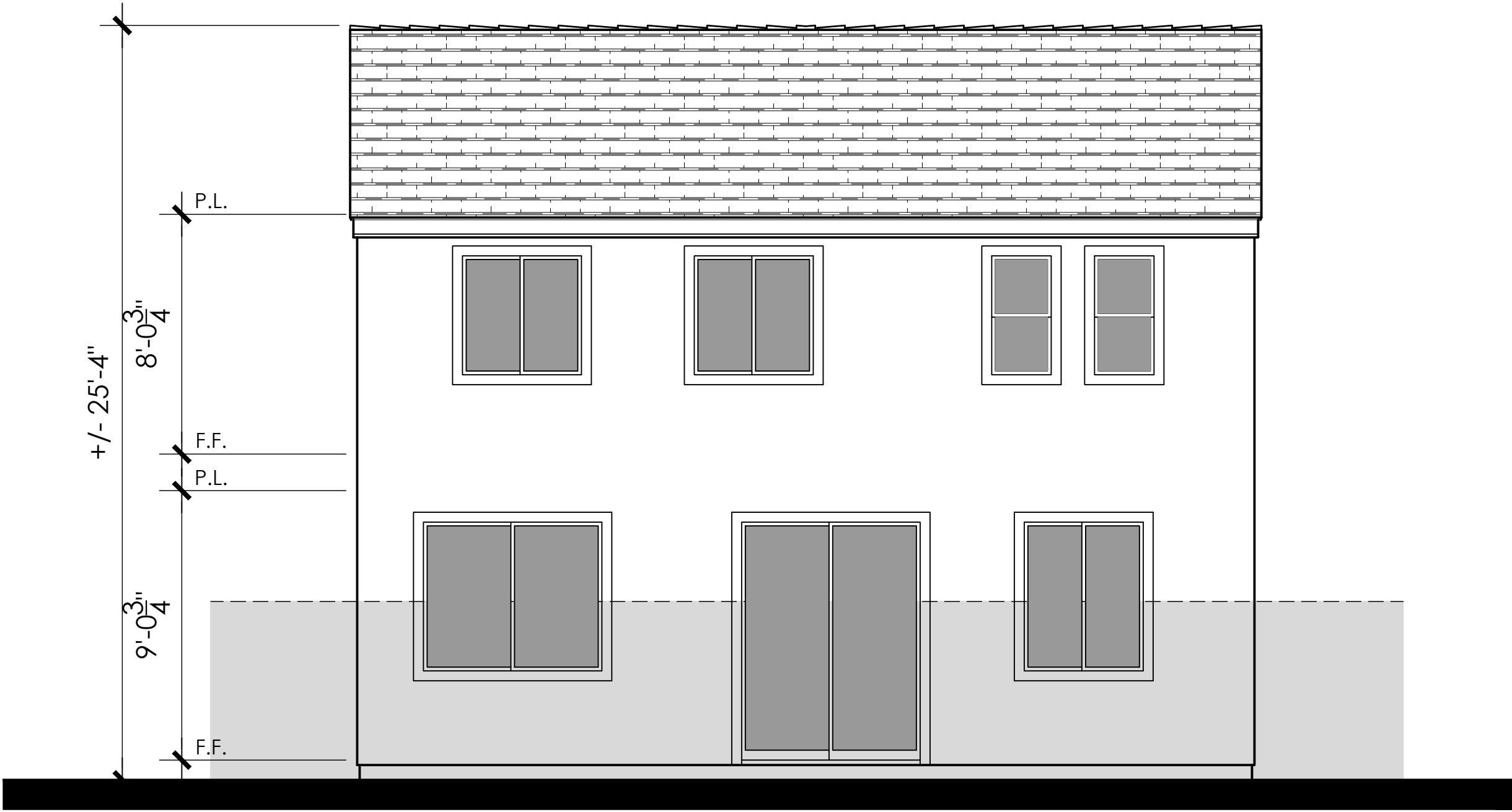
SCHEMATIC DESIGN
JUNE 14, 2022



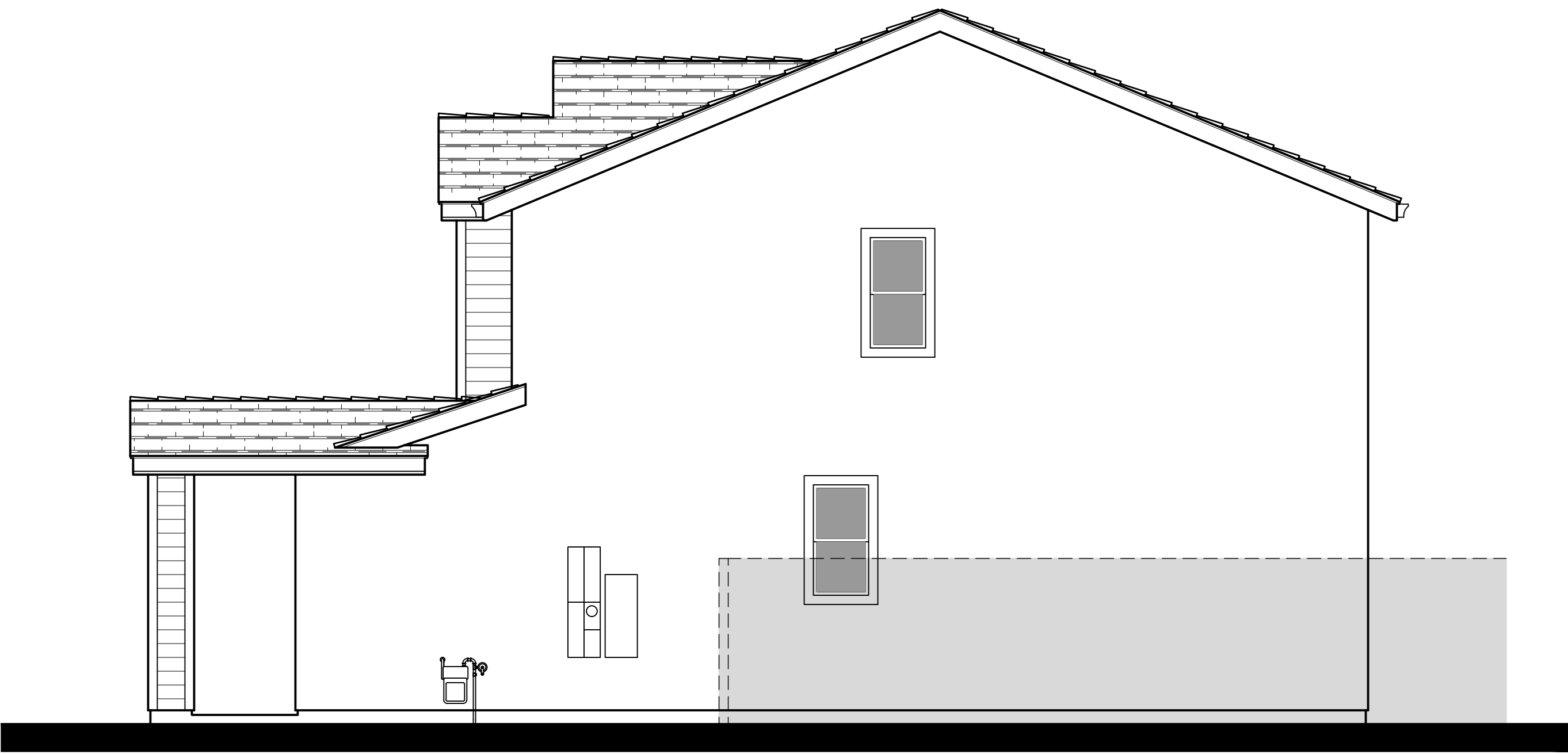
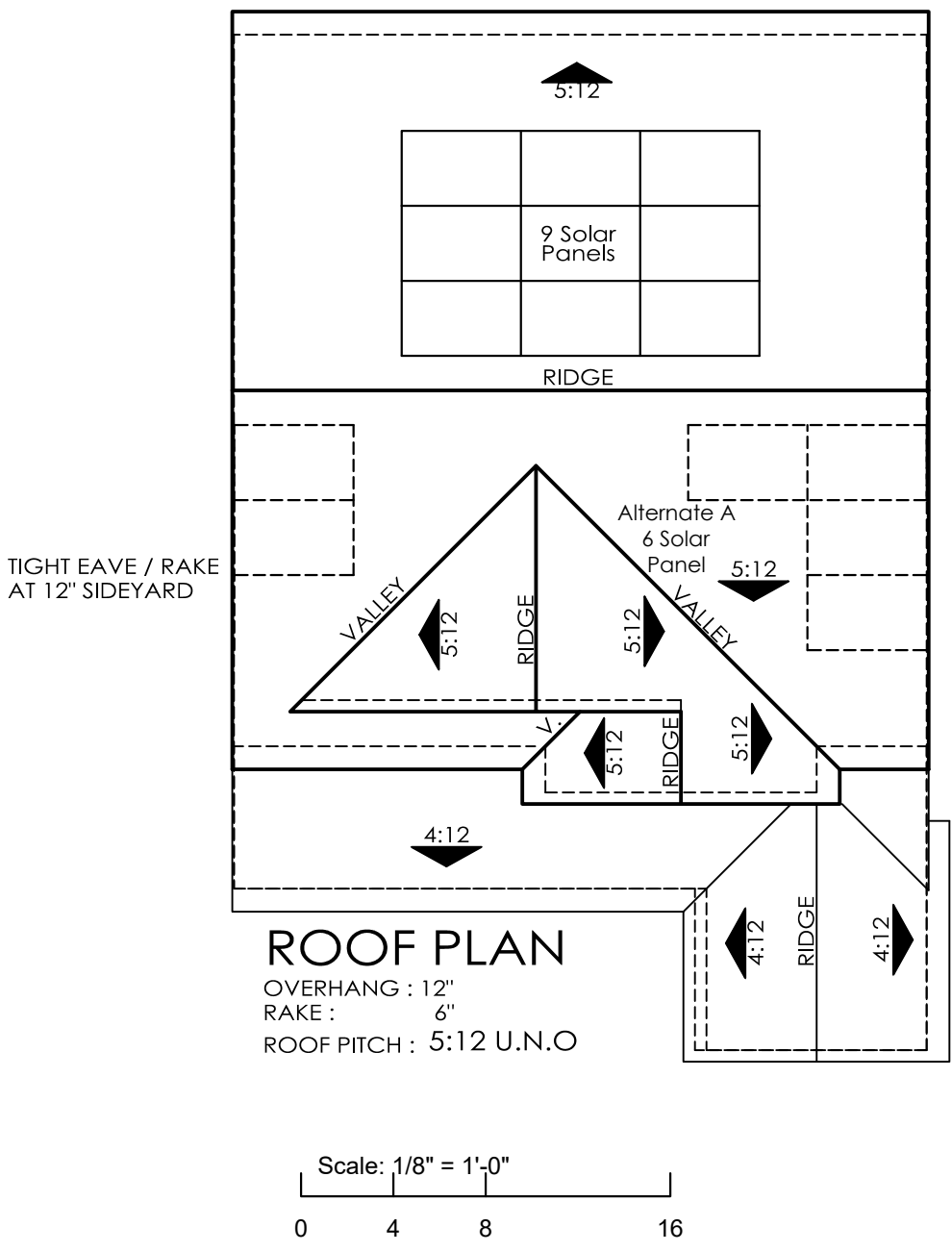
3 BEDROOMS
2.5 BATHS
1,600 S.F.

FLOOR PLAN 2

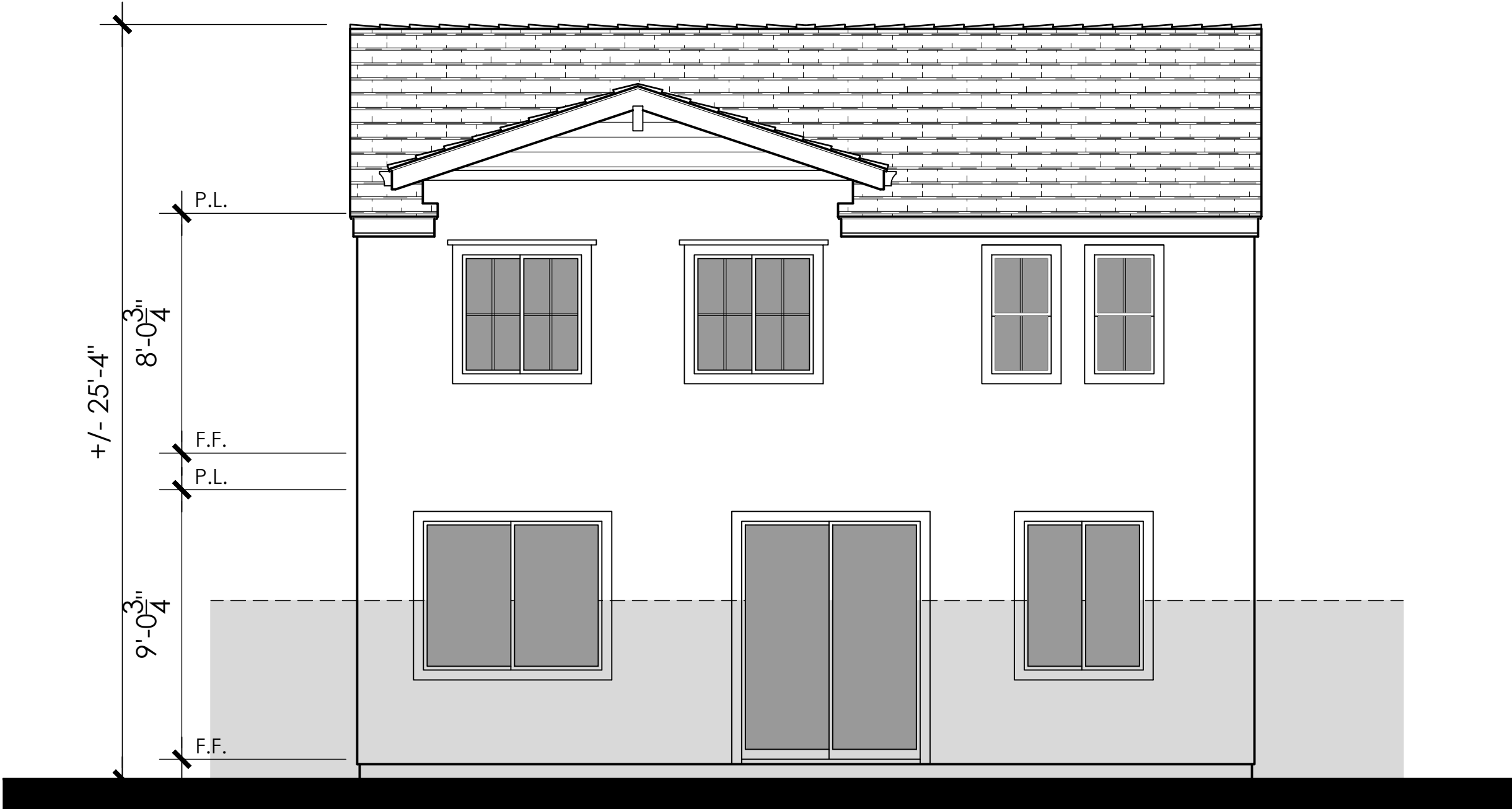
A2.1



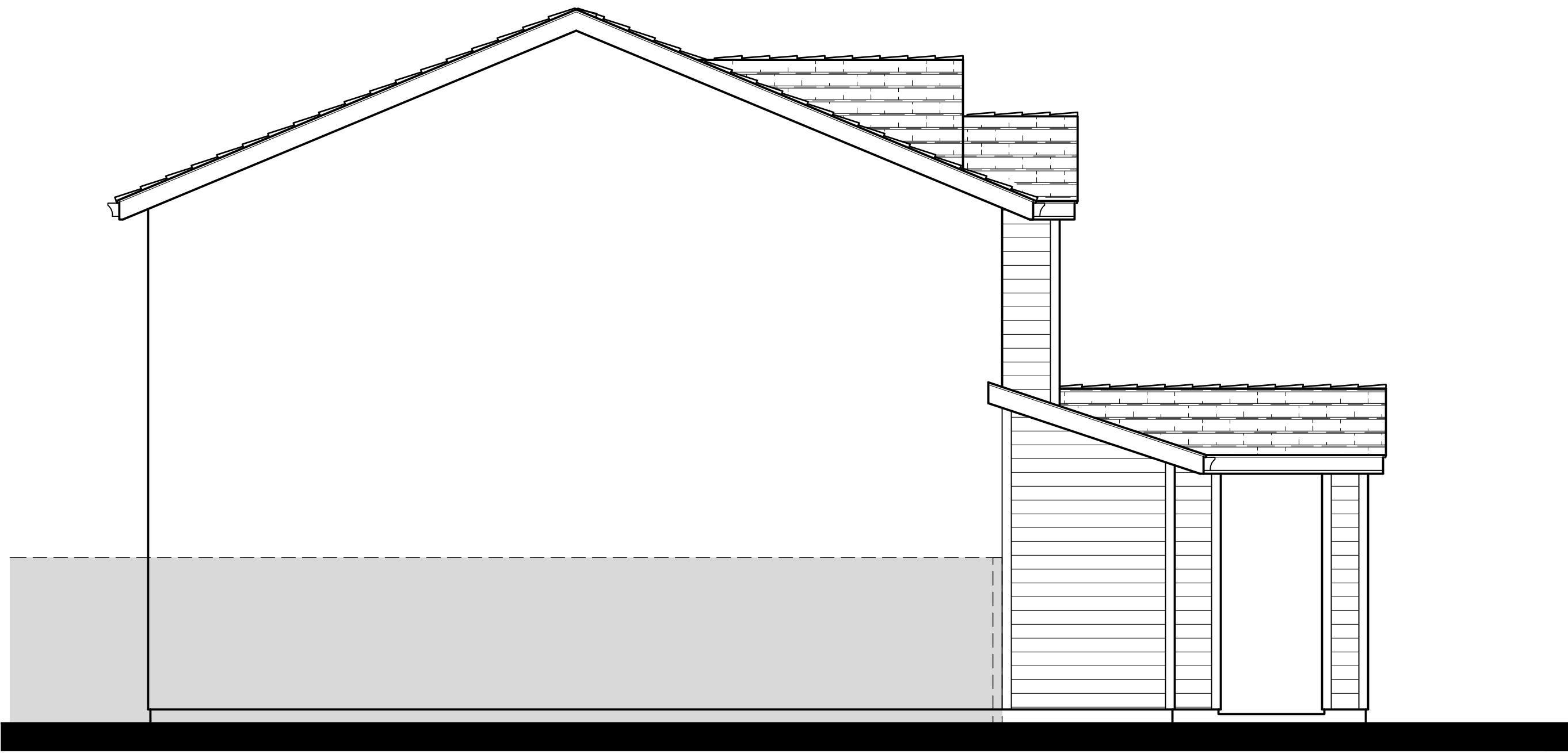
Rear Elevation



Right Elevation



Enhanced Rear Elevation



Left Elevation - Garage Side



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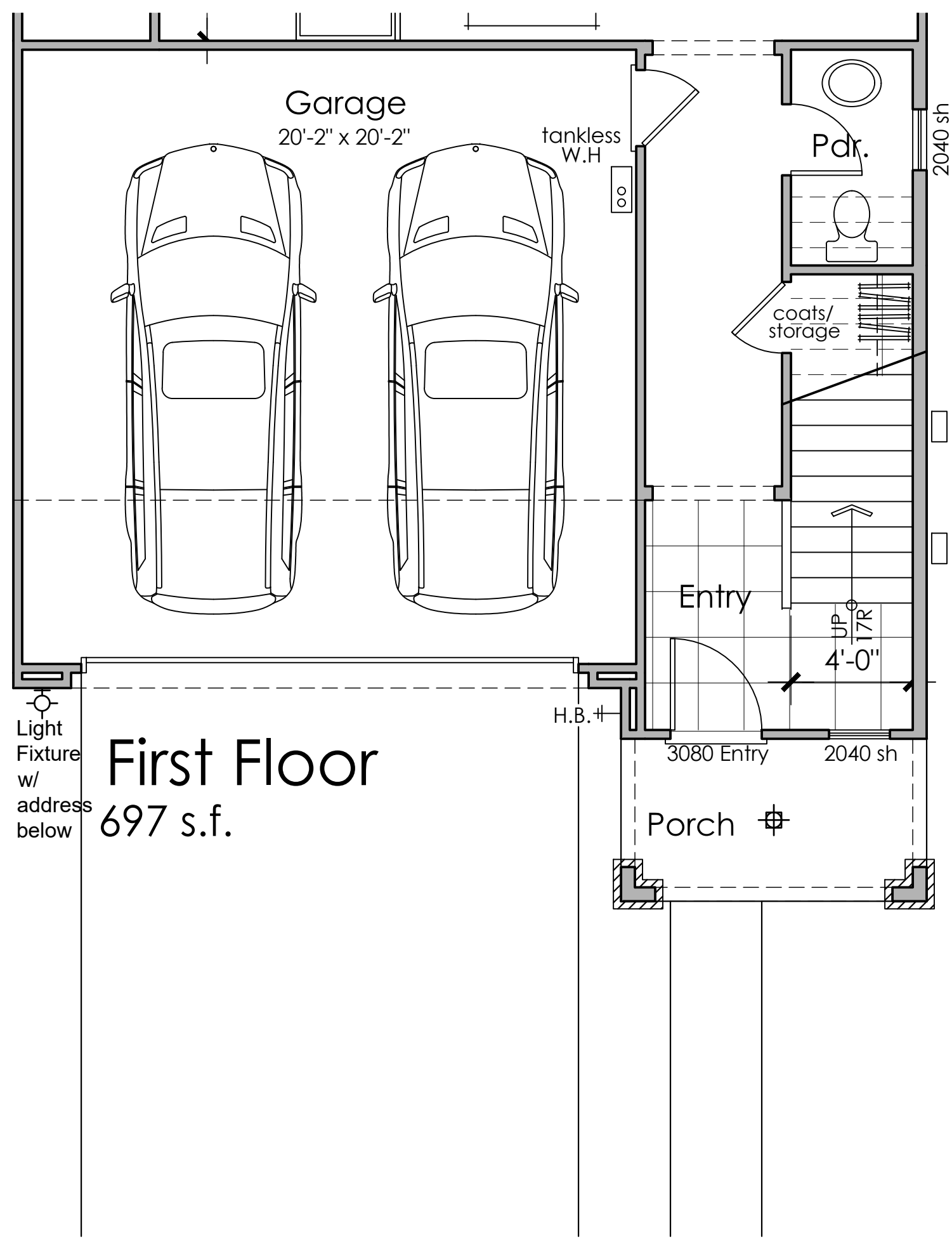
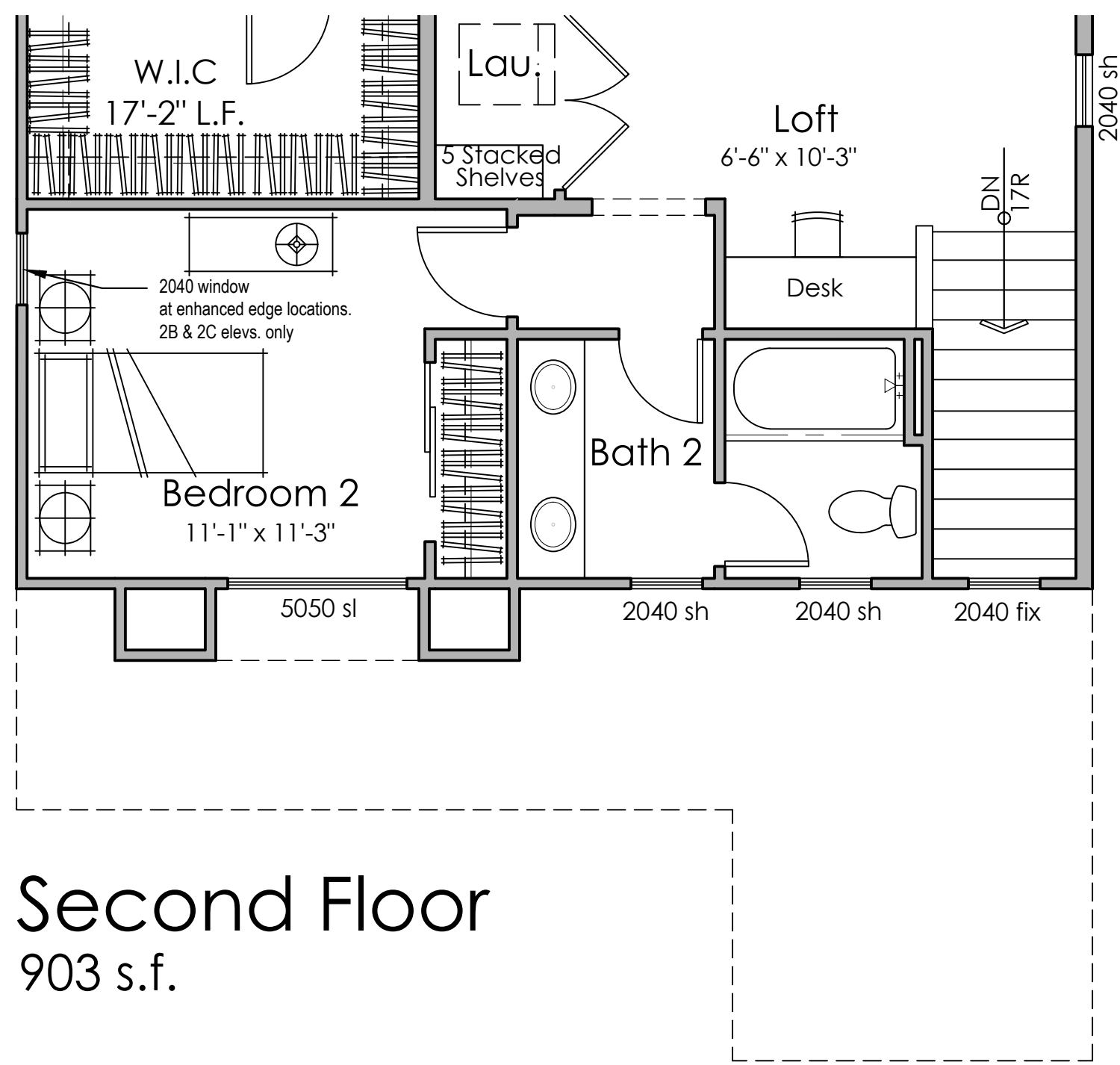
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS PLAN 2B

A2.2

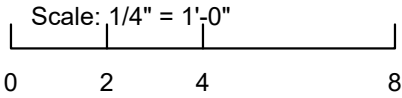


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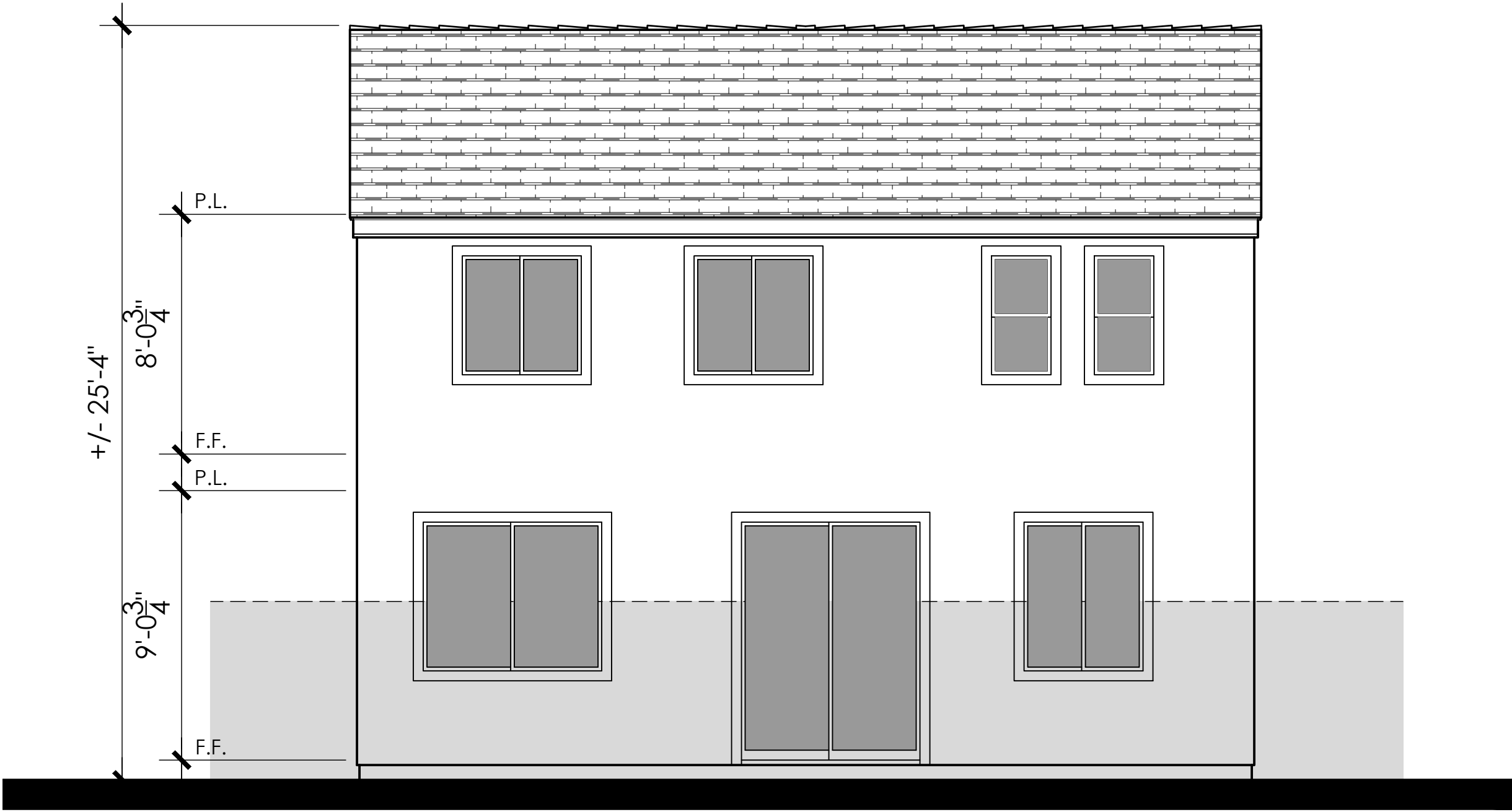
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

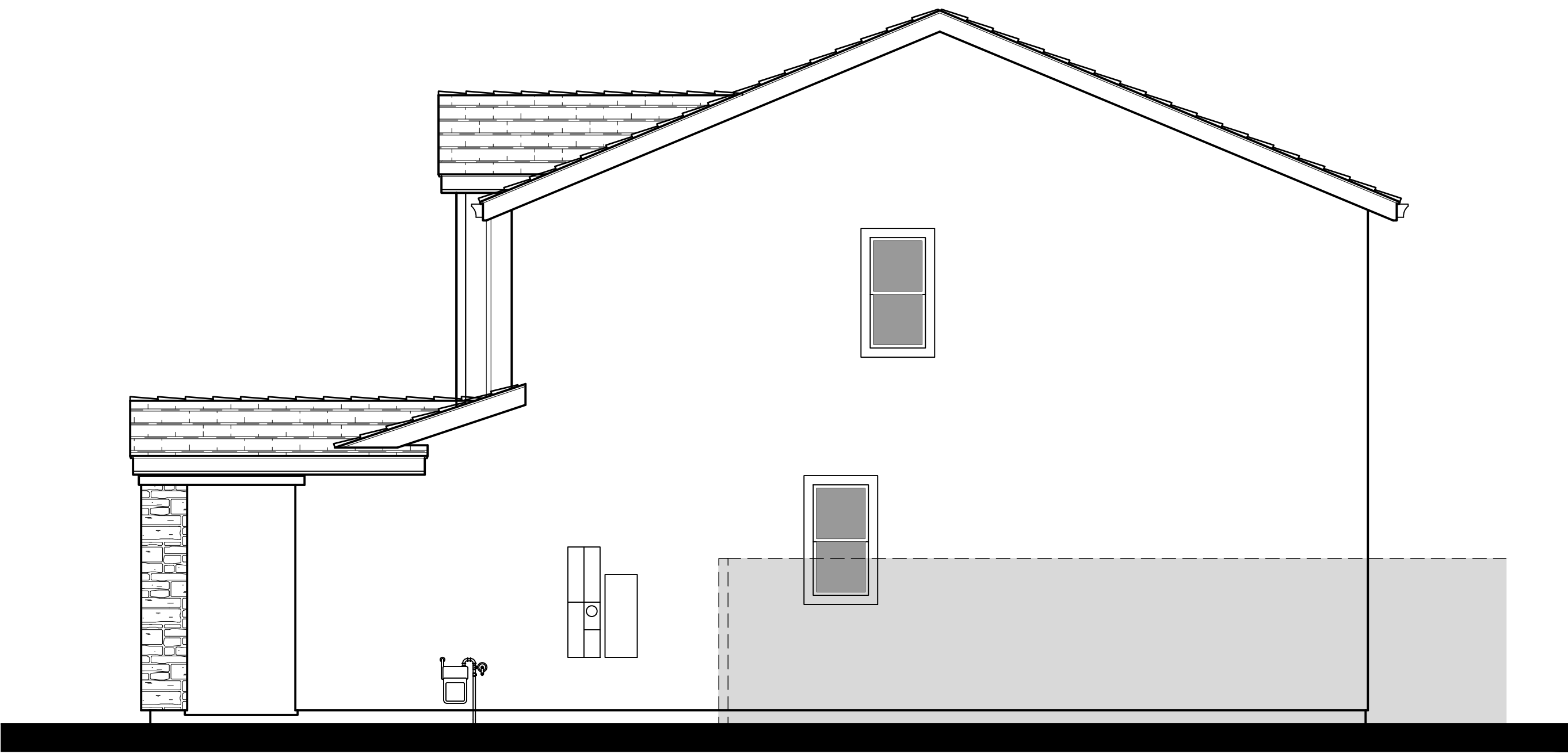
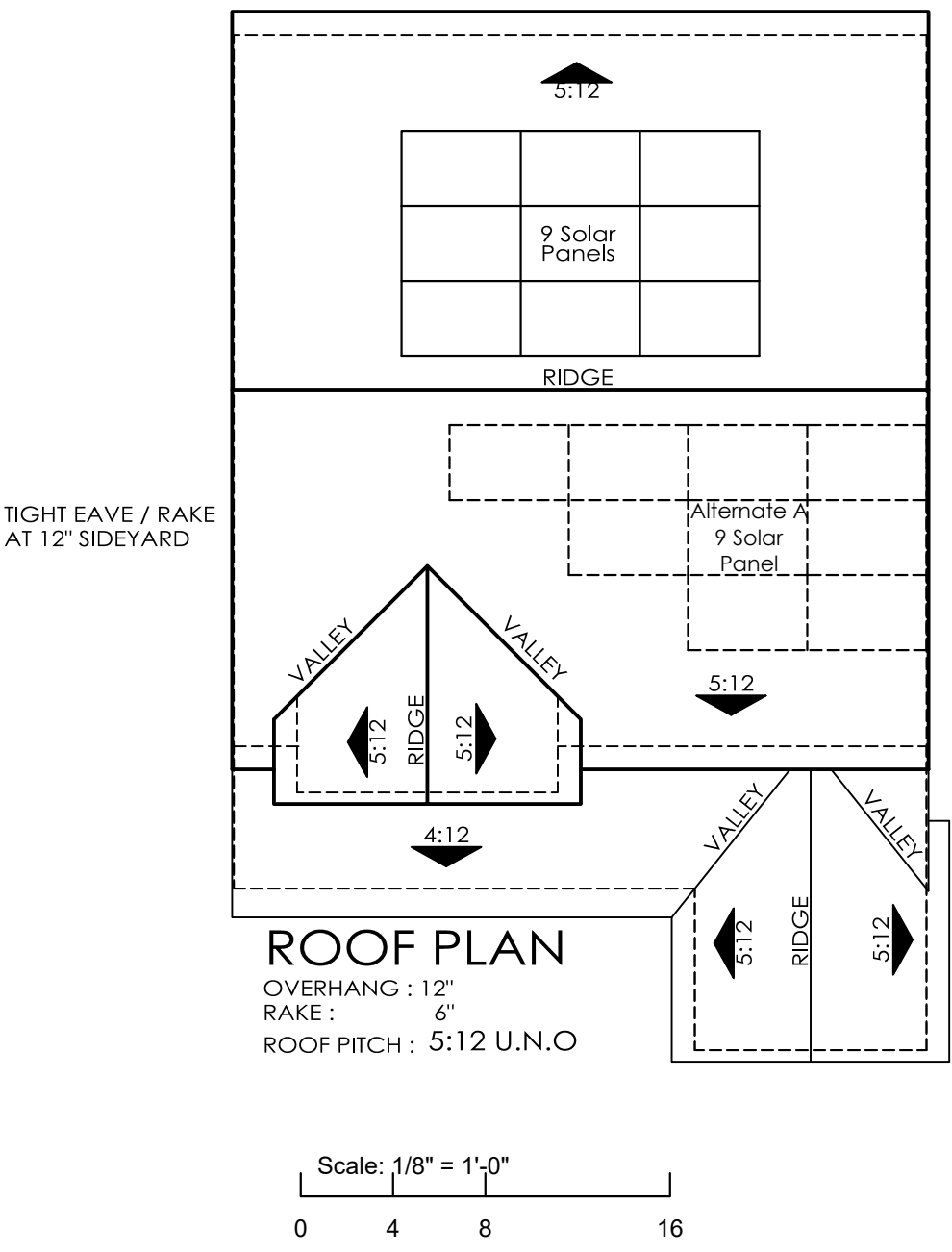


3 BEDROOMS
2.5 BATHS
1,600 S.F. FLOOR PLAN 2C ADDENDA

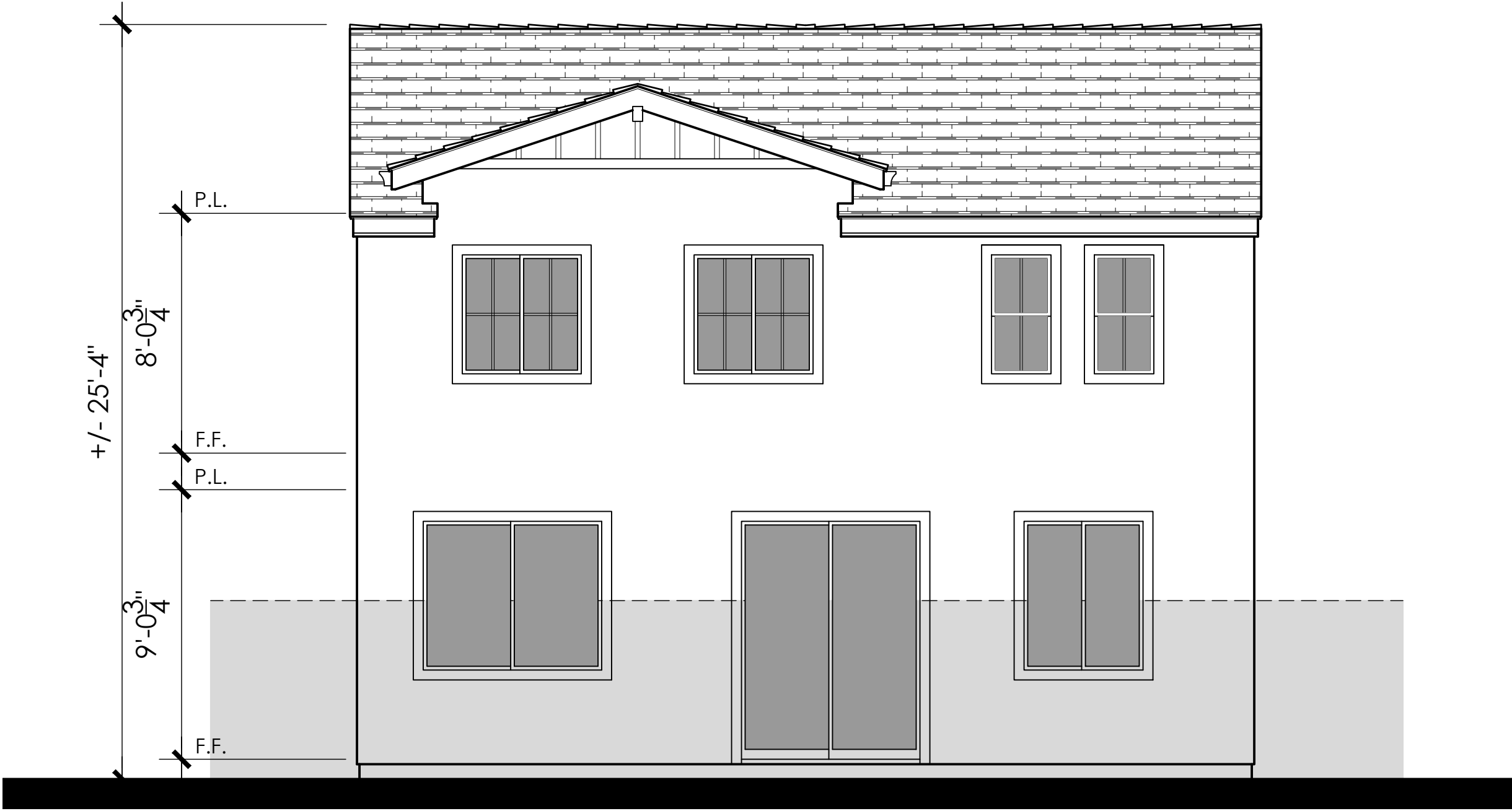
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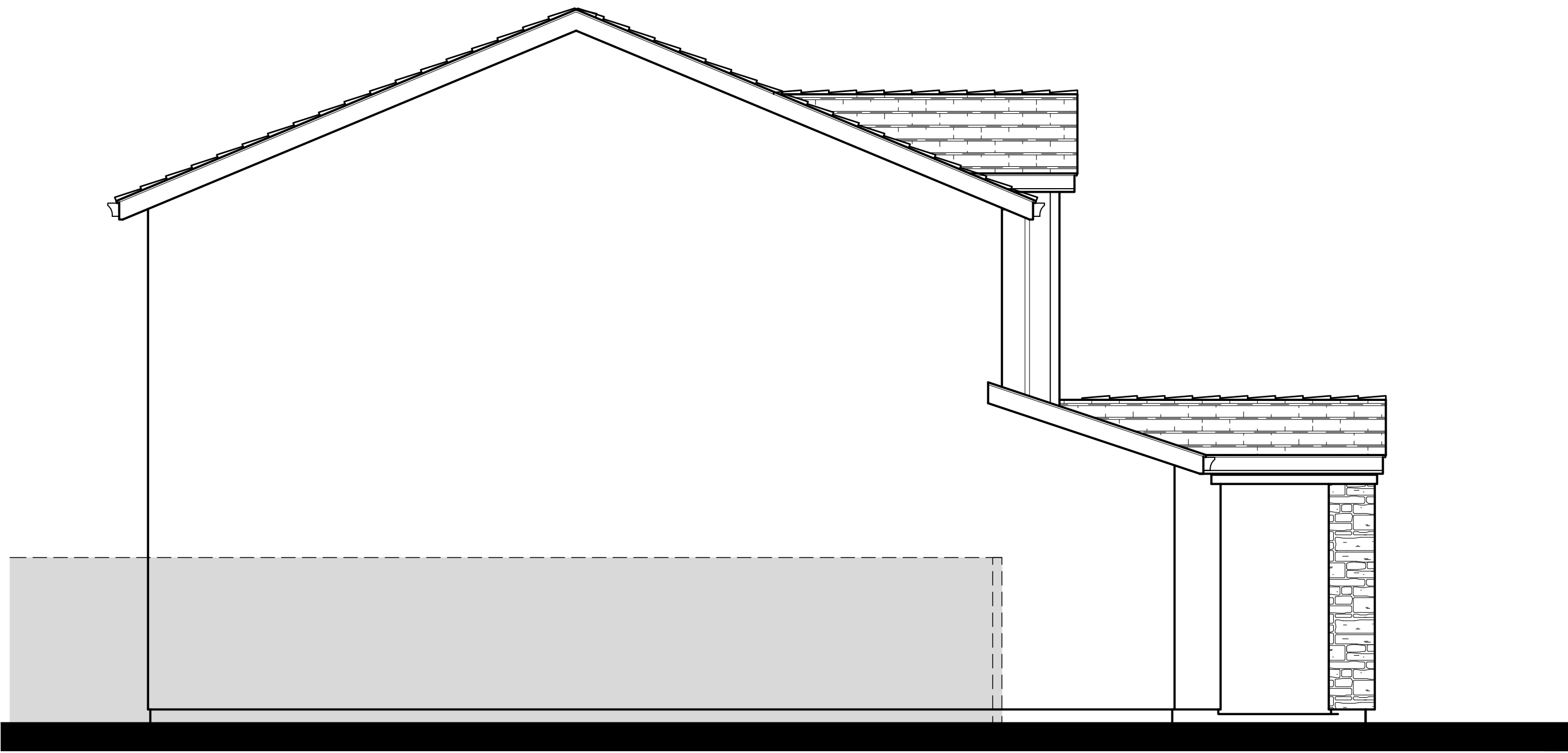
Rear Elevation



Right Elevation



Enhanced Rear Elevation



Left Elevation - Garage Side



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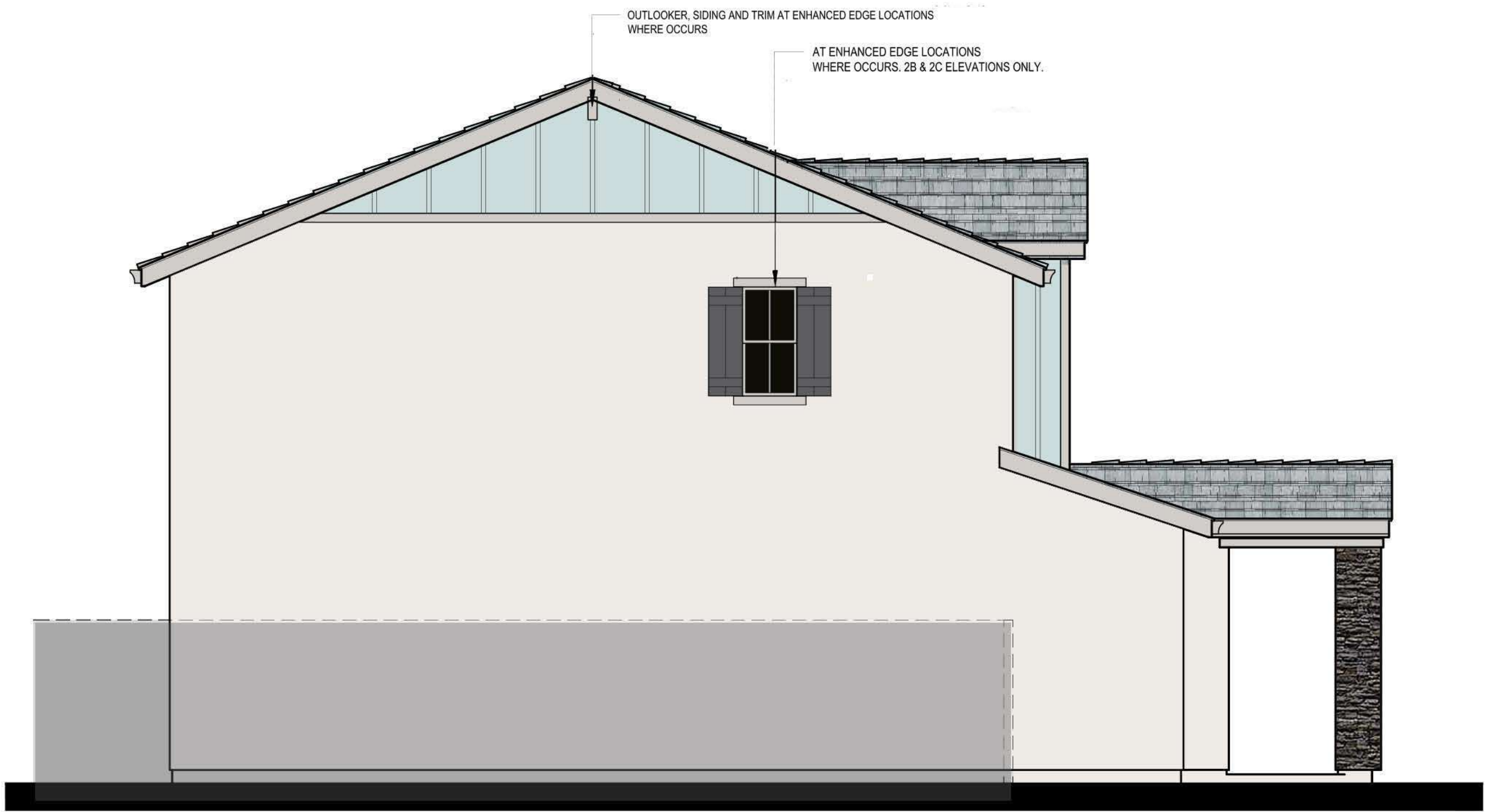
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

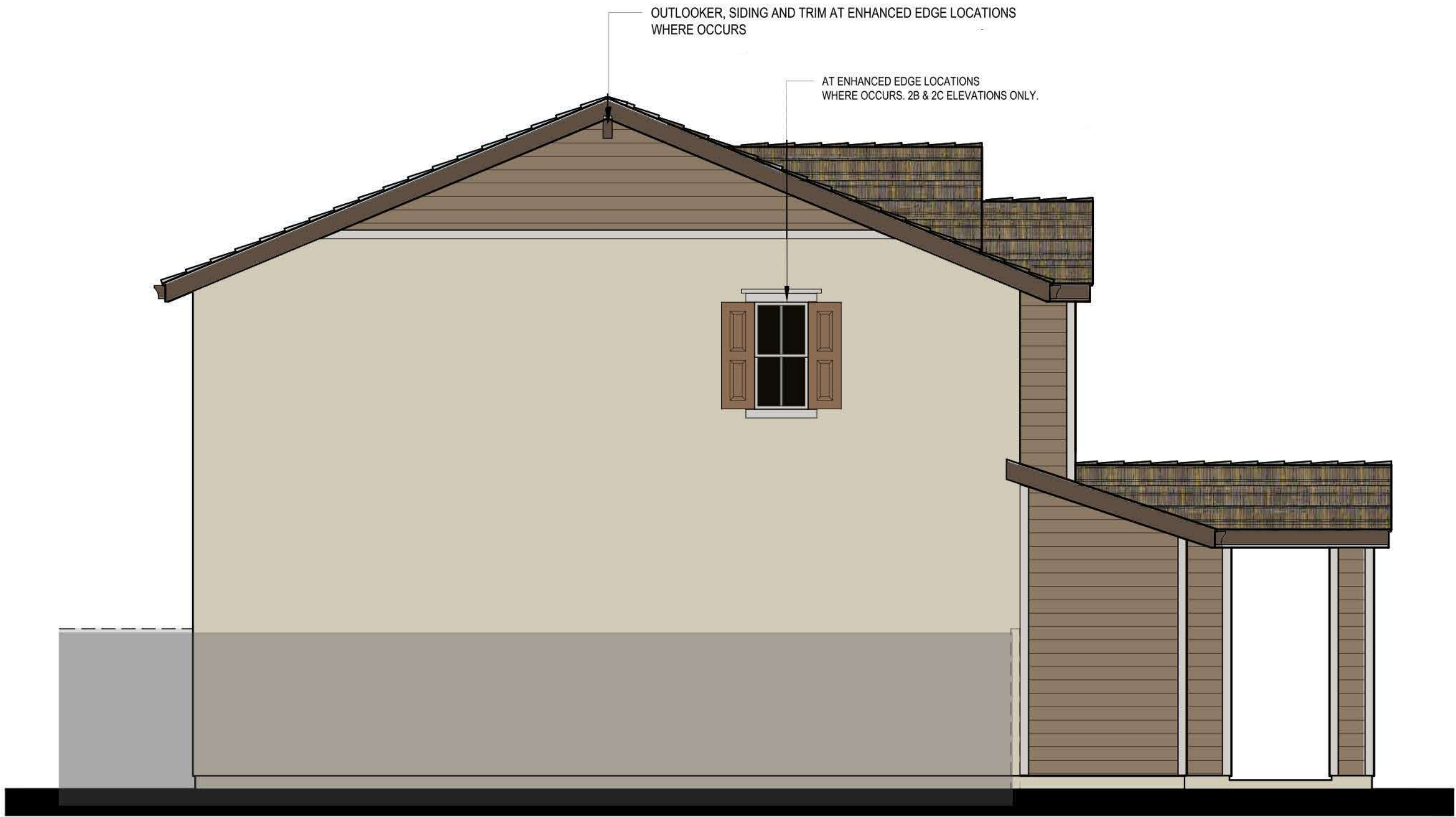
Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS PLAN 2C

A2.4



Left Elevation - Garage Side
ELEVATION 'C'



Left Elevation - Garage Side
ELEVATION 'B'



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Rancho Cordova, CA # 2021-0395

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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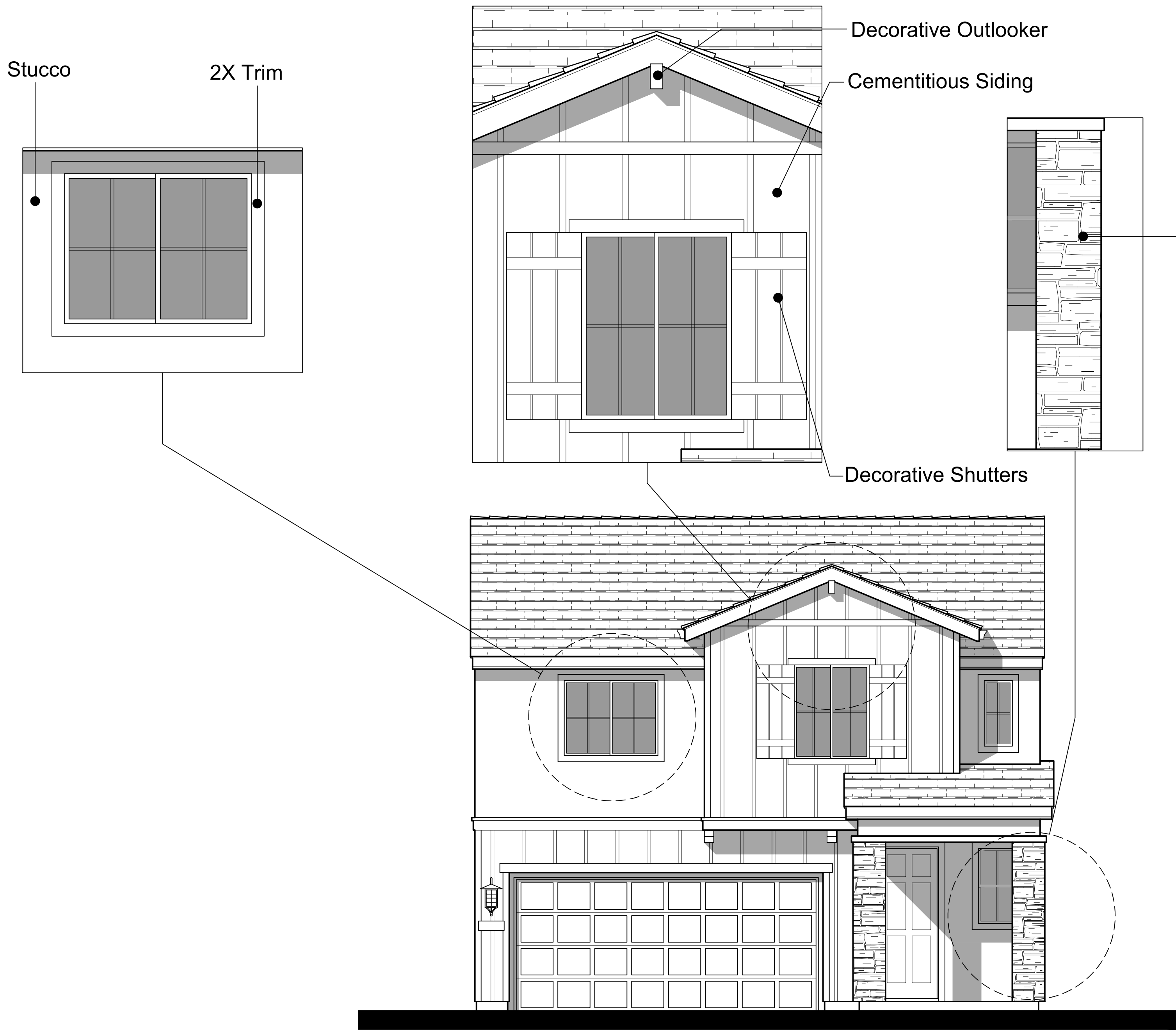
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

Scale: 1/4" = 1'-0"
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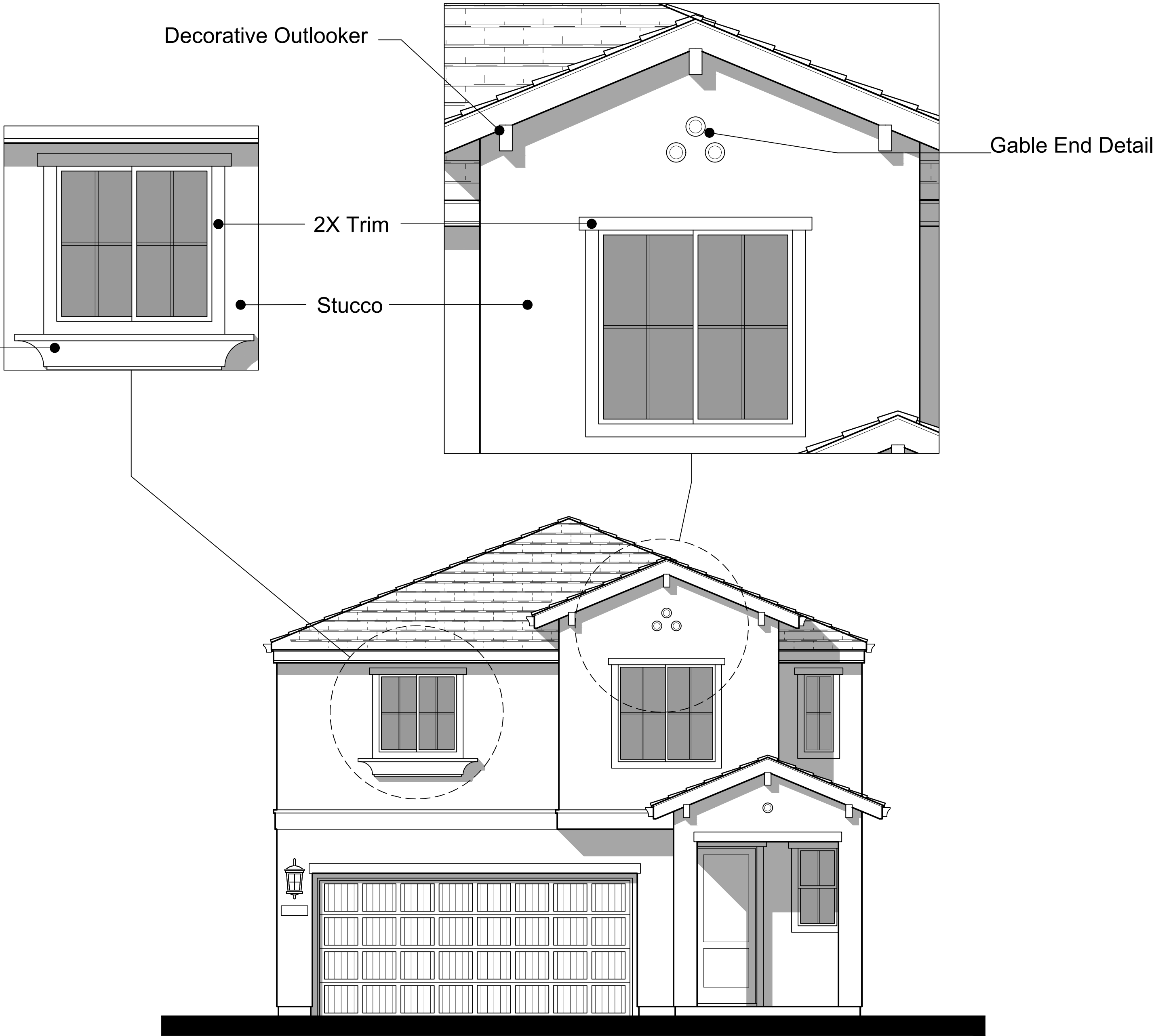
PLAN 3 FRONT ELEVATIONS

A3.0



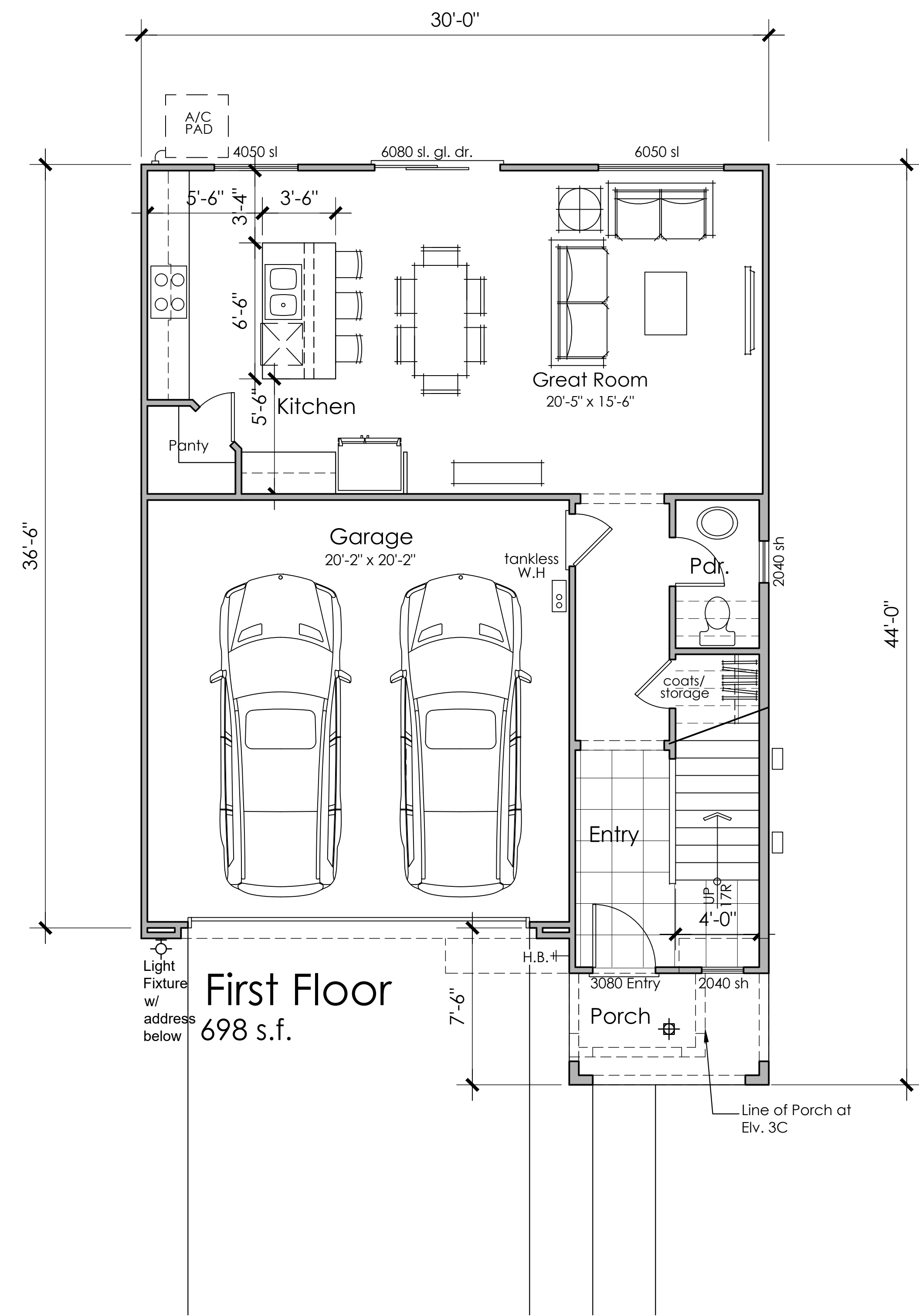
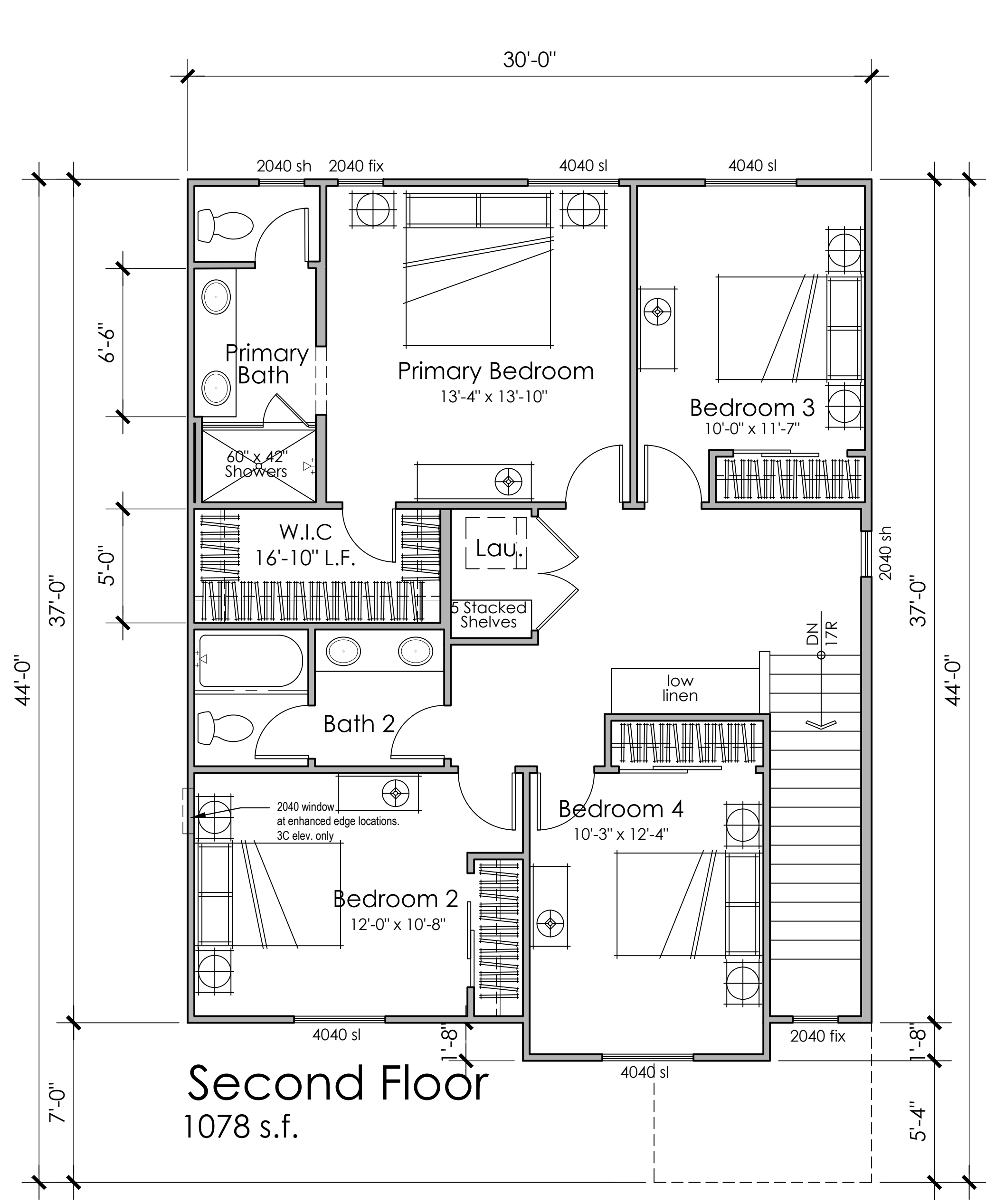
Front Elevation 3C
Scheme 6

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

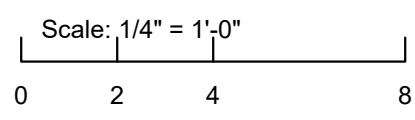


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Sunridge Villas
Rancho Cordova, CA # 2021-0395

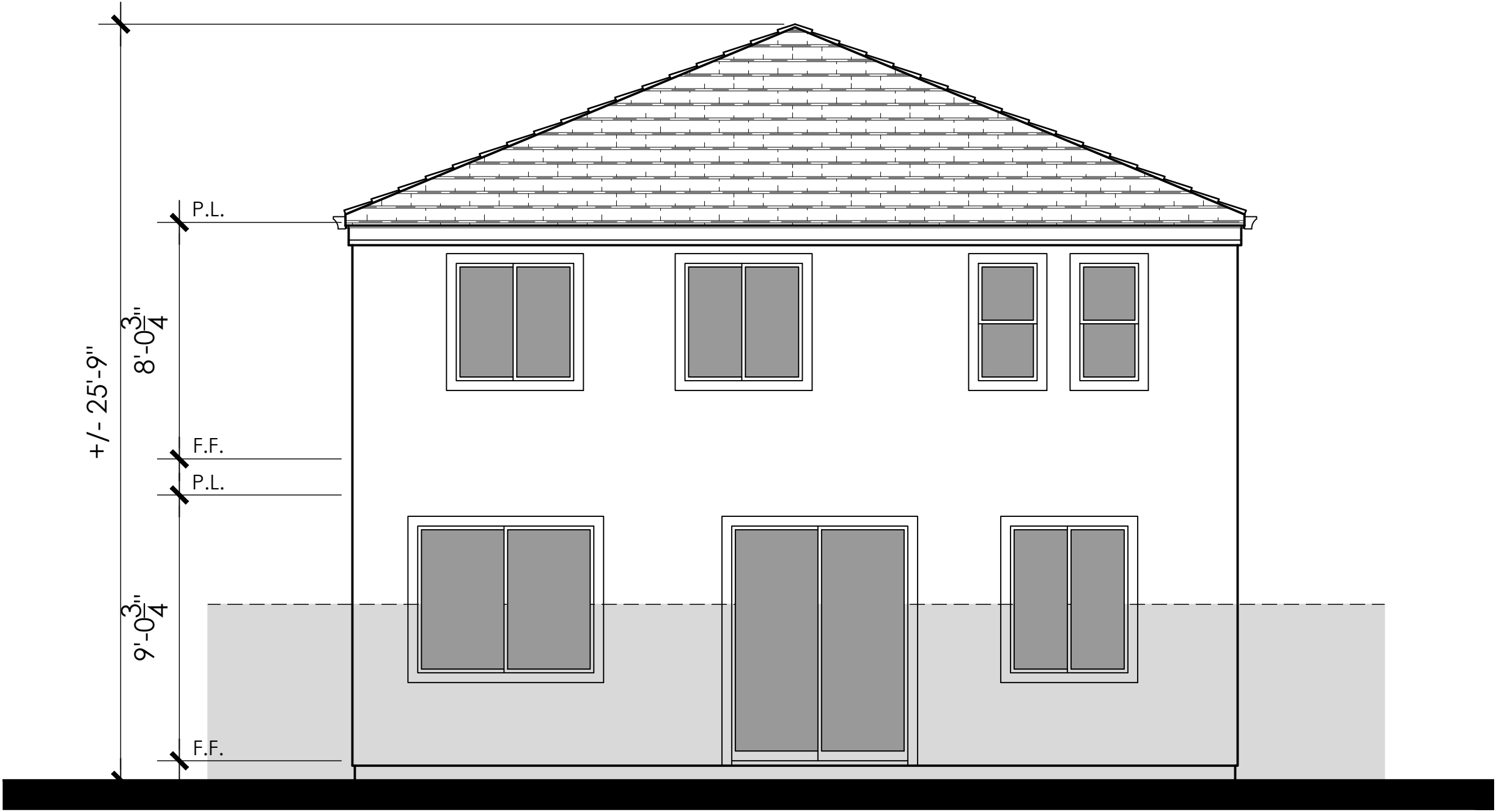
SCHEMATIC DESIGN
JUNE 14, 2022



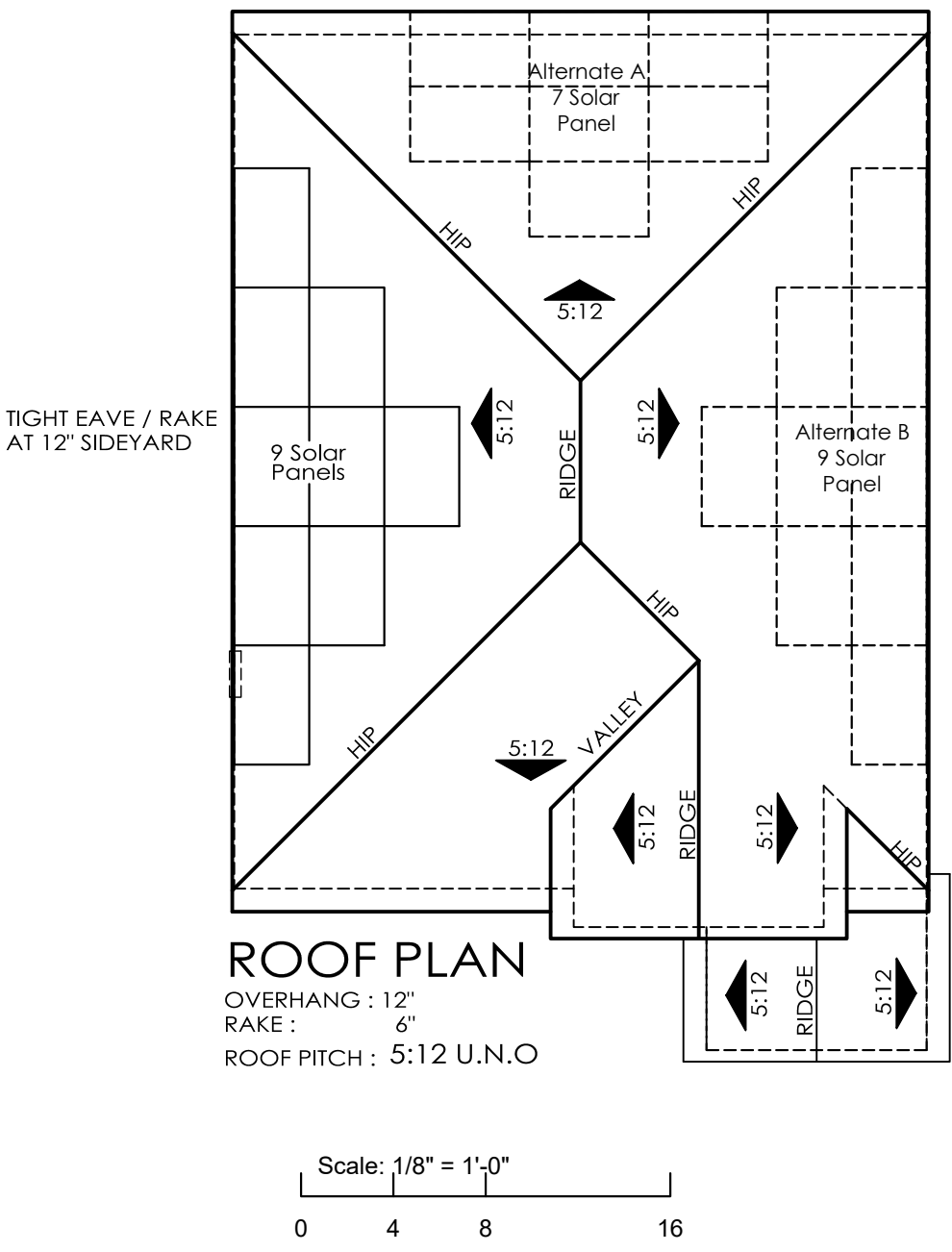
4 BEDROOMS
2.5 BATHS
1,776 S.F.

FLOOR PLAN 3

A3.1

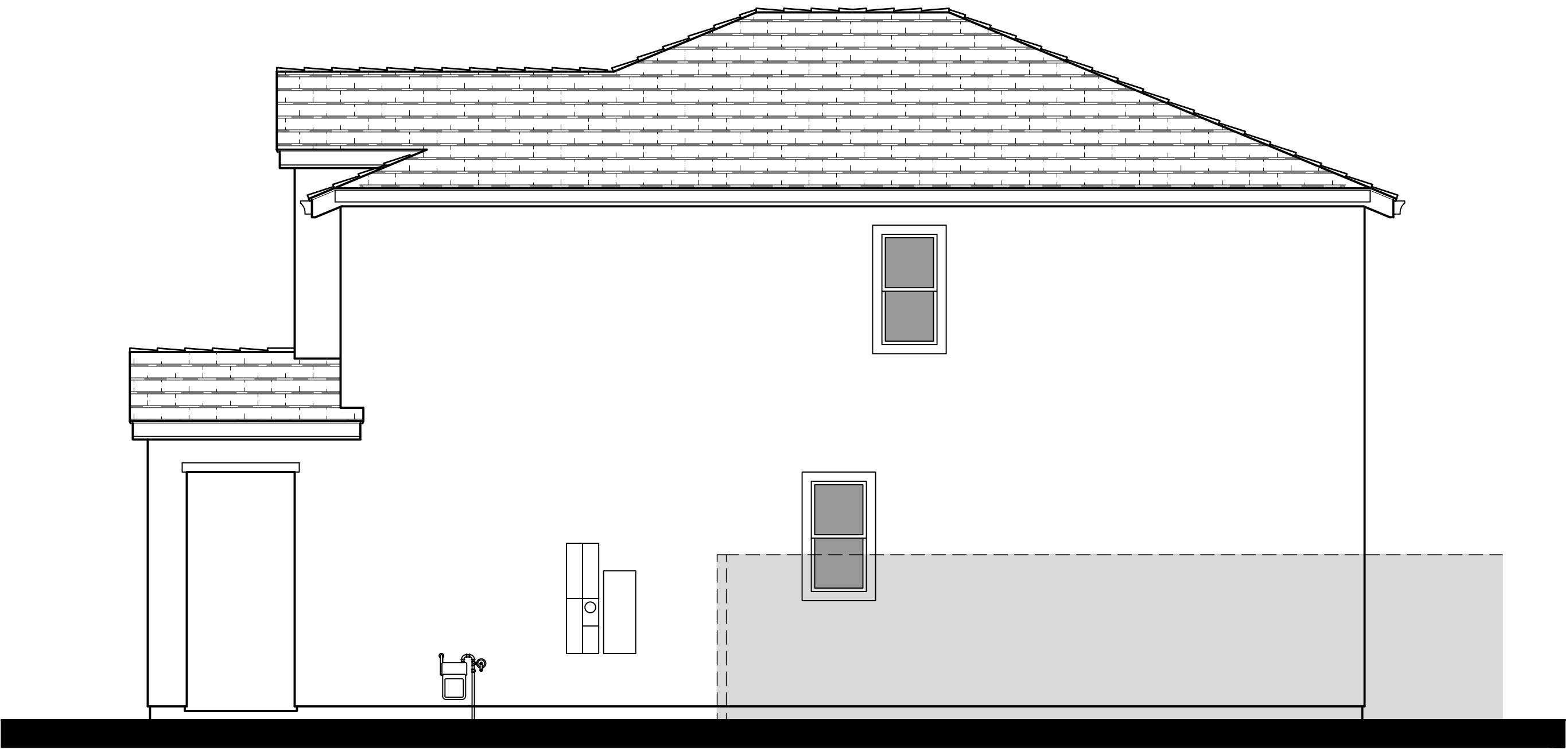


Rear Elevation

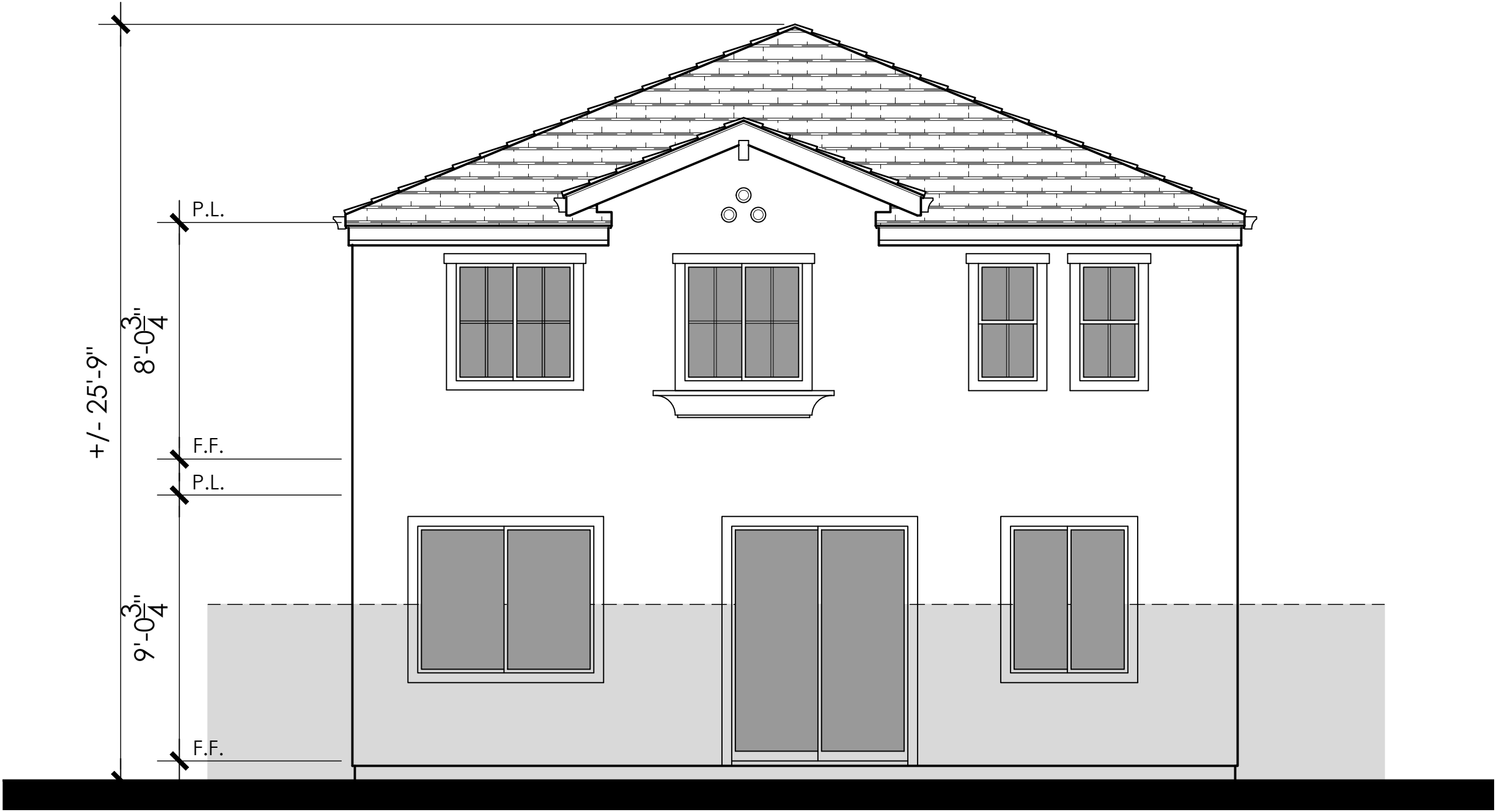


ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 5:12 U.N.O.

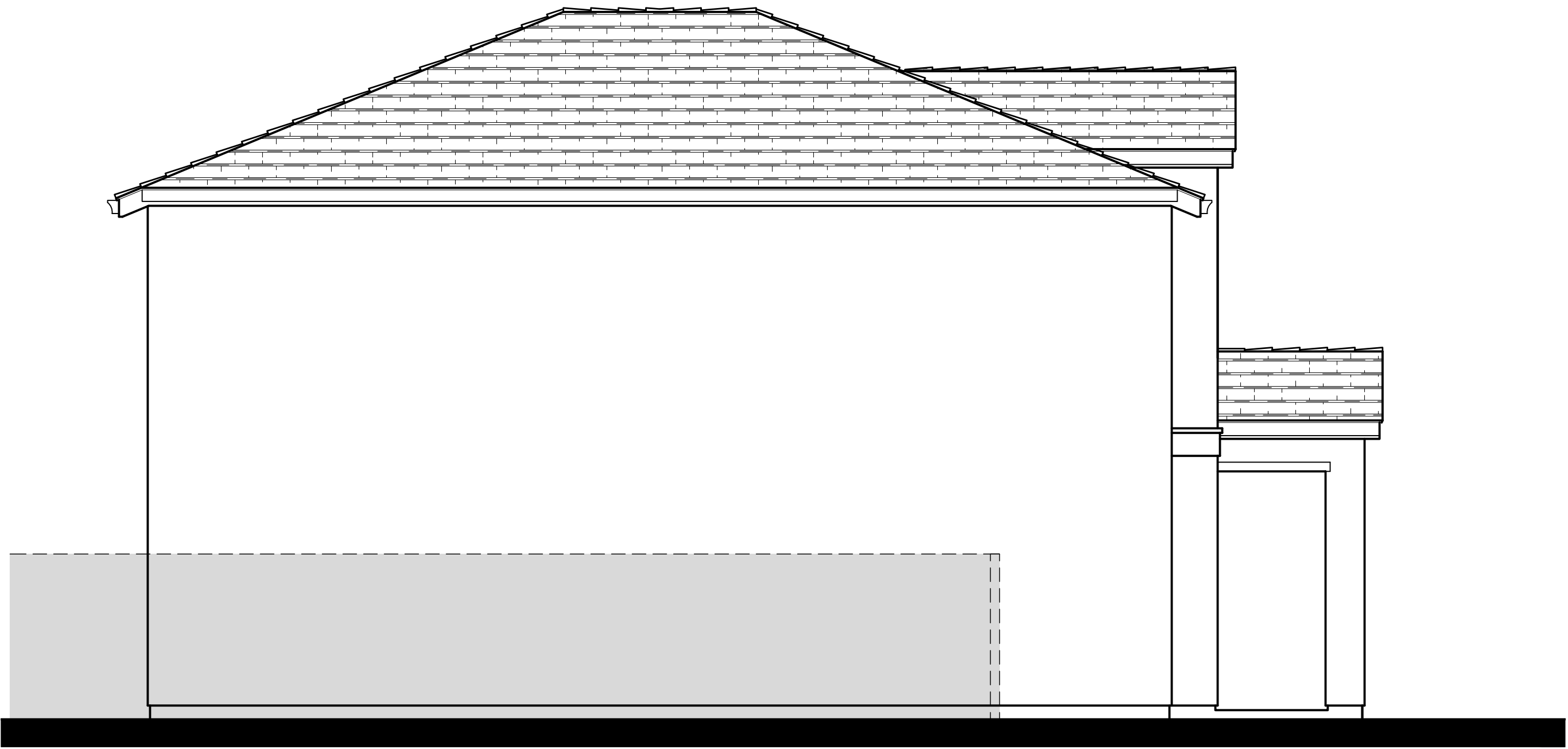
Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation



Enhanced Rear Elevation



Left Elevation - Garage Side



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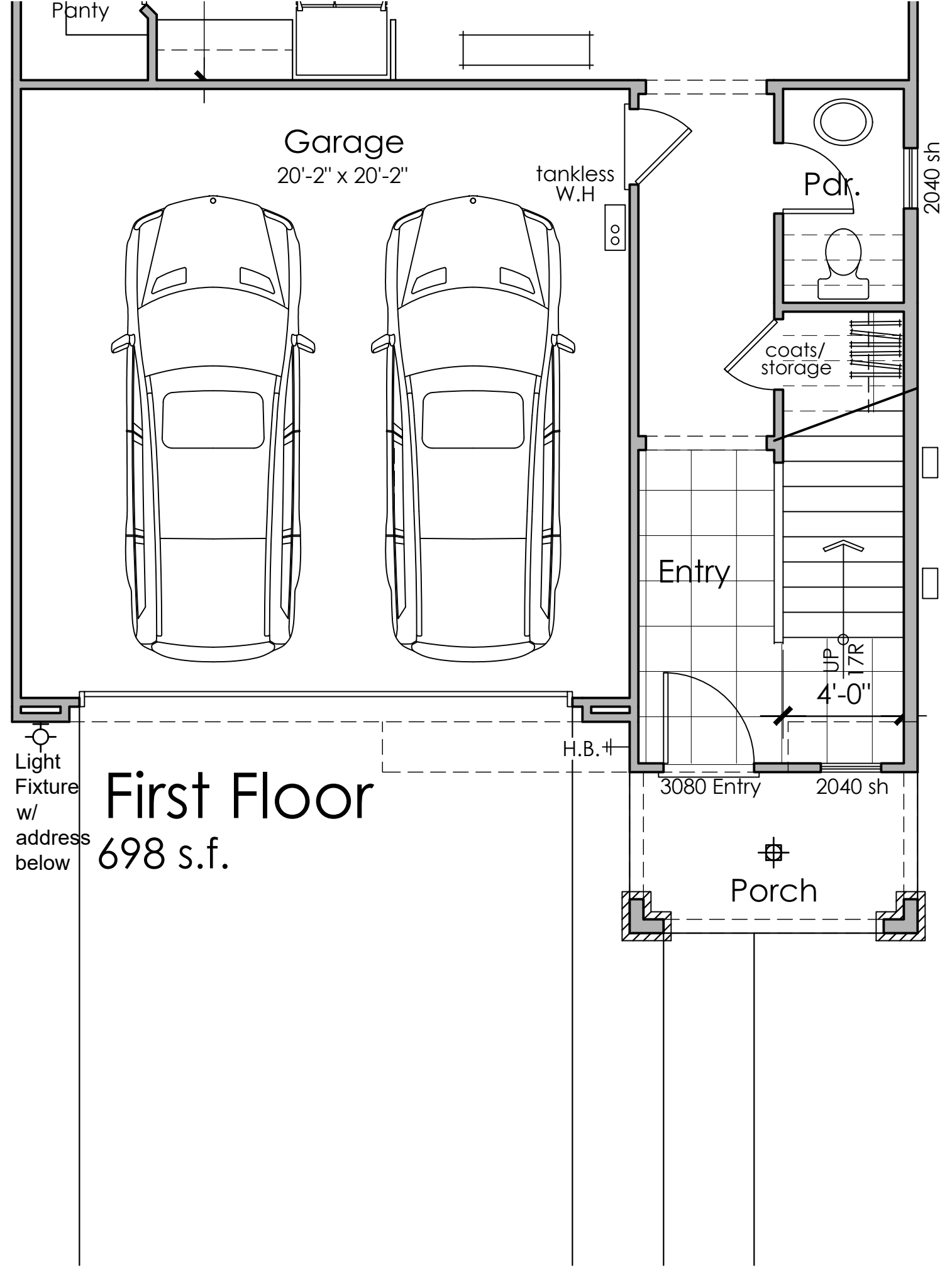
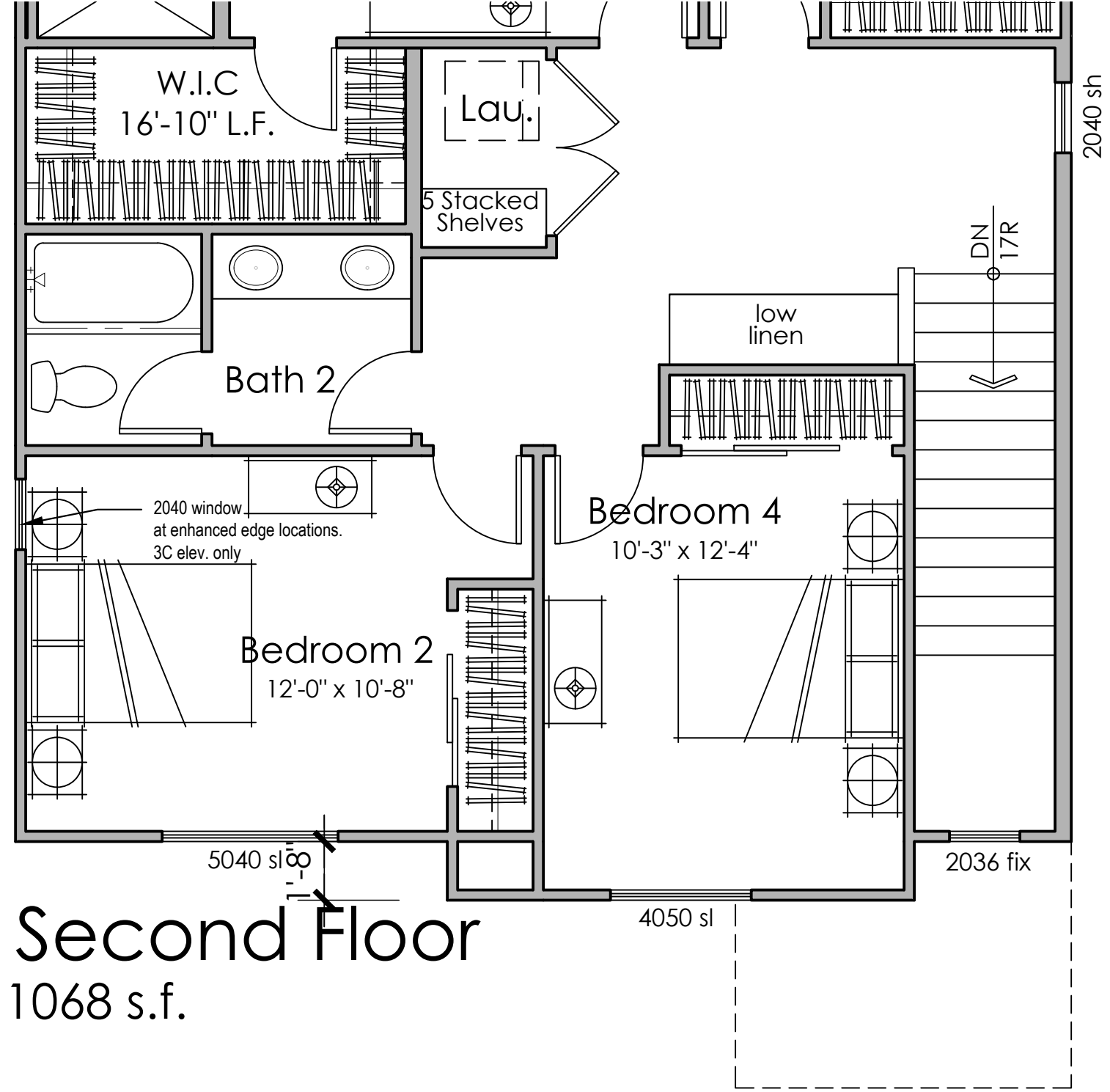
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS PLAN 3A

A3.2

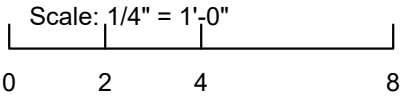


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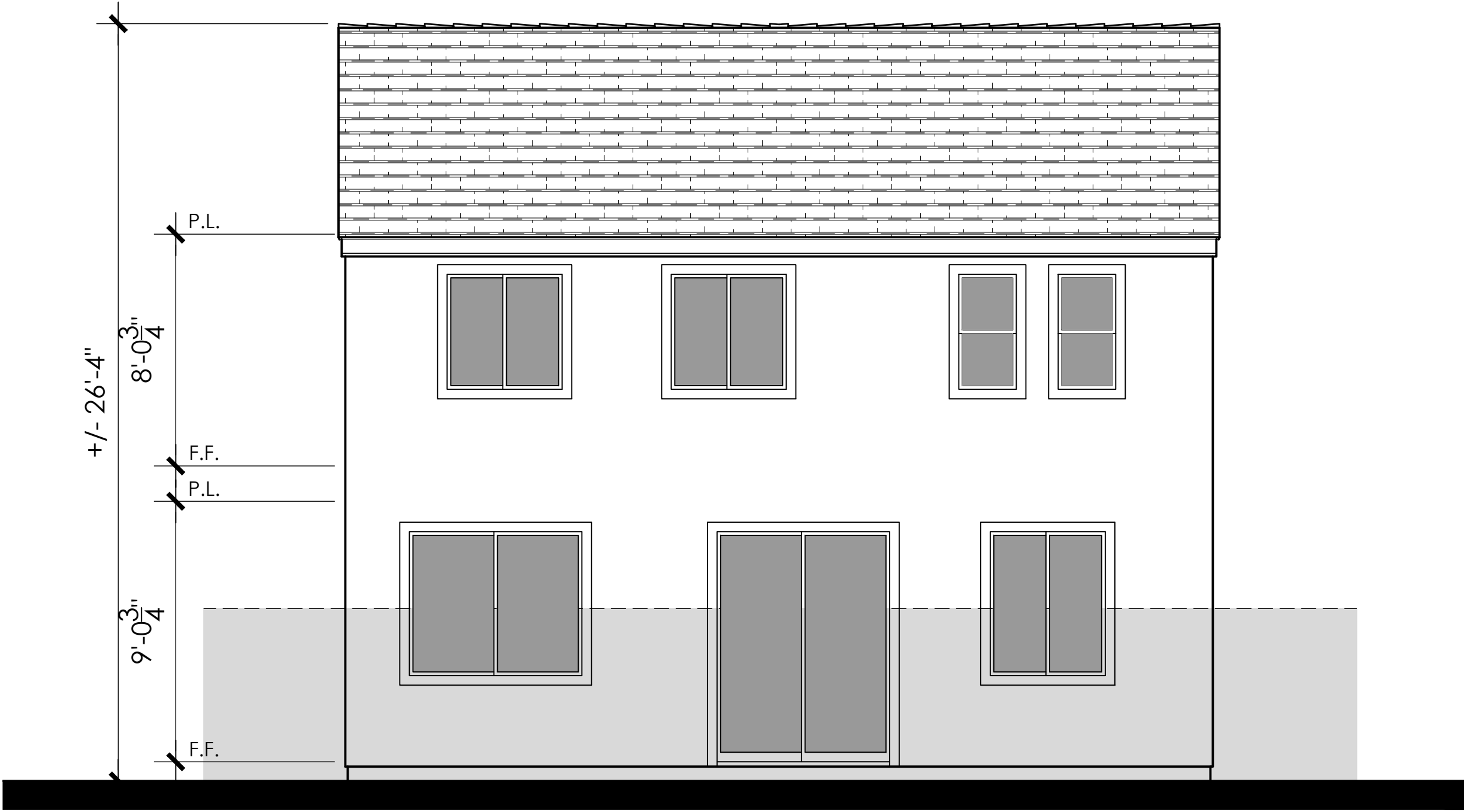
Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

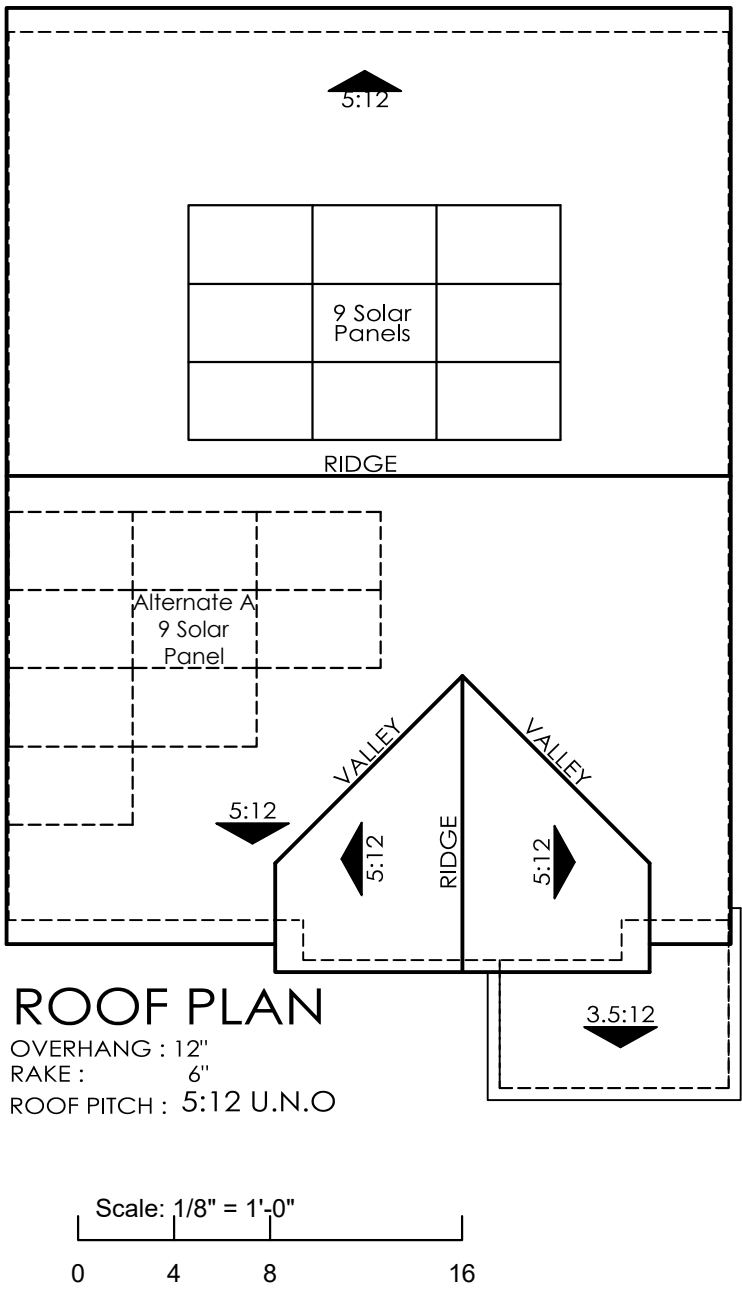


4 BEDROOMS
2.5 BATHS
1,765 S.F. FLOOR PLAN 3C ADDENDA

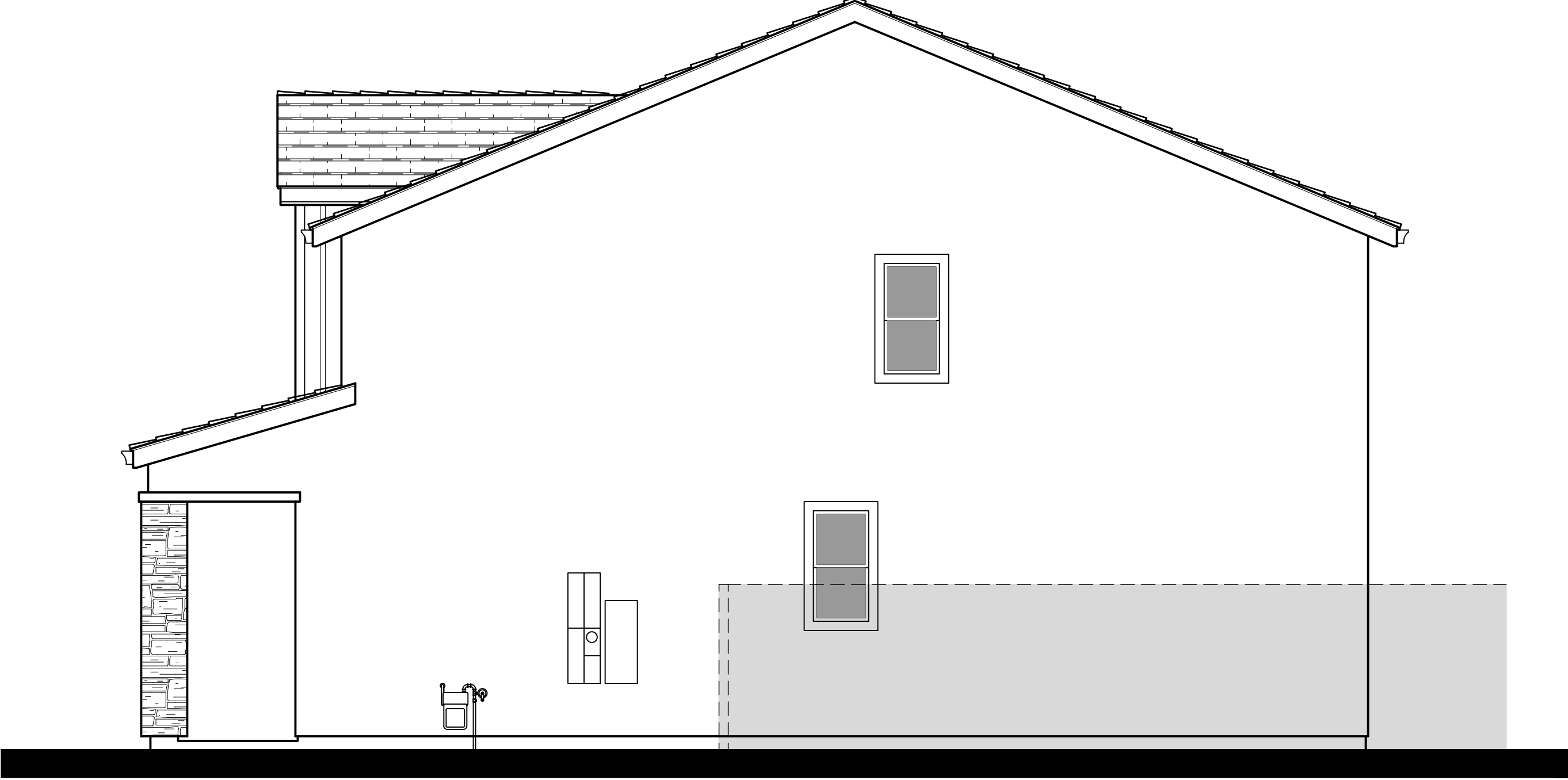
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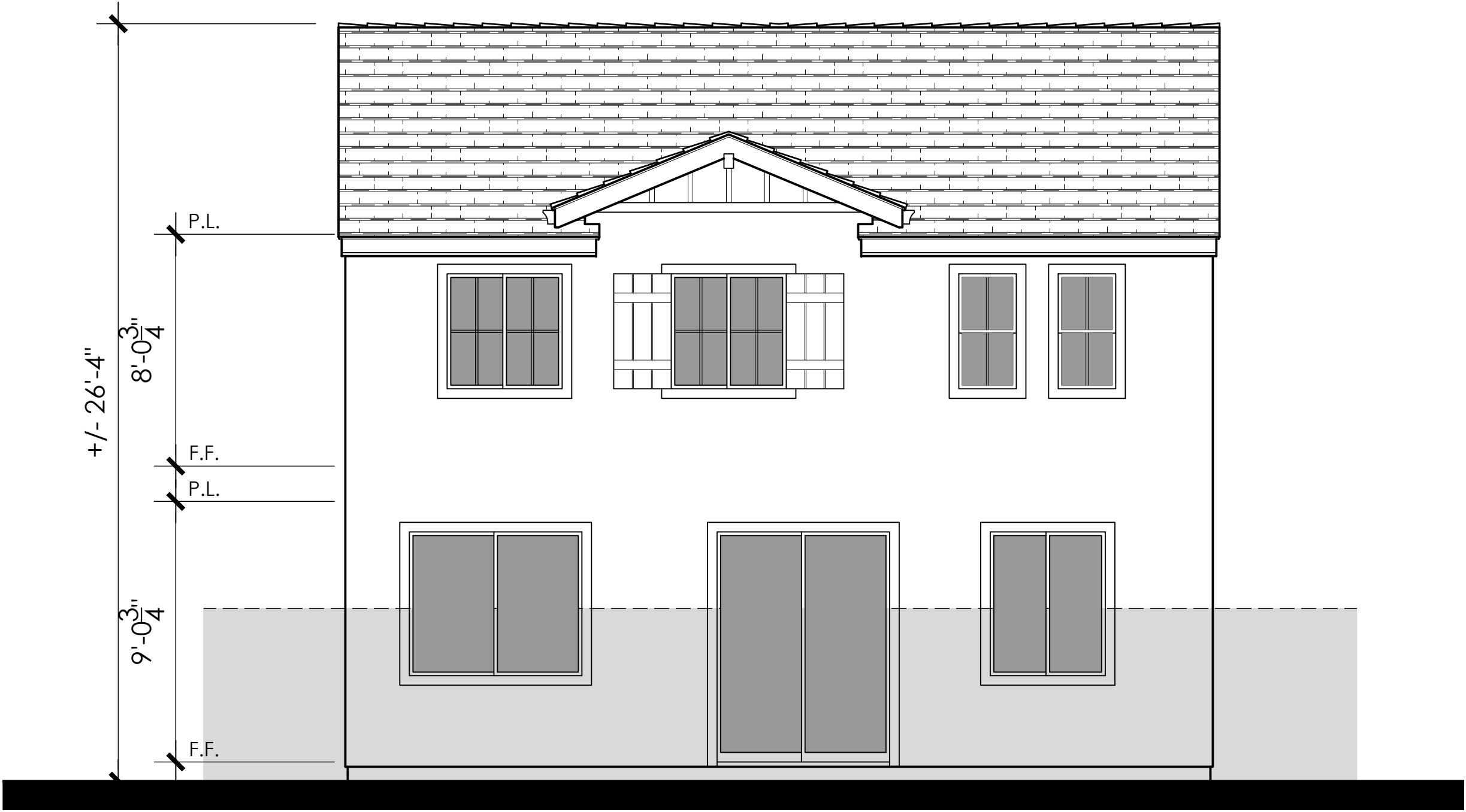
Rear Elevation



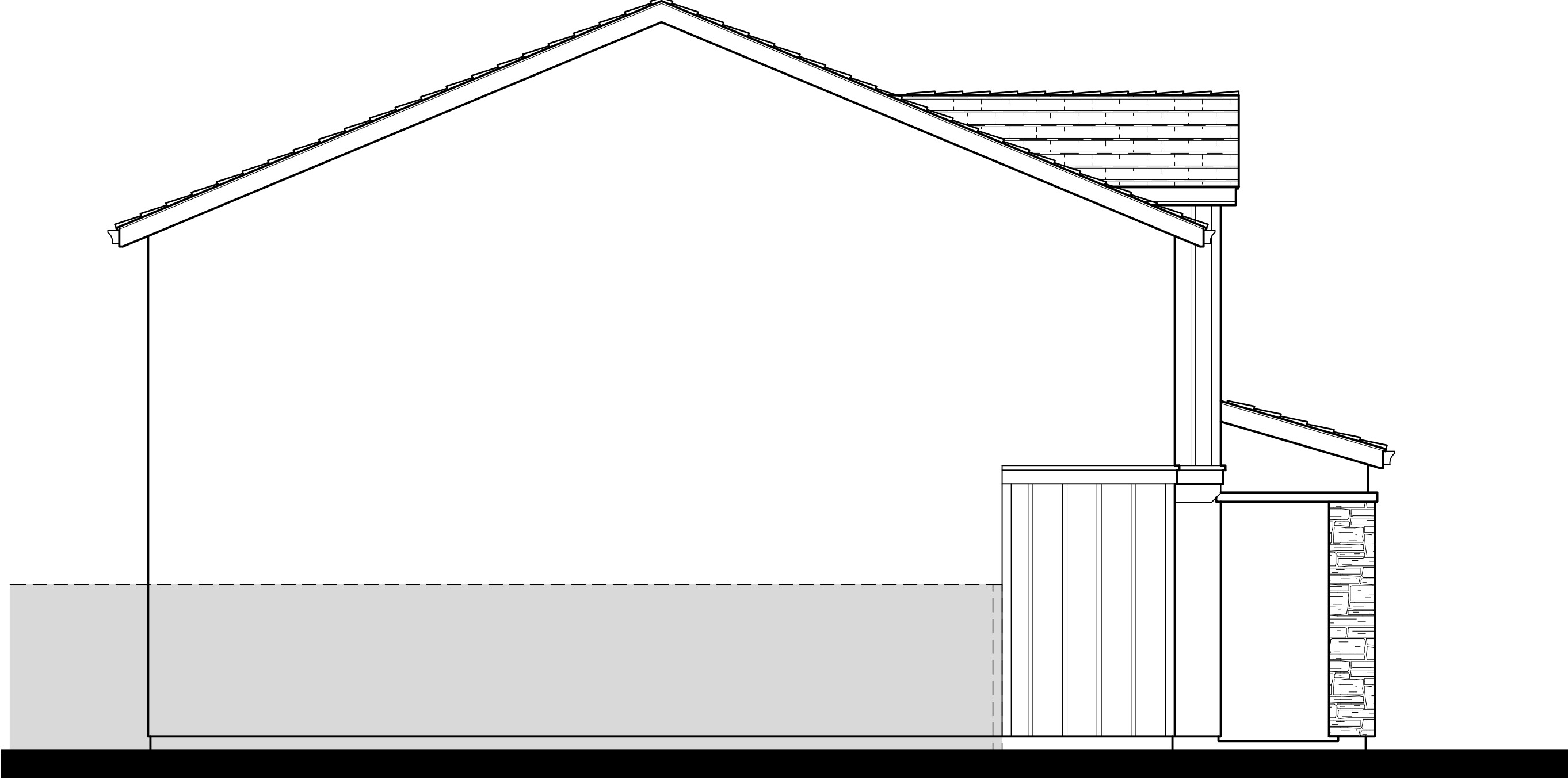
ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 5:12 U.N.O



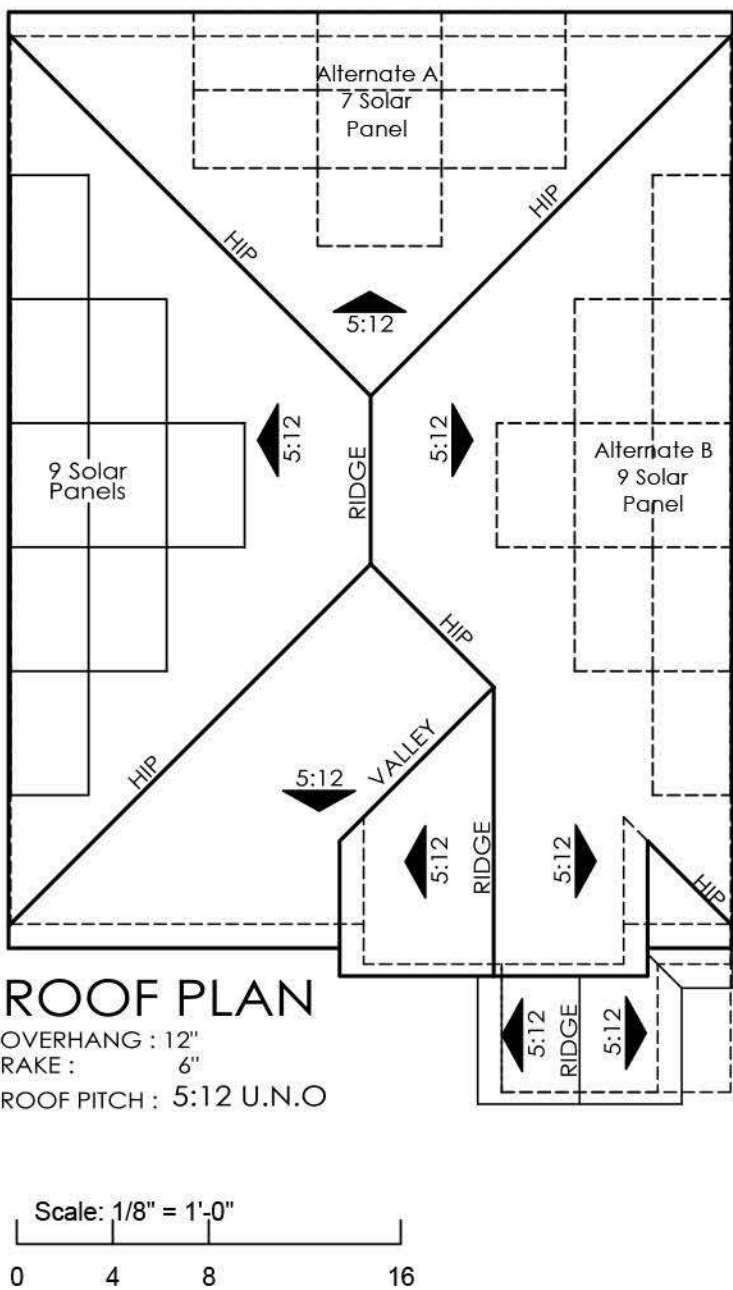
Right Elevation



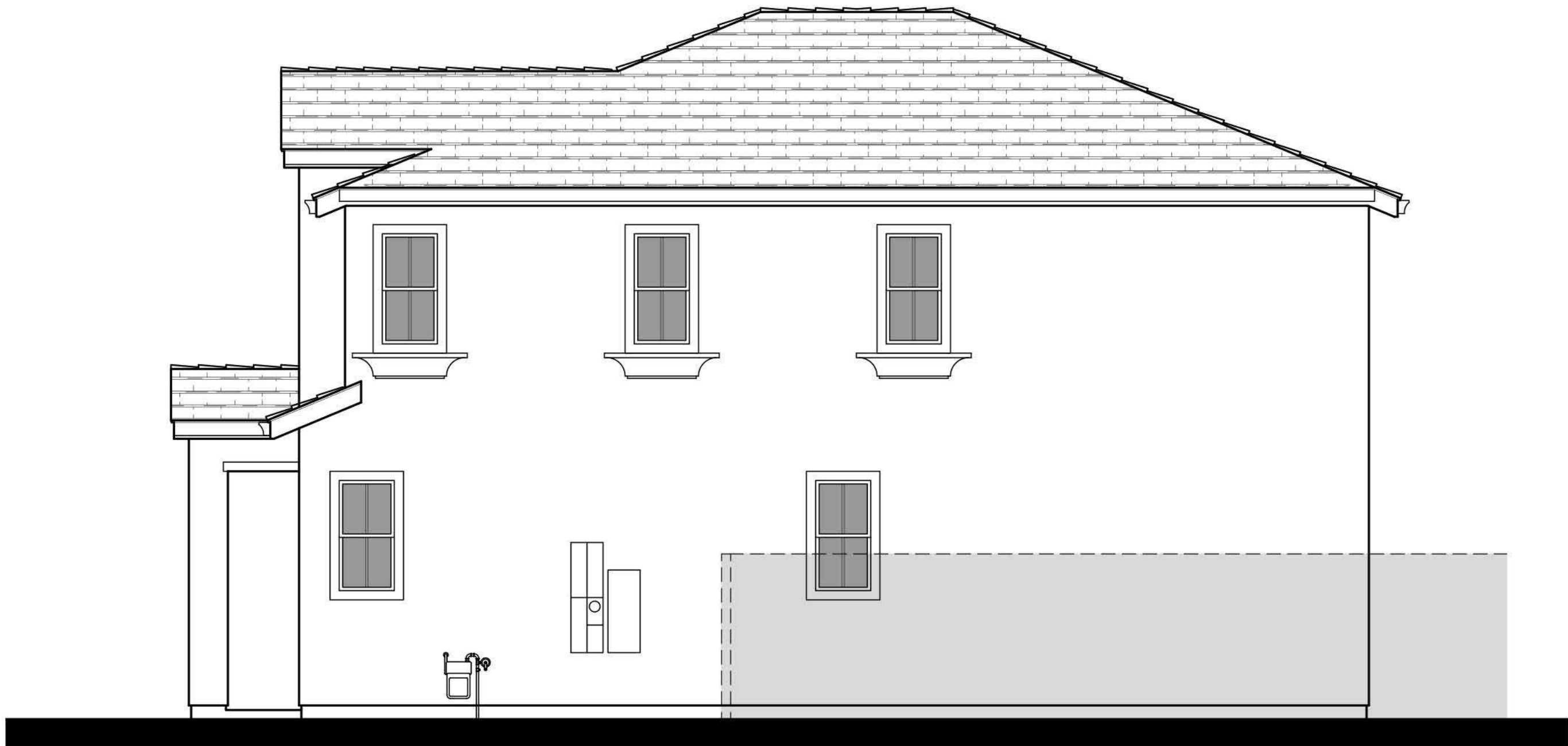
Enhanced Rear Elevation



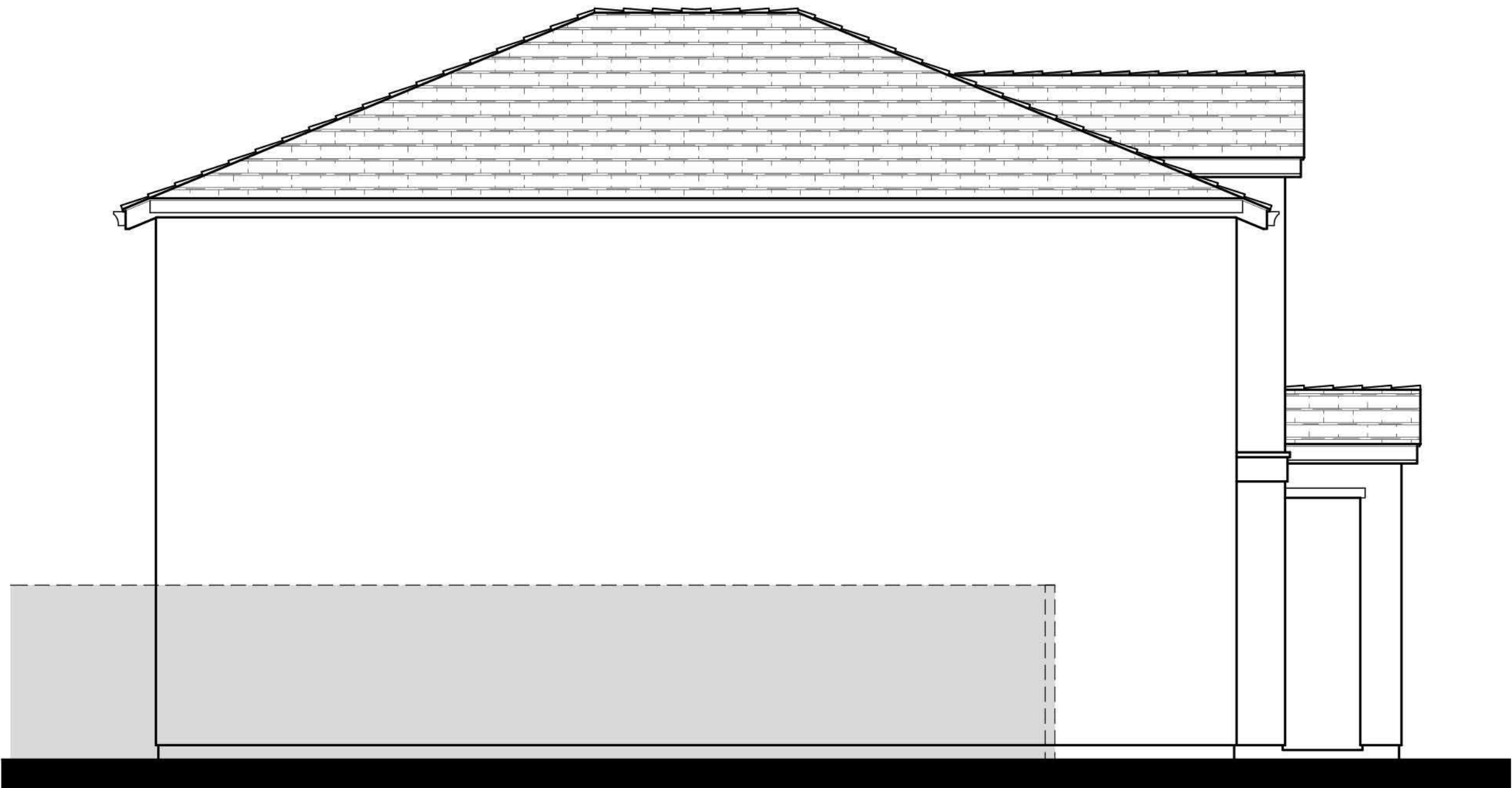
Left Elevation - Garage Side



Front Elevation 3B
Scheme 2



Right Elevation



Left Elevation - Garage Side



Left Elevation - Garage Side
ELEVATION 'C'

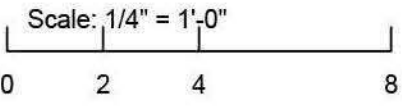


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SCHEMATIC DESIGN
JUNE 14, 2022

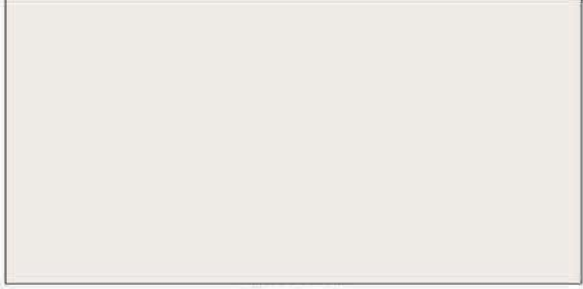
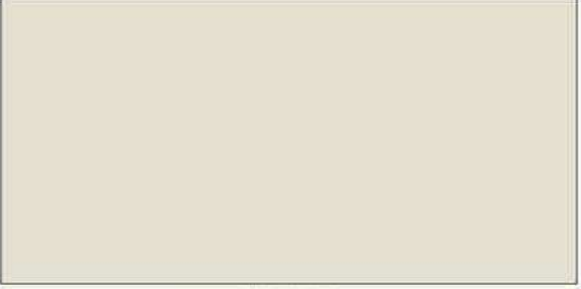
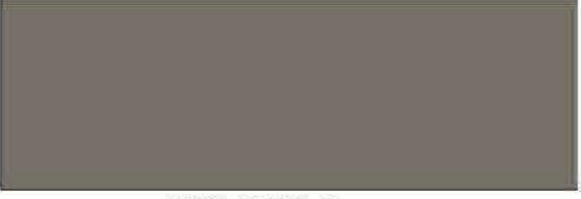
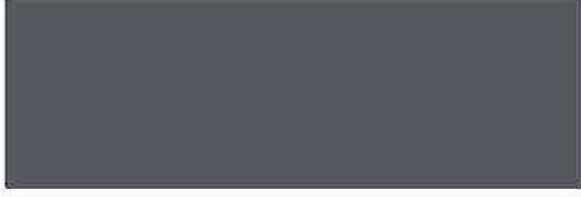
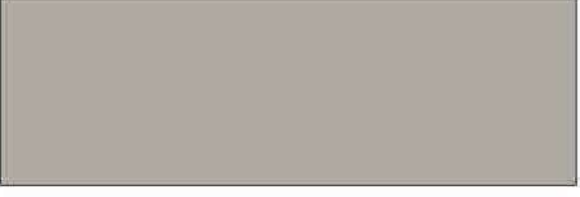


ENHANCED ELEVATIONS PLAN 3

A3.6

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	STUCCO BODY	 PPG 1032-2 HURRICANE HAZE	 PPG 1027-2 SKIPPING STONES	STUCCO BODY	 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	 PPG10-06 THUNDERBOLT	 PPG 1097-6 RAIN BARREL	SIDING BODY / CORNERBOARDS GABLESIDING	 PPG10-27 TRADEWINDS	 PPG 1008-6 ARTILLERY
GARAGE DOORS / GABLE DECOR PIPES	 PPG 1006-5 SO SUBLIME	 PPG 1020-6 WICKER BASKET	FASCIA / EAVES / GARAGE DOOR	 PPG1001-7 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	ROOF MATERIAL - FLAT SHAKE PROFILE	 1FACS5037 NATURAL MARBLE	 1FACS0330 APPALACHIAN BLEND



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Sunridge Villas
Rancho Cordova, CA # 2021-0395

SCHEMATIC DESIGN
JUNE 14, 2022

COLOR / MATERIAL SCHEMES

A4.0

LANDSCAPE CONSTRUCTION DOCUMENTS FOR:

Sunridge Villas

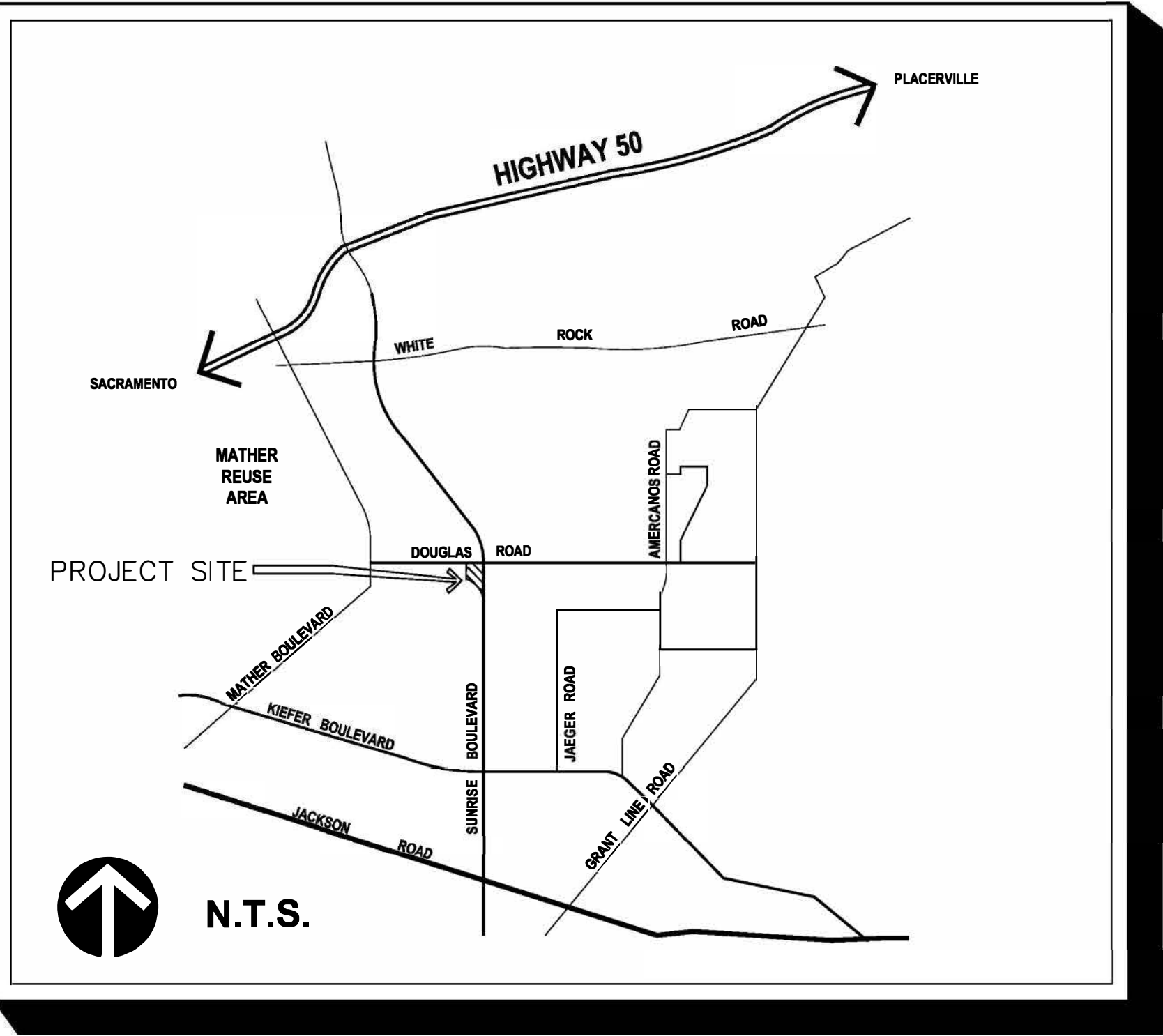
Common Areas and Typical Residential Conditions RANCHO CORDOVA, CALIFORNIA

A.P.N. 067-0030-040

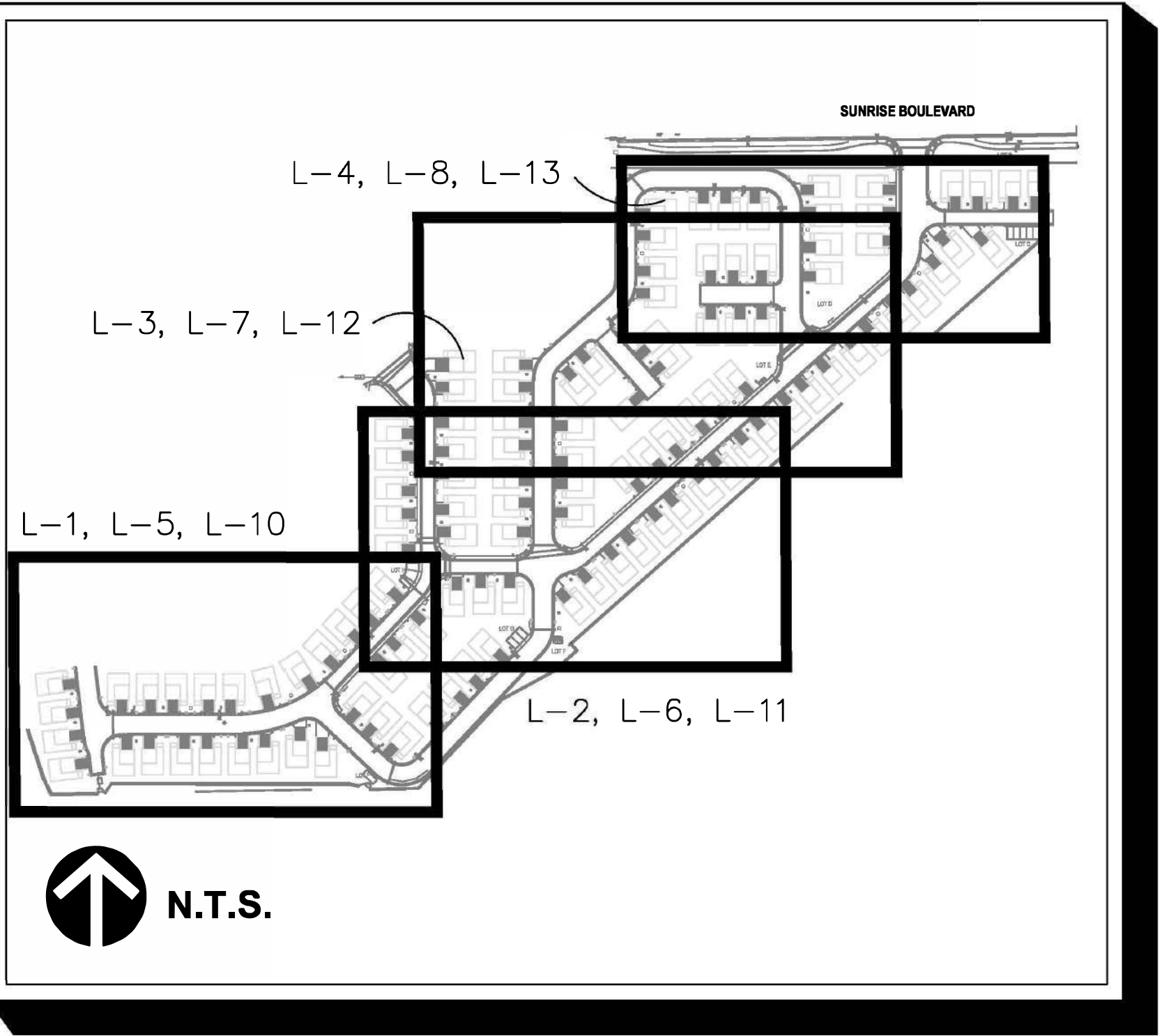
TABLE OF CONTENTS

ACTIVE USE/PARK LAYOUT PLAN	L-1
STREET TREE PLANS & LANDSCAPE LAYOUT PLANS	L-2 TO L-5
COMMON AREA SHRUB PLANS	L-6 TO L-9
COMMON AREA IRRIGATION PLANS	L-10 TO L-13
COMMON AREA IRRIGATION DETAILS	L-14 TO L-17
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RESIDENTIAL TYPICAL LAYOUT /GRADING PLAN	L-20
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RESIDENTIAL PLANTING & CONSTRUCTION DETAILS	L-23
RESIDENTIAL IRRIGATION DETAILS AND NOTES	L-24 TO L-27
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VICINITY MAP



SITE MAP



APPROVED BY:

DIRECTOR OF PLANNING
SACRAMENTO COUNTY WATER AGENCY

DATE:

APPROVED BY:

DIRECTOR OF PLANNING
CITY OF RANCHO CORDOVA

DATE:

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.	

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

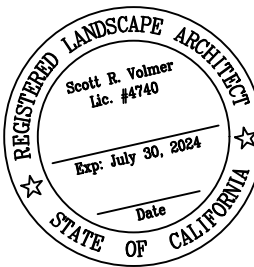
PREPARED BY:

Great Valley Design, Inc.
Regionally Appropriate Landscapes
1219 Spruce Lane
Davis, CA
(530) 231.5890
www.grtvalley.com
California Registered Landscape Architect # 4740



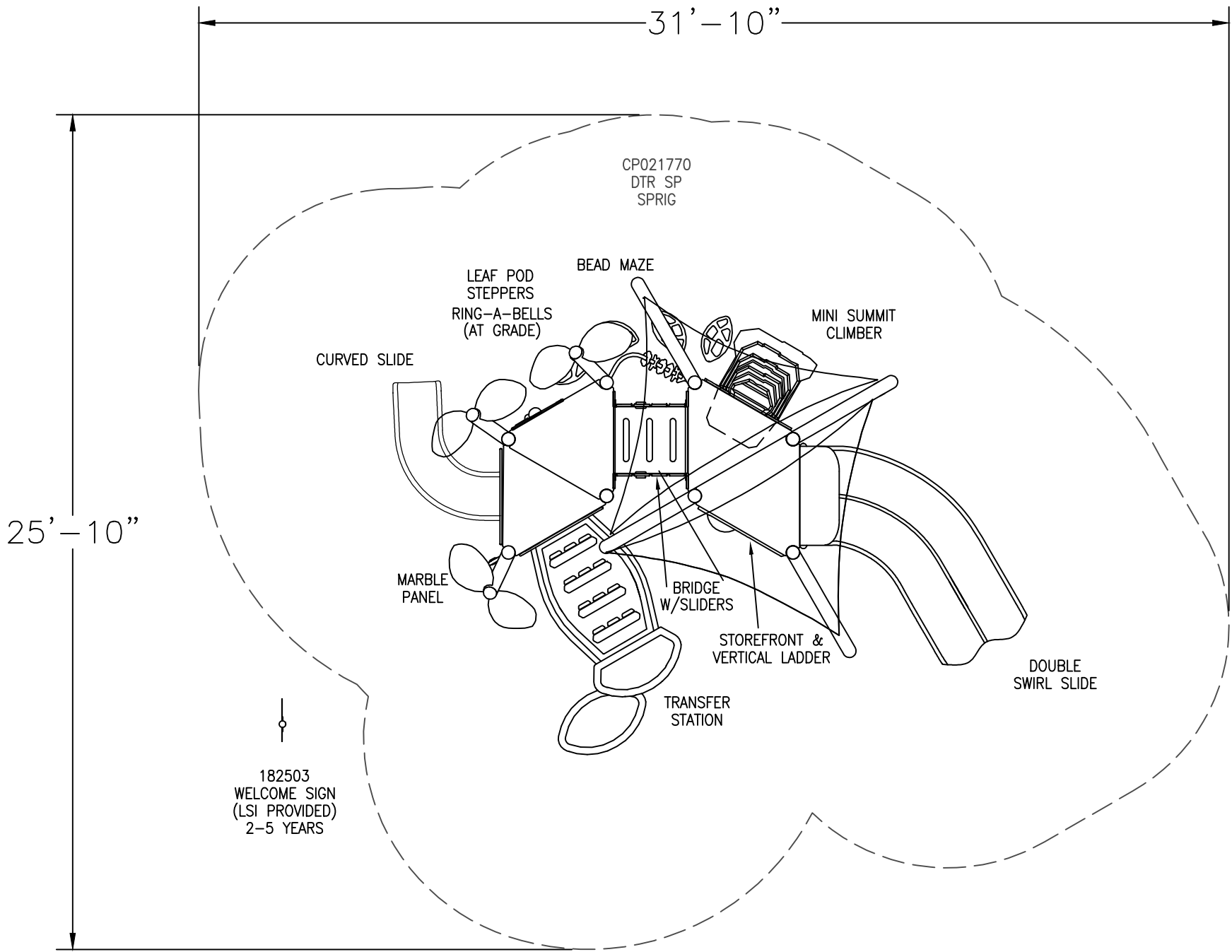
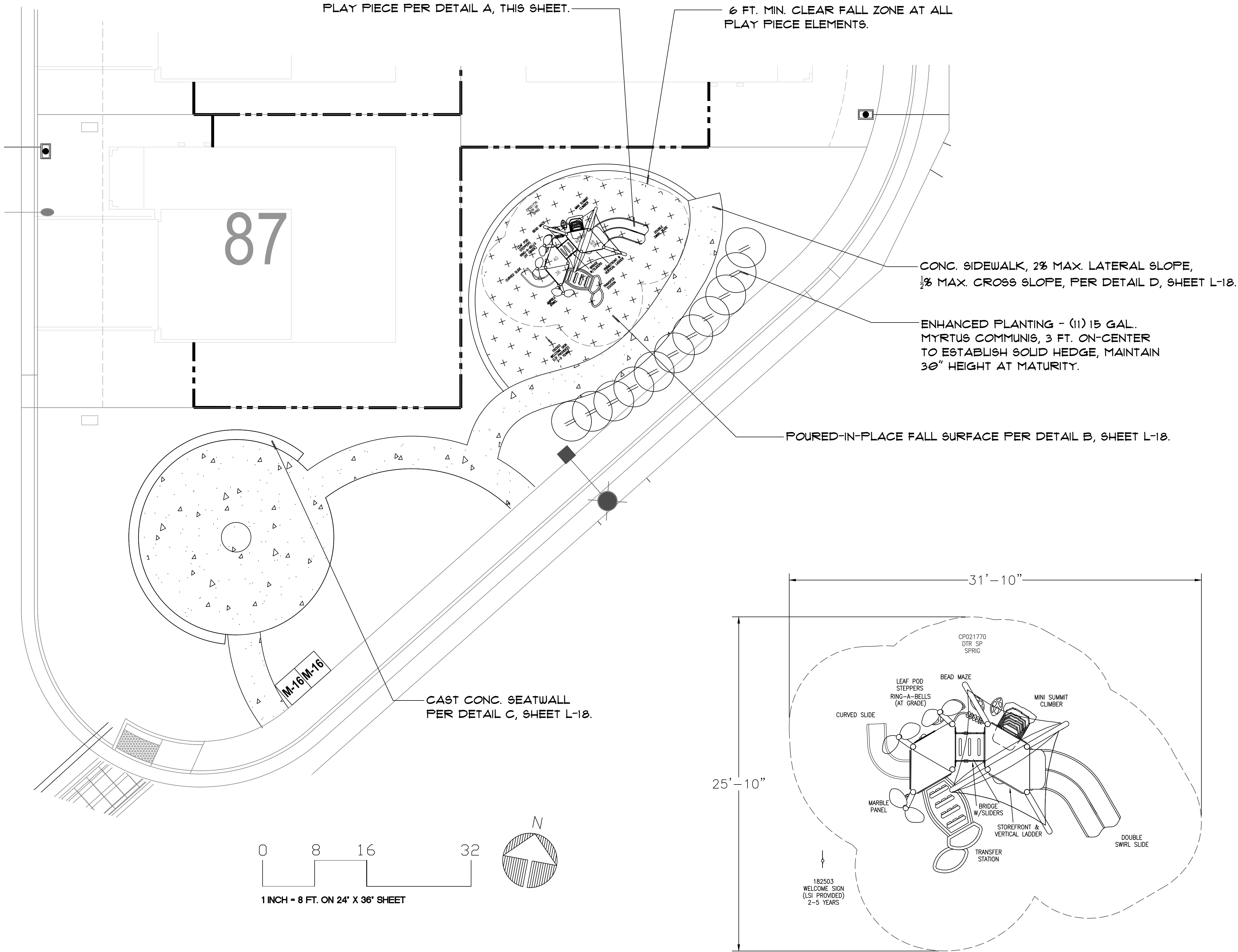
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1219 Spruce Lane
Davis, CA
(530) 231.5890
www.grtvalley.com
California Registered Landscape Architect # 4740



Sunridge Villas

Common Area Landscape Improvements
Rancho Cordova, CA



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.

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

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 ADA 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, AND FINISHES SOLUTIONS SHOULD BE OBTAINED, OBTAINED, & OBTAINED. 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 PLAYPARKS) EQUIPMENT FOR PUBLIC USE. SECTION 8 CURRENT REVISIONS. THE SURFACING MUST BE WELL DRAINAGE. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLATED (UP TO 1/4" PER FOOT TO A STORM SEWER OR A TRENCH DRAIN).

DESIGNED BY:

COPYRIGHT: 5/10/21
LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH - P.O. BOX 198
MINNETONKA, MN 55345
PH: 1-800-328-0033 FAX: 1-763-972-0041

Date	Previous Drawing #	Initials

Revisions

MARK	DATE	DESCRIPTION

Rec. Amenities Layout Plan

SCALE:	1" = 8' - 0"	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_01621Amenities.dwg		

A 2-5 YR. OLD PLAY PIECE, #6502 by LANDSCAPE STRUCTURES
1" = 4'-0"

L-1

TREE SCHEDULE

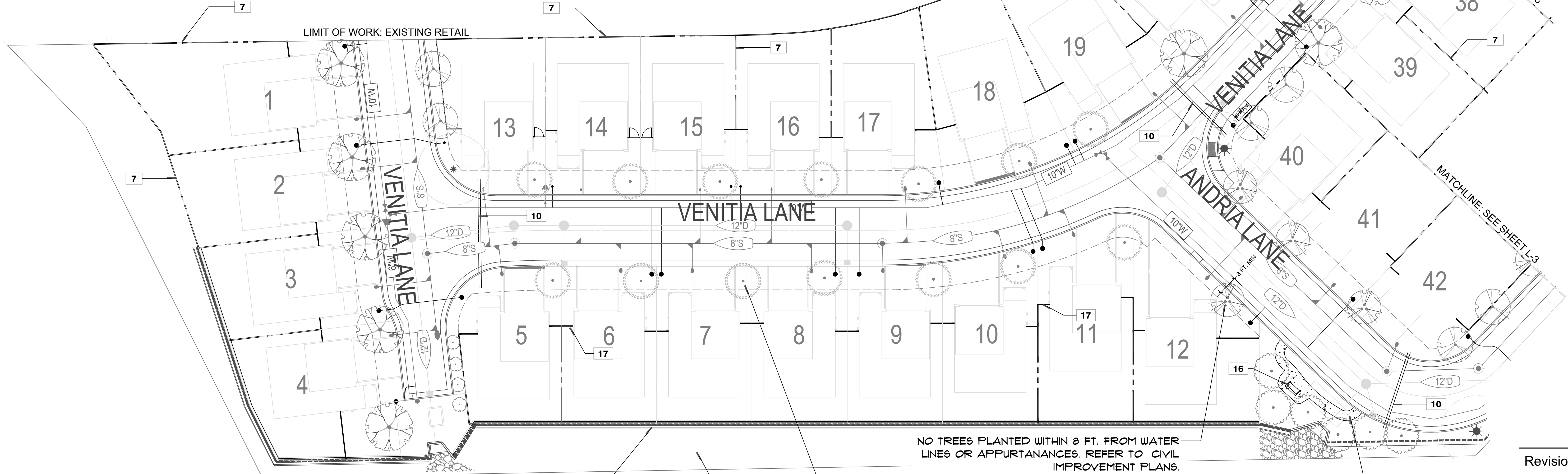
SIDEYARD TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	WATER USE	HT. X WD.
	POD MAK	PODOCARPUS MAKI / FERN PINE	24"	29	MED	12' X 6'
SPECIMEN TREES	CODE	BOTANICAL / COMMON NAME				
	ACE TRU	ACER TRUNCATUM / SHANGTUNG MAPLE	15 GAL	4	MED	20' X 25'
	ARB MAR	ARBUTUS MARINA / STRAWBERRY TREE	24"	3	MED	30' X 20'
	ZEL CIT	ZELKOVA CITY SPRITE / COMPACT ZELKOVA	15 GAL	12	MED	40' X 25'
STREET TREES	CODE	BOTANICAL / COMMON NAME				
	CHI CHI	CHIONANTHUS CHINENSIS / CHINESE FRINGE TREE	15 GAL	45	LOW	20' X 12'
	ERI DEF	ERIOBOTRYA DEFLEXA / LOQUAT	15 GAL	21	MED	20' X 15'
	MAG GAL	MAGNOLIA GALAXY / HYBRID DWARF MAGNOLIA	15 GAL	18	MED	25' X 20'
	MAG STM	MAGNOLIA ST. MARY / COMPACT MAGNOLIA	24"	18	MED	25' X 20'
	PAR PER	PARROTIA PERSICA / PERSIAN IRONWOOD	24"	31	MED	25' X 20'
	VIT AGN	VITEX AGNUS CASTUS / CHASTE TREE	15 GAL	20	LOW	20' X 15'

*NOTE: 25% OF ALL TREES TO BE 24" BOX CONTAINER SIZE, OR AS DIRECTED BY THE CITY ARBORIST

**NOTE: 90% OF ALL PROPOSED TREES ARE REQUIRED TO BE EVERGREEN, OR AS DIRECTED BY THE CITY ARBORIST.

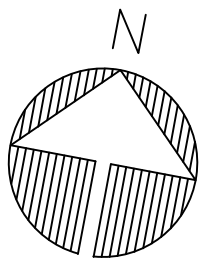
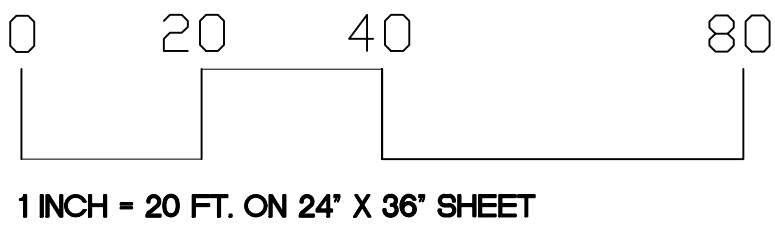
REFERENCE NOTES SCHEDULE

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-10.
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.
13	1,615 S.F. DOG RUN, WALK-ON BARK SURFACE
14	DOG RUN ENTRY GATE AT AIR-LOCK ENTRY, PER DETAIL B, SHEET L-19.
15	CONCRETE ENTRY RAMP TO BARK SURFACE PER DETAIL G, SHEET L-18.
16	STEEL OBSERVATION BENCH PER DETAIL D AND E, SHEET L-19.
17	WOOD SIDE YARD GATE AT GARAGE SIDE OF RESIDENCE PER DETAIL F, SHEET L-23.



SEE TYPICAL FRONT YARD LANDSCAPES FOR EXACT TREE LOCATIONS

LOT F: ALL AREAS ABOVE RETAINING WALL, EROSION CONTROL HYDROSEED ONLY, 5,100 S.F.



Revisions

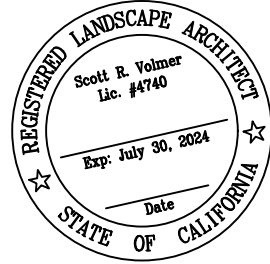
MARK	DATE	DESCRIPTION

Street Tree Plan,
Landscape Layout Plan

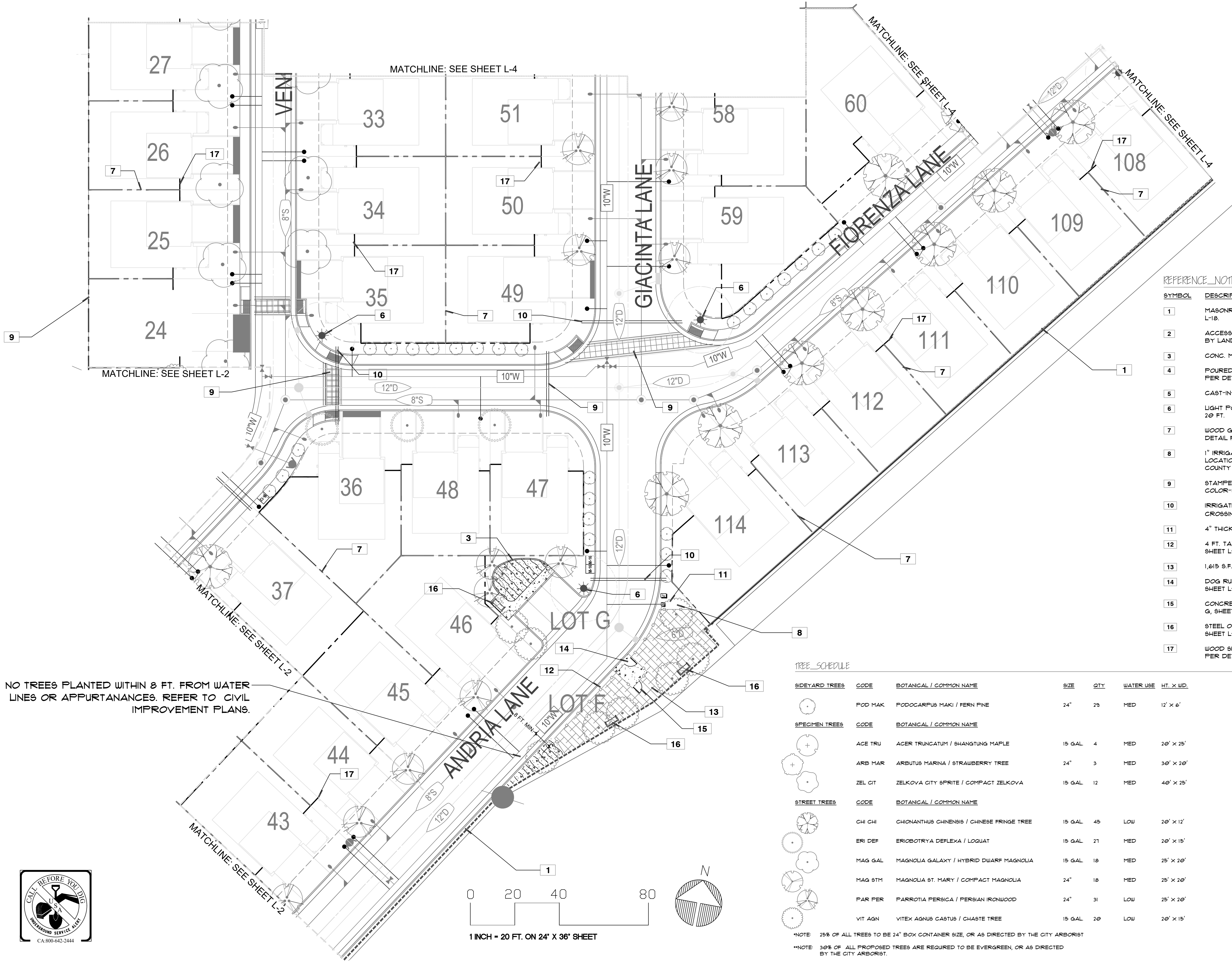
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DRAWN:			
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FILE NAME:	_01621Tree.dwg		

L-2

Great Valley Design, Inc.
Regionally Appropriate Landscapes
1219 Spruce Lane
Davis, CA
(530) 231.5890
www.gvtvalley.com
California Registered Landscape Architect # 4740



Sunridge Villas
Residential Frontyard Landscape Improvements
Rancho Cordova, CA



NO TREES PLANTED WITHIN 8 FT. FROM WATER LINES OR APPURTANANCES. REFER TO CIVIL IMPROVEMENT PLANS.

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.
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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-10.
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16	STEEL OBSERVATION BENCH PER DETAIL D AND E, SHEET L-19.
17	WOOD SIDE YARD GATE AT GARAGE SIDE OF RESIDENCE PER DETAIL F, SHEET L-23.

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'
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	ACE TRU	ACER TRUNCATUM / SHANGTUNG MAPLE	15 GAL	4	MED	20' x 25'
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STREET TREES	CODE	BOTANICAL / COMMON NAME				
	CHI CHI	CHIONANTHUS CHINENSIS / CHINESE FRINGE TREE	15 GAL	45	LOW	20' x 12'
	ERI DEF	ERIBOTRYA DEFLEXA / LOQUAT	15 GAL	21	MED	20' x 15'
	MAG GAL	MAGNOLIA GALAXY / HYBRID DWARF MAGNOLIA	15 GAL	18	MED	25' x 20'
	MAG STM	MAGNOLIA ST. MARY / COMPACT MAGNOLIA	24"	18	MED	25' x 20'
	PAR PER	PARROTIA PERSICA / PERSIAN IRONWOOD	24"	31	LOW	25' x 20'
	VIT AGN	VITEX AGNUS CASTUS / CHASTE TREE	15 GAL	20	LOW	20' x 15'

*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.

Revisions

MARK	DATE	DESCRIPTION

Street Tree Plan,
Landscape Layout Plan

SCALE:	1" = 20' - 0"	CLIENT NO.:	
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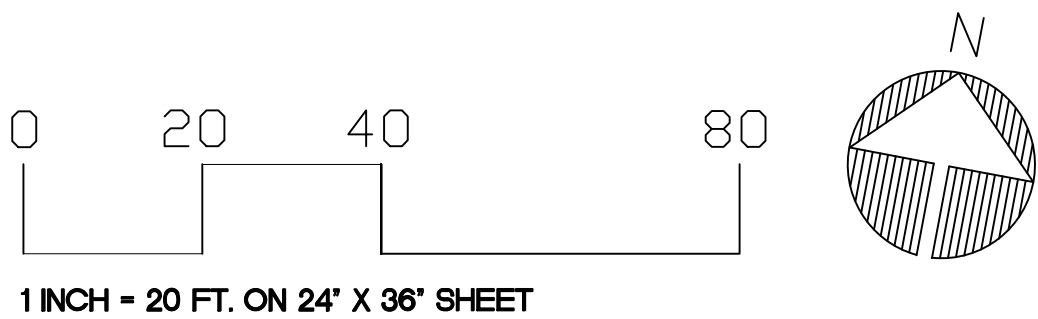
SEE SHEET L-7 FOR SHRUB/GROUNDCOVER PLANTING
SEE SHEET L-11 FOR IRRIGATION PLAN
SEE SHEET L-28 FOR NOTES AND SPECIFICATIONS

TREE_SCHEDULE

*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.

FROM WATER
FER TO CIVIL
EMENT PLANS.



SEE SHEET L-8 FOR SHRUB/GROUNDCOVER PLANTING
SEE SHEET L-12 FOR IRRIGATION PLAN
SEE SHEET L-28 FOR NOTES AND SPECIFICATIONS

Sunridge Villas
Residential Frontyard Landscape Improvements
Rancho Cordova, CA

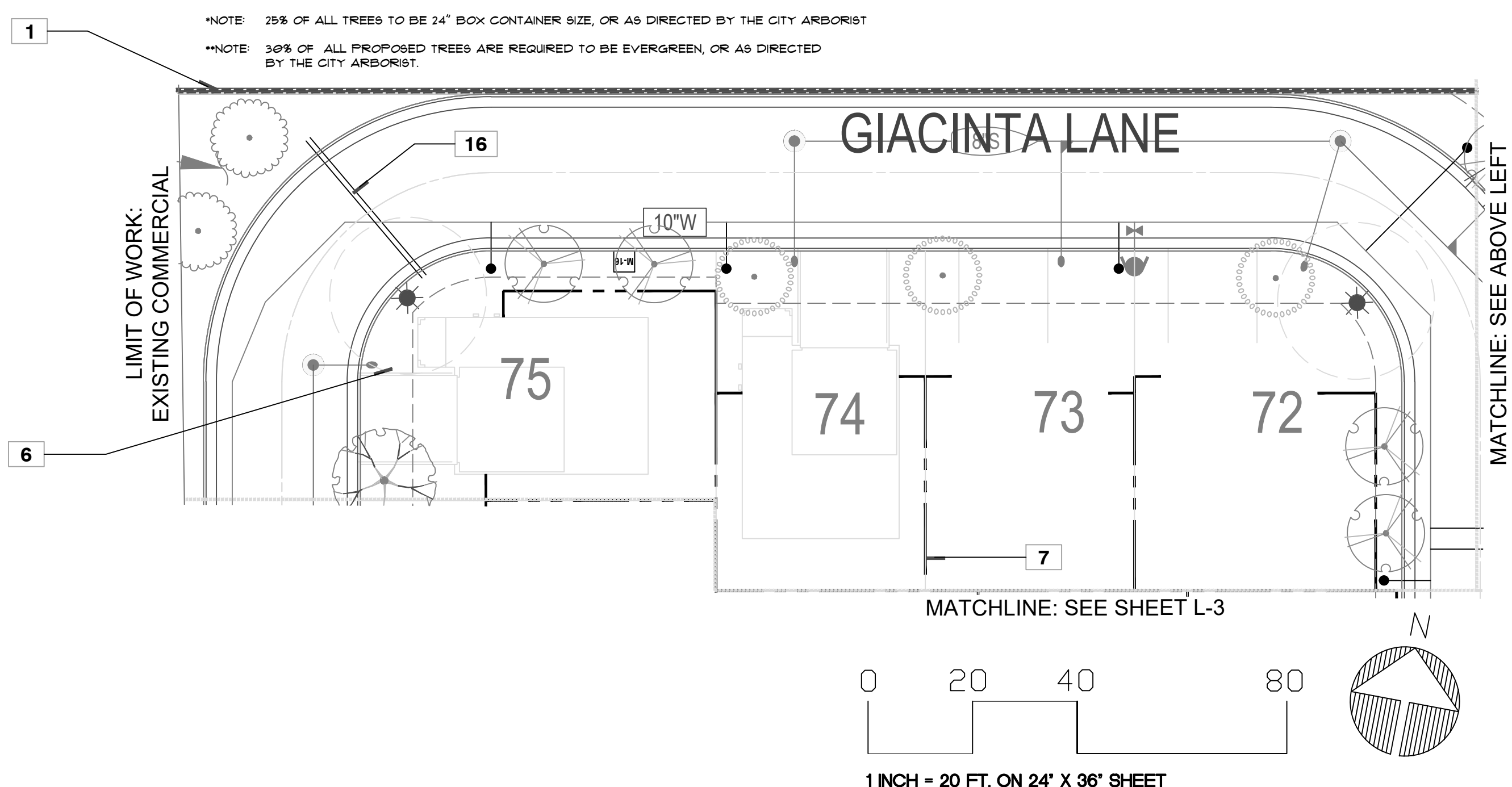
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Street Tree Plan,
Landscape Layout Plan

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L-4



Sunridge Villas

Residential Frontyard Landscape Improvements
Rancho Cordova, CA

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Street Tree Plan, Landscape Layout Plan			
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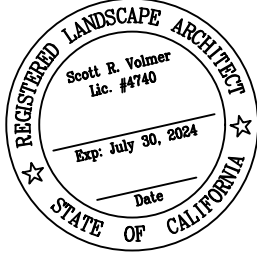
L-5

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'
	HYF 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 PHOTINIA	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	1	MED	6' X 6'

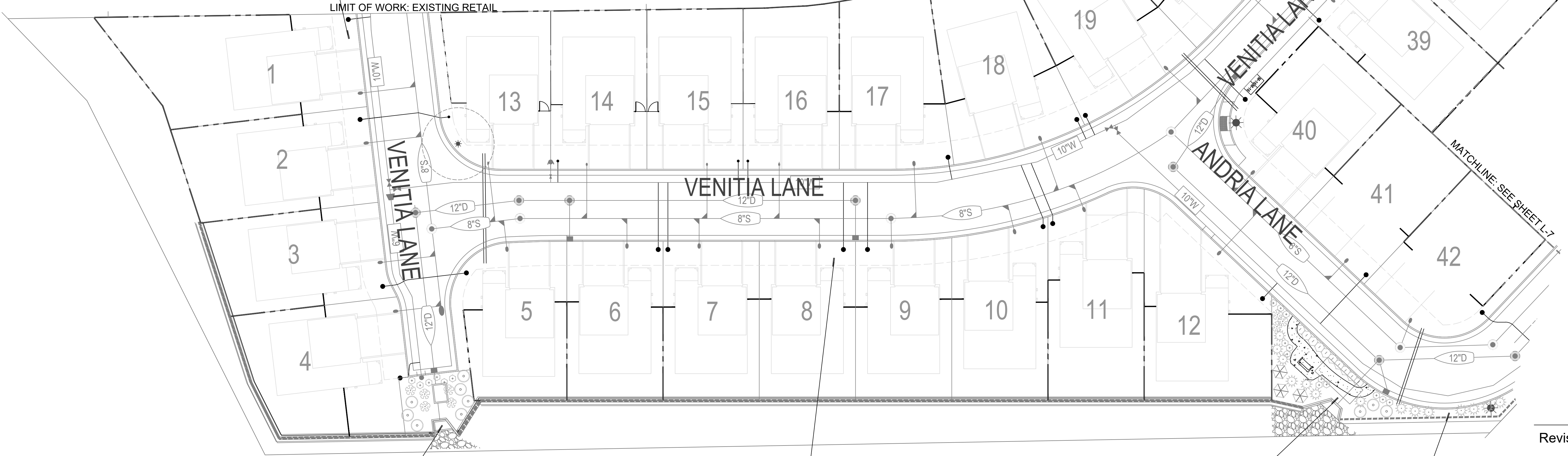
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	MIS SIN	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	1 GAL	24
	MUH RIG	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL	19
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	ANI BSN	ANIGOZANTHOS X 'BUSH SUNSET' / BUSH SUNSET KANGAROO PAW	5 GAL	50
	DIE LEM	DIETES X 'LEMON DROP' / FORTNIGHT LILY	5 GAL	41
	NEP CFJ	NEPETA X 'CAT'S PAJAMAS' / CAT'S PAJAMAS CATMINT	5 GAL	19

Great Valley Design, Inc.
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(530) 231.5890
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California Registered Landscape Architect # 4740



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Common Area Landscape Improvements
Rancho Cordova, CA

SEE TYPICAL FRONT YARD LANDSCAPES FOR SHRUB AND GROUND COVER PLANTING

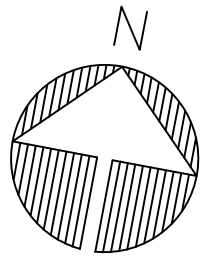
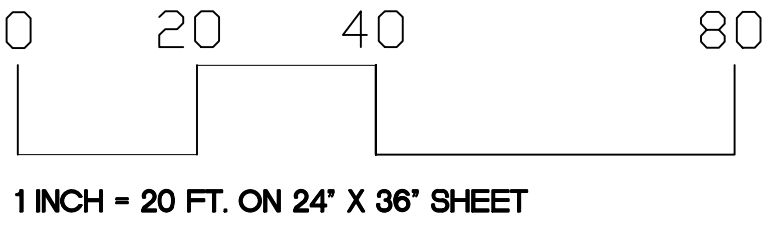


NO PLANTING WITHIN 8 FT. OF UTILITIES, VAULTS, BACKFLOW DEVICES.

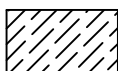
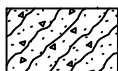
SEE TYPICAL FRONT YARD LANDSCAPES FOR SHRUB AND GROUND COVER PLANTING

NO PLANTING WITHIN 8 FT. OF UTILITIES, VAULTS, BACKFLOW DEVICES.

NO PLANTING IN AREAS LESS THAN 3 FT. WIDTH



GROUND COVER SCHEDULE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	WATER USE	HT. X WD.
	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 FRA	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-2 FOR TREE PLANTING
SEE SHEET L-10 FOR IRRIGATION PLAN
SEE SHEET L-28 FOR NOTES AND SPECIFICATIONS



Revisions

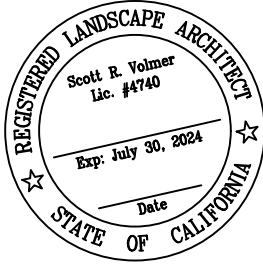
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Shrub Plan

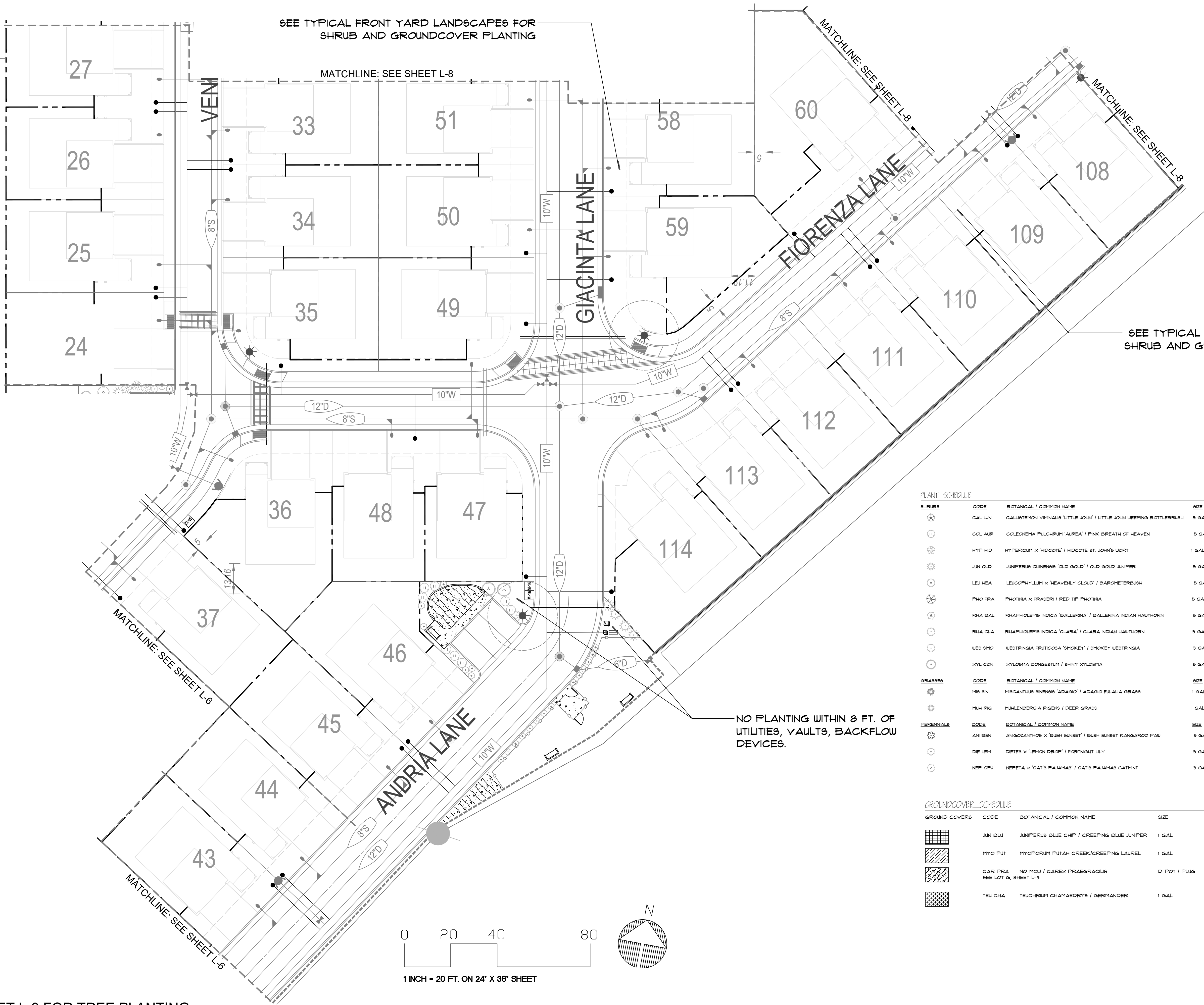
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APPROVED:			
FILE NAME:	_01621Shrub.dwg		

L-6

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(530) 231.5890
www.gvtvalley.com
California Registered Landscape Architect # 4740



Sunridge Villas
Common Area Landscape Improvements
Rancho Cordova, CA



SEE SHEET L-3 FOR TREE PLANTING
SEE SHEET L-11 FOR IRRIGATION PLAN
SEE SHEET L-28 FOR NOTES AND SPECIFICATIONS

PLANT SCHEDULE							
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	WATER USE	HT. X WD.	
	CAL LN	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'	
	HYF WID	HYPERICUM X 'WIDCOTE' / WIDCOTE ST. JOHN'S WORT	1 GAL	14	LOW	4' x 4'	
	JUN OLD	JUNIPERUS CHINENSIS 'OLD GOLD' / OLD GOLD JUNIFER	5 GAL	24	LOW	4' x 6'	
	LEU HEA	LEUCOPHYLLUM X 'HEAVENLY CLOUD' / BAROMETERBUSH	5 GAL	23	LOW	5' x 4'	
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GROUND COVER SCHEDULE							
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	CAR FRA SEE LOT G, SHEET L-3	CAREX PRAEGRACILIS	D-POT / PLUG	18" O.C.	200	MED	1.5' x 1.5'
	TEU CHA	TEUCHRUM CHAMAEDRYS / GERMANDER	1 GAL	36" O.C.	45	LOW	2' x 3'

Revisions

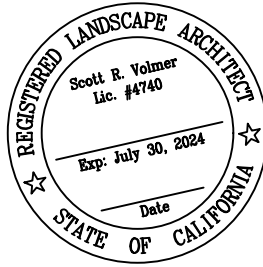
MARK	DATE	DESCRIPTION

Shrub Plan

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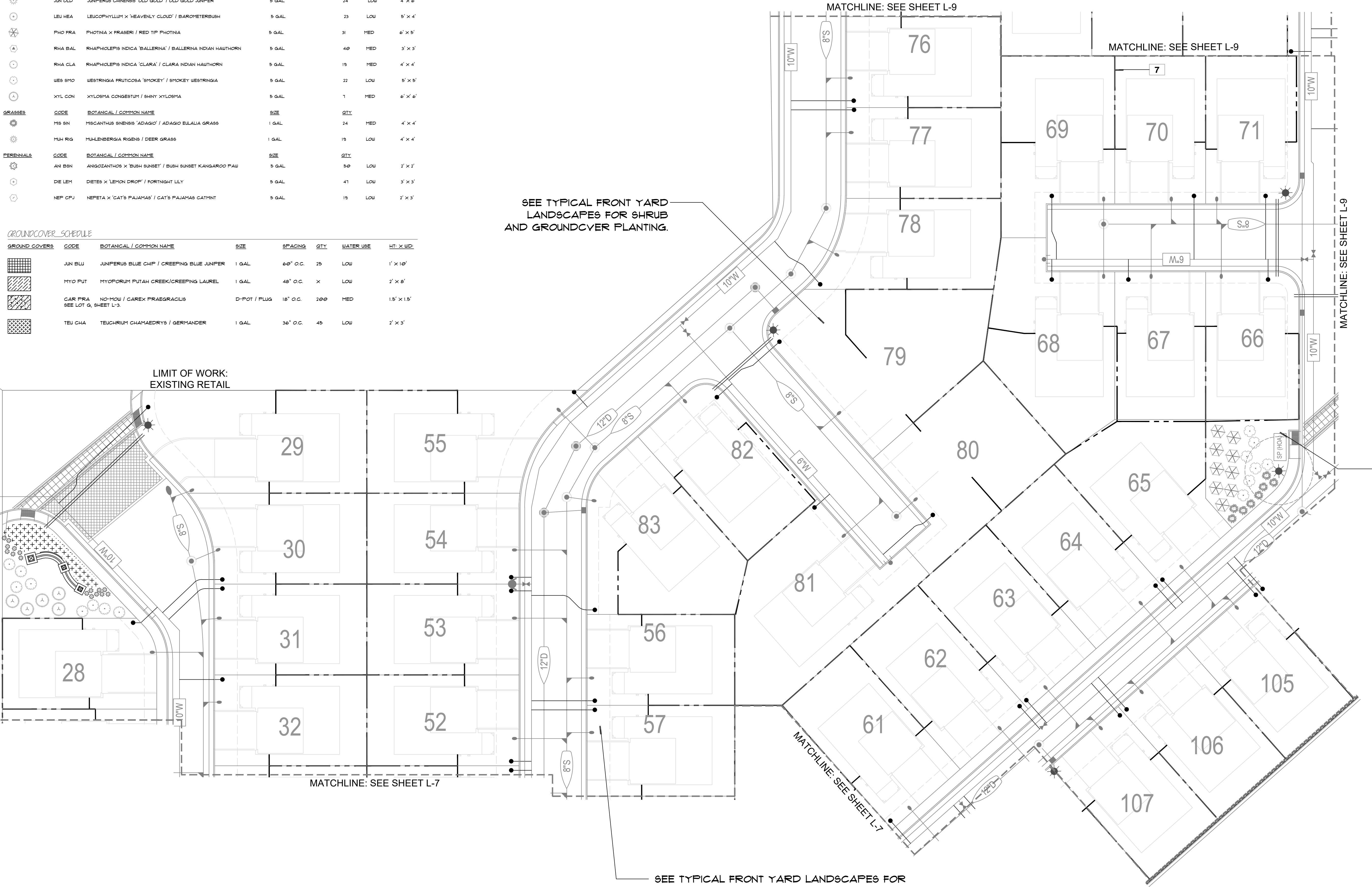
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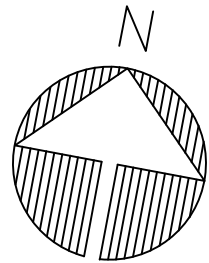
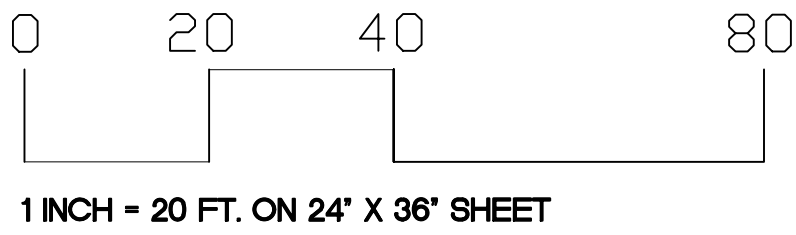
Sunridge Villas
Common Area Landscape Improvements
Rancho Cordova, CA

PLANT SCHEDULE						
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	WATER USE	HT. X WD.
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	LEU HEA	LEUCOPHYLLUM X 'HEAVENLY CLOUD' / BAROMETERBUSH	5 GAL	23	LOW	5' X 4'
	PHO PRA	PHOTINA X FRASER / 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	WATER USE	HT. X WD.
	MS BN	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	1 GAL	24	MED	4' X 4'
	MUH RIG	MULLENBERGIA RIGENS / DEER GRASS	1 GAL	15	LOW	4' X 4'
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	WATER USE	HT. X WD.
	AN BSN	ANGOCANTHOS X 'BUSH SUNSET' / BUSH SUNSET KANGAROO PAW	5 GAL	50	LOW	2' X 2'
	DIE LEM	DIETES X 'LEMON DROP' / FORTNIGHT LILY	5 GAL	41	LOW	3' X 3'
	NEP CPJ	NEPETA X 'CAT'S PAJAMAS' / CAT'S PAJAMAS CATMINT	5 GAL	19	LOW	2' X 3'

GROUND COVER SCHEDULE						
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	WATER USE
	JUN BLU	JUNPERUS BLUE CHIP / CREEPING BLUE JUNPER	1 GAL	60" O.C.	25	LOW
	MYO PUT	MYOPORUM PUTAH CREEK/CREEPING LAUREL	1 GAL	48" O.C.	X	LOW
	CAR PRA	NO-MOW / CAREX PRAEGRAGILIS SEE LOT G, SHEET L-3	D-POT / PLUG	18" O.C.	2000	MED
	TEU CHA	TEUCHRUM CHAMAEDRYIS / GERMANDER	1 GAL	36" O.C.	45	LOW



SEE SHEET L-4 FOR TREE PLANTING
SEE SHEET L-12 FOR IRRIGATION PLAN
SEE SHEET L-28 FOR NOTES AND SPECIFICATIONS



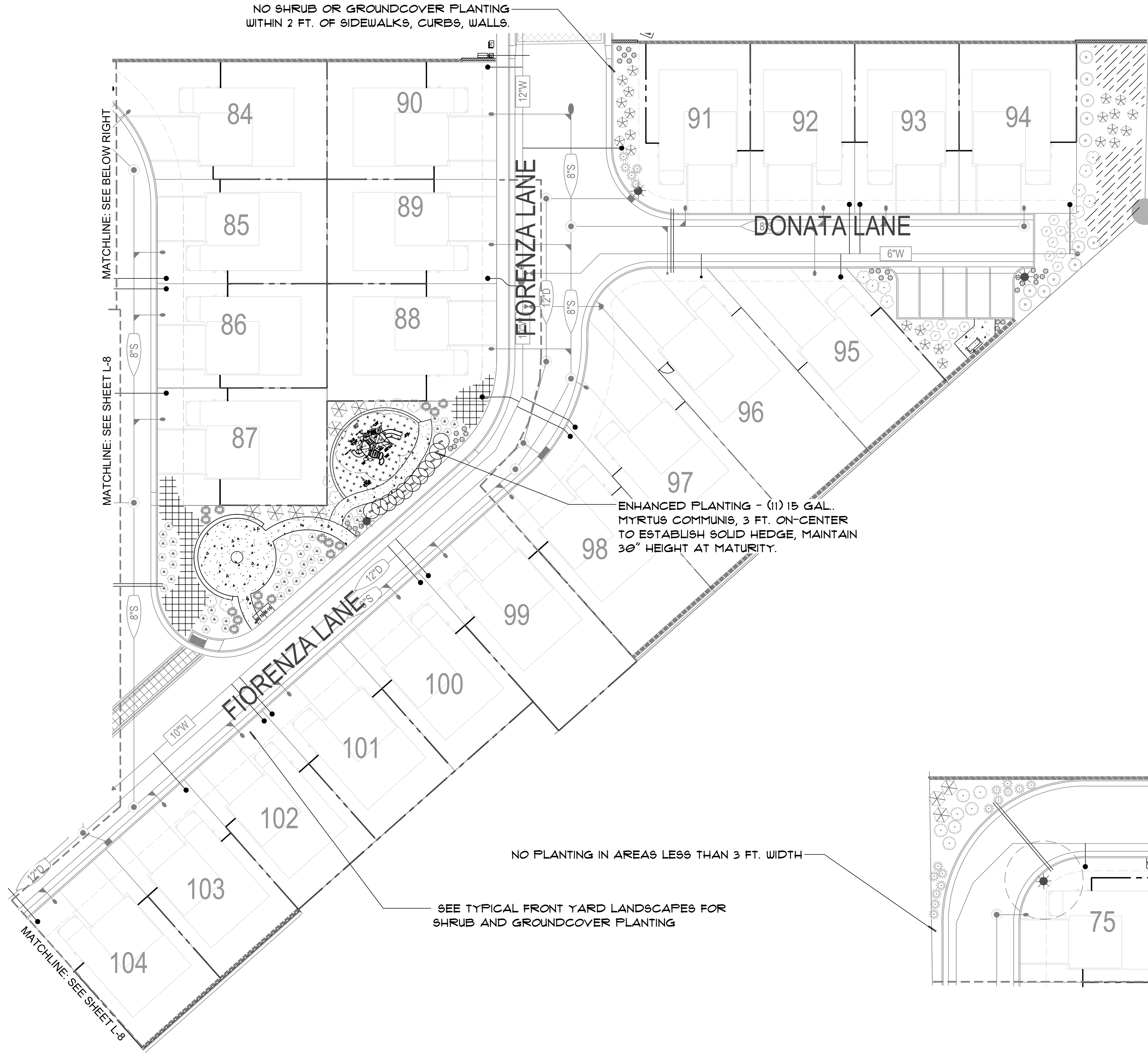
Revisions		
MARK	DATE	DESCRIPTION

Shrub Plan		
SCALE:	1" = 20' - 0"	CLIENT NO.:
DATE:	11 July, 2022	PROJECT NO.:
DRAWN:		
APPROVED:		
FILE NAME:	_01621Shrub.dwg	

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Davis, CA
(530) 231.5890
www.grtvalley.com
California Registered Landscape Architect # 4740

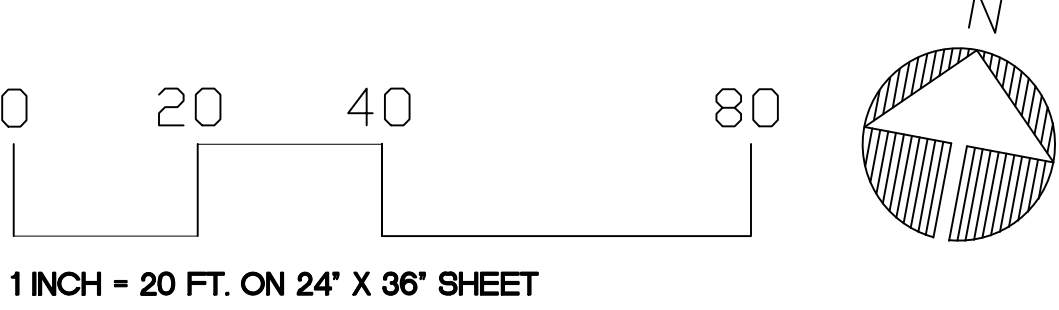
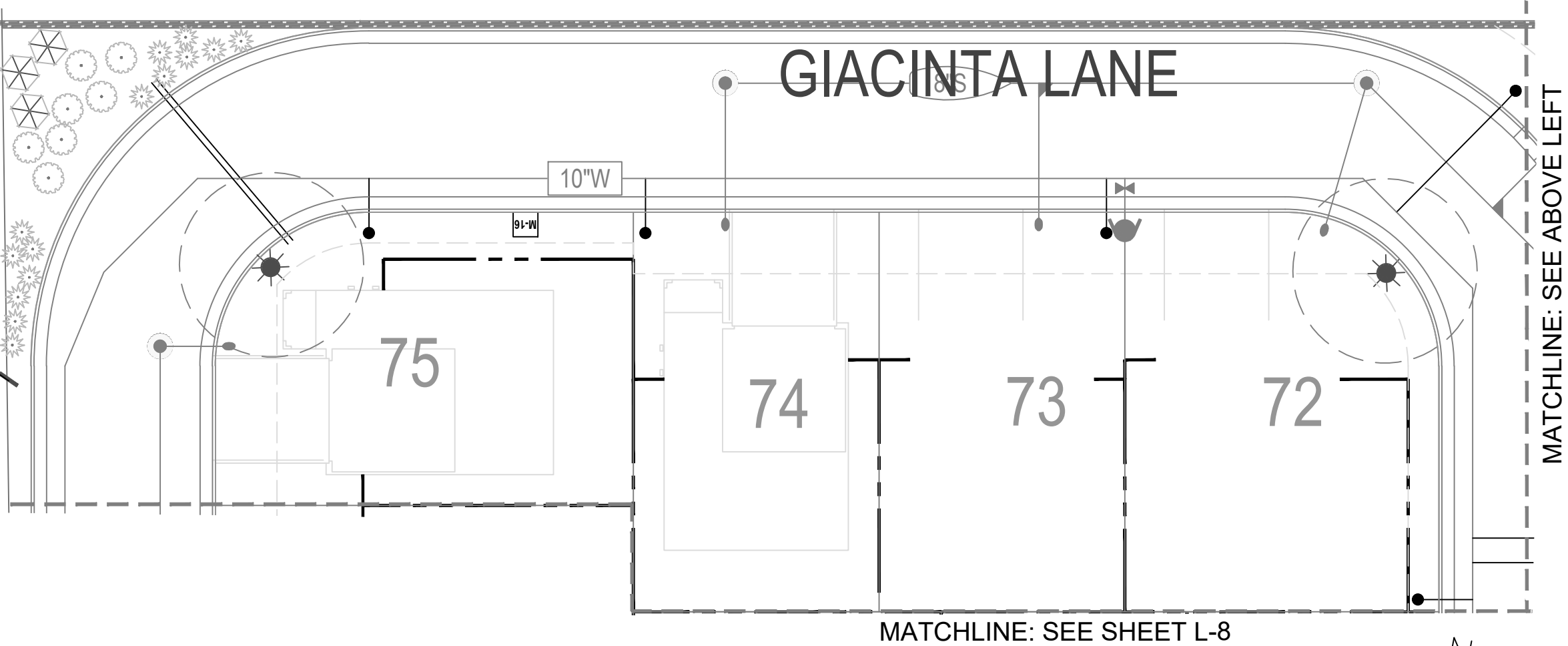


Sunridge Villas
Common Area Landscape Improvements
Rancho Cordova, CA



PLANT SCHEDULE							
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	WATER USE	HT. X WID.	
	GAL LN	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 HD	HYPERICUM X 'MIDCOTE' / MIDCOTE 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 PHOTINIA	5 GAL	31	MED	6' x 5'	
	RHA BAL	RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	5 GAL	40	MED	3' x 3'	
	RHA CLA	RHAPHIOLEPIS 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'	
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PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	WATER USE	HT. X WID.	
	AN 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'	

GROUND COVER 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'
	MYO PUT	MYOPORUM PUTAH CREEK / CREEPING LAUREL	1 GAL	48" O.C.	X	LOW	2' x 8'
	CAR FRA	NO-MOW / CAREX PRAEGRACILIS	D-POT / PLUG	18" O.C.	200	MED	1.5' x 1.5'
	TEU CHA	TEUCRIMUM CHAMAEDRYS / GERMANDER	1 GAL	36" O.C.	45	LOW	2' x 3'



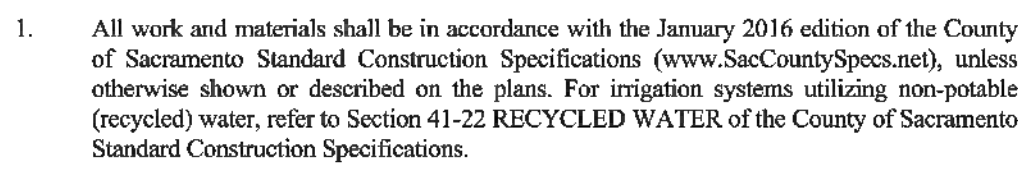
Revisions

MARK	DATE	DESCRIPTION

Shrub Plan

SCALE:	1" = 20' - 0"	CLIENT NO.:	
DATE:	11 July, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_01621Shrub.dwg		

**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 referred 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 constructed 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. 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.
 9. The County reserves the option to make all water and fire service taps after payment of fees and issuance of a connection permit.
 10. 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.
 11. 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.
 12. Standard pipe lengths (minimum eighteen (18) to twenty (20) feet) shall be used for all horizontal and vertical deflections.
 13. 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.
 14. The Reduced Pressure Principle (RP) backflow preventer shall be located within five (5) feet of the water meter.
 15. No trees shall be planted within eight (8) feet of a water main, service, or appurtenance, measured centerline to centerline.
 16. 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".

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.
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PROJECT LOCATION: APN# 067-0030-040 SUNRISE AVE, RANCHO CORDOVA CA

APPLICANT INFORMATION: GREAT VALLEY DESIGN, INC.

PROPERTY OWNER:

DAVIS CA, 95616
SARIS | REGIS NORTHERN CALIFORNIA
901 MARINER'S ISLAND BLVD., SUITE 700
SAN MATEO, CA 94404

PROJECT TYPE AND SIZE: HOA MAINTAINED COMMON AREAS

WATER PURVEYOR:

HOA MAINTAINED COMMON AREAS
AND RESIDENTIAL FRONT YARDS
55,820 S.F. AS SHOWN THIS PLAN SET
SACRAMENTO COUNTY WATER AGENCY
EXISTING POTABLE SYSTEM

WATER SUFFICIENT



(2) P.V.C. SLEEVES, 12" DEPTH
MIN. AT INTERIOR CONC. WALKS

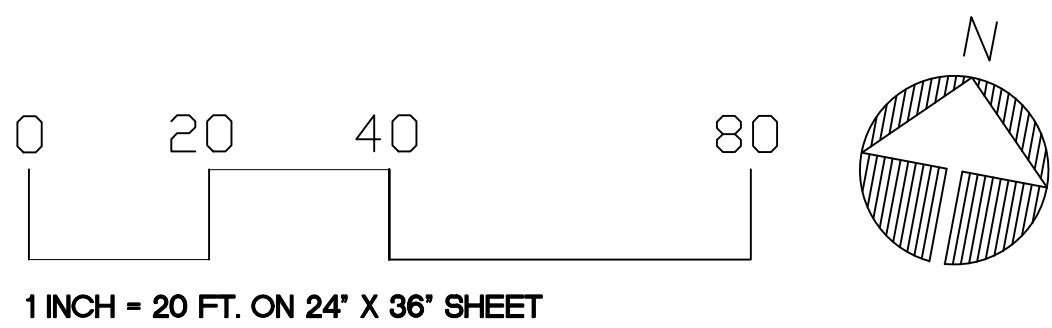
BRASS SHUT-OFF VALVE AT EACH
SIDE OF STREET CROSSING, TYPICAL.

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.
 HYDRAULIC 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.



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Davis, CA
(530) 231.5890
www.grtvalley.com
California Registered Landscape Architect # 4740



Revisions

MARK	DATE	DESCRIPTION

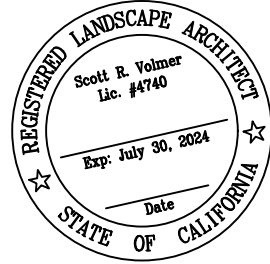
Irrigation Plan

SCALE:	1" = 20' - 0"	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621

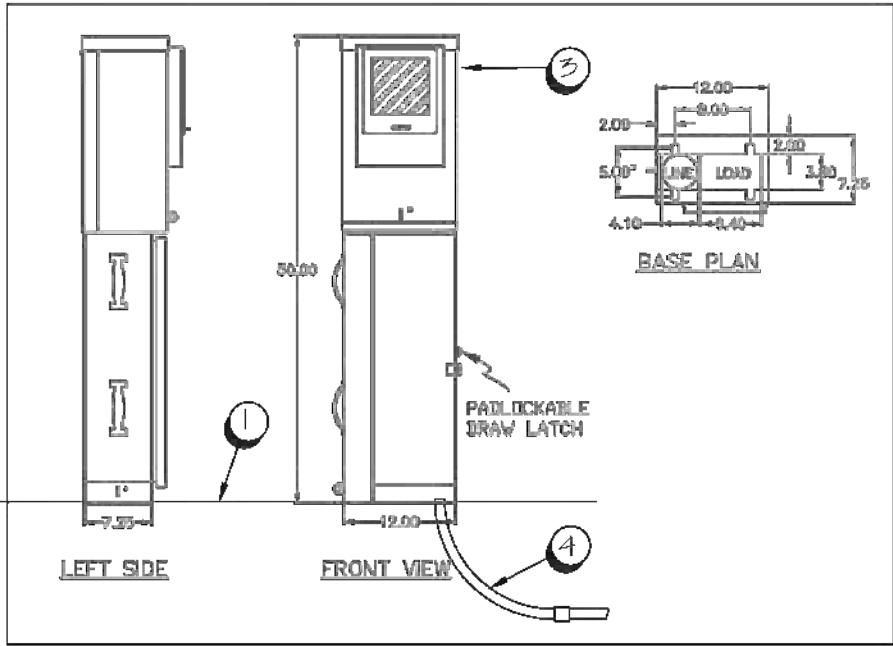
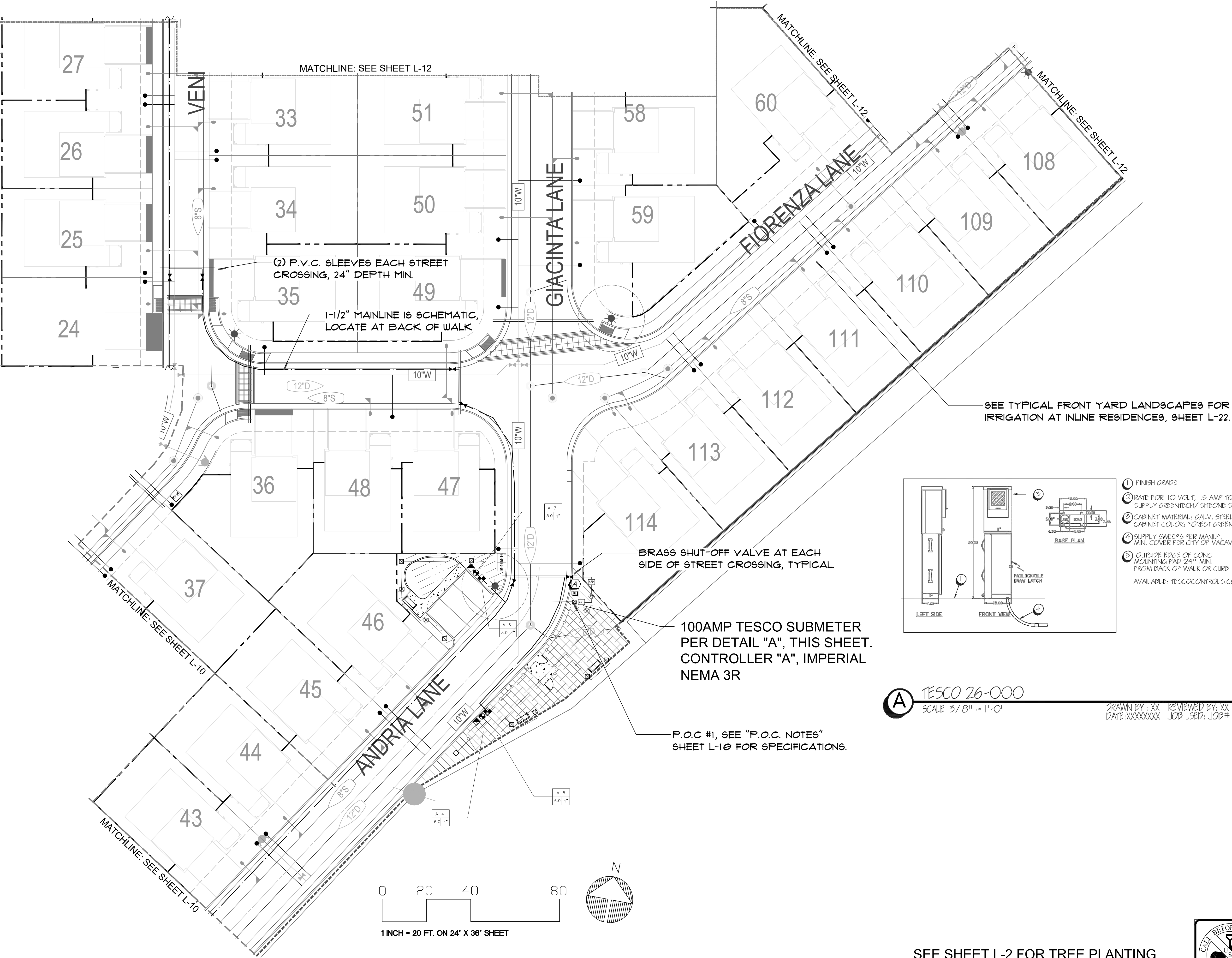
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APPROVED:	
FILE NAME:	_01621Irrig.dwg

L-10

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Davis, CA
(530) 231.5890
www.gvtvalley.com
California Registered Landscape Architect # 4740



Sunridge Villas
Common Area Landscape Improvements
Rancho Cordova, CA



- 1 FINISH GRADE
 - 2 RATE FOR 10 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#

Revisions

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Irrigation Plan

SCALE:	1" = 20' - 0"	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621
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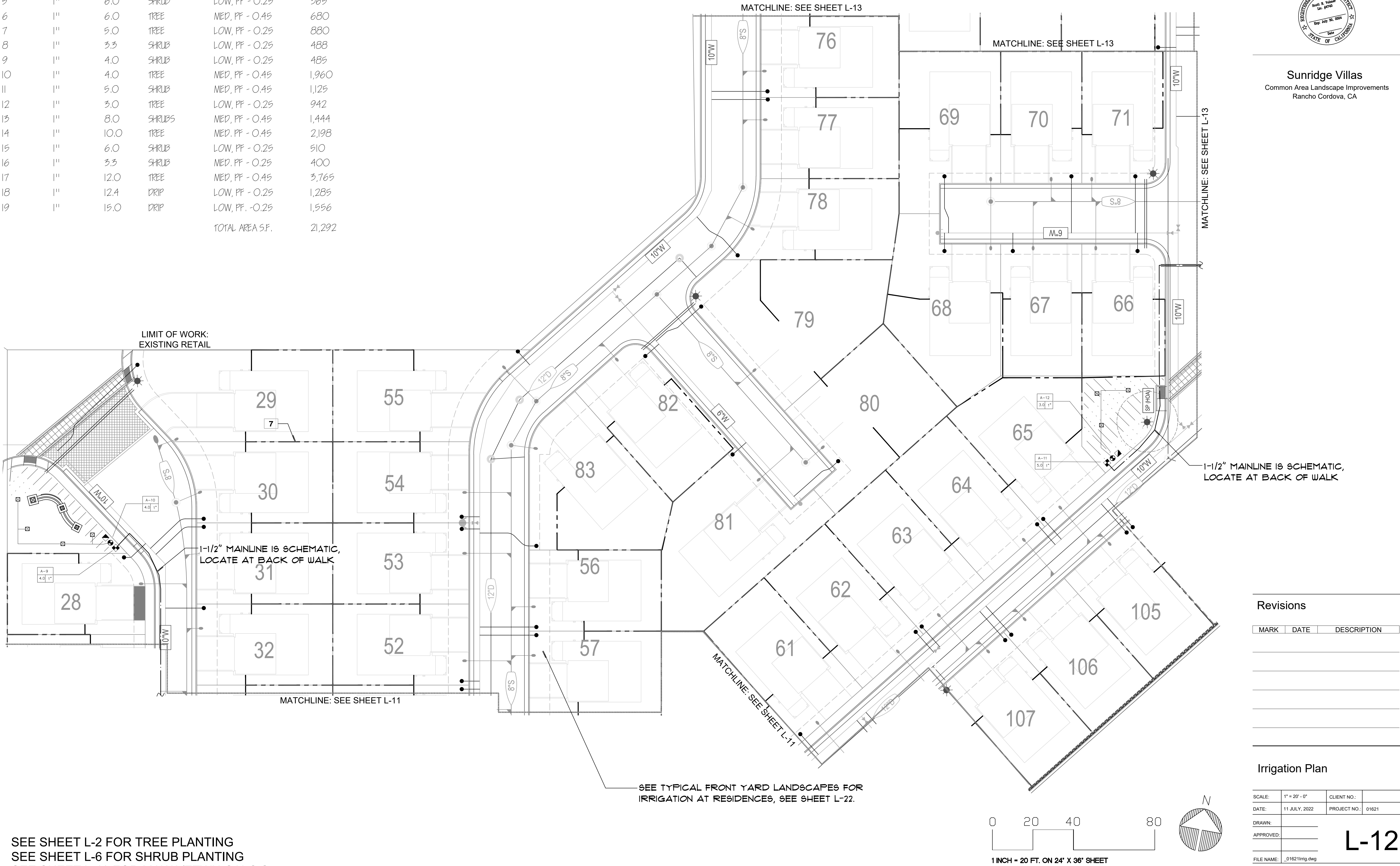
L-11

SEE SHEET L-2 FOR TREE PLANTING
SEE SHEET L-6 FOR SHRUB PLANTING
SEE SHEET L-13 FOR MAWA/ETWU CALC.S



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



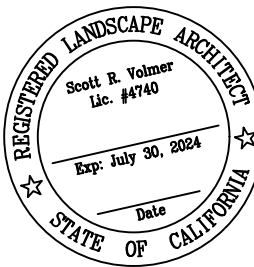
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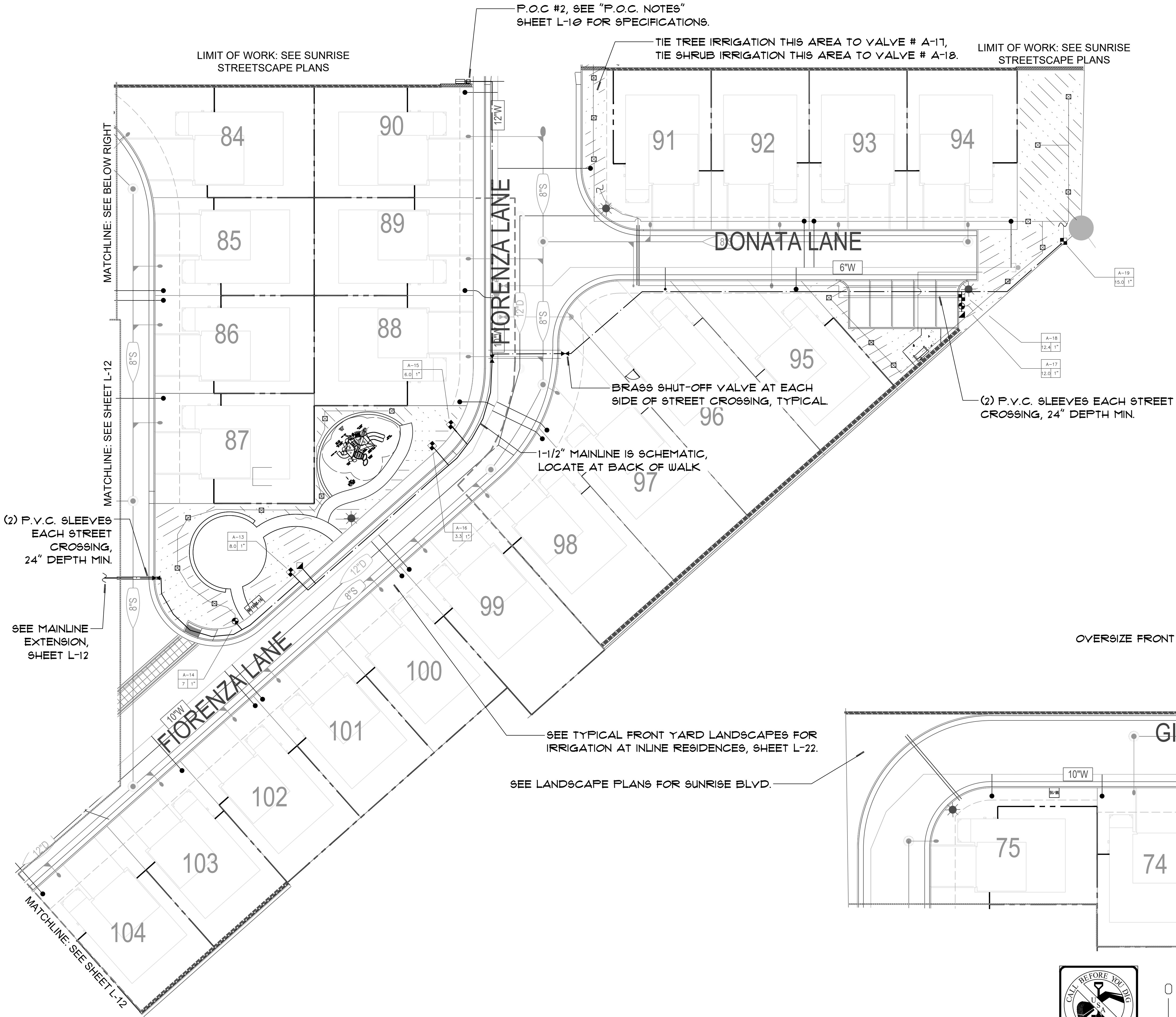


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Sunridge Villas
Common Area Landscape Improvements
Rancho Cordova, CA



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 (ET ₀)							
Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PFIE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Low Water Use	.25	Drain	.81	.203	8,500	2,709	97,180
Med Water Use	.50	Drain	.81	.406	10,302	4,183	240,874
Totals					21,292	6,892	
Special Landscape Areas							
				1			
				1			
				1			
Totals					0	0	0
ETWU Total							339,364
Maximum Allowed Water Allowance (MAWA)							113,832
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	(B)					9,617	
Total Area	(A)					21,292	
Average ETAF	B ÷ A					.451	
All Landscape Areas							
Total ETAF x Area	(B+D)					9617	
Total Area	(A+C)					21292	
Sitewide ETAF	(B+D) ÷ (A+C)					.451	

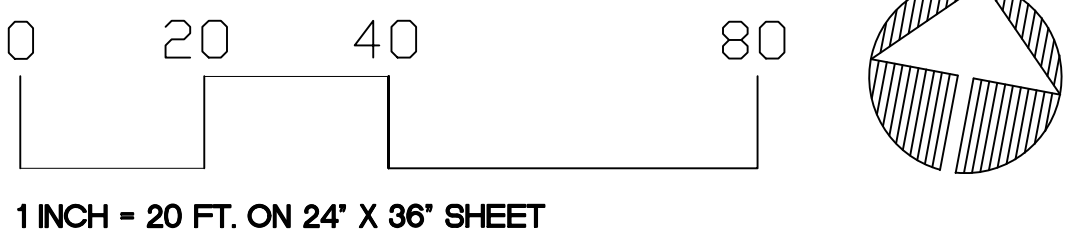
Revisions

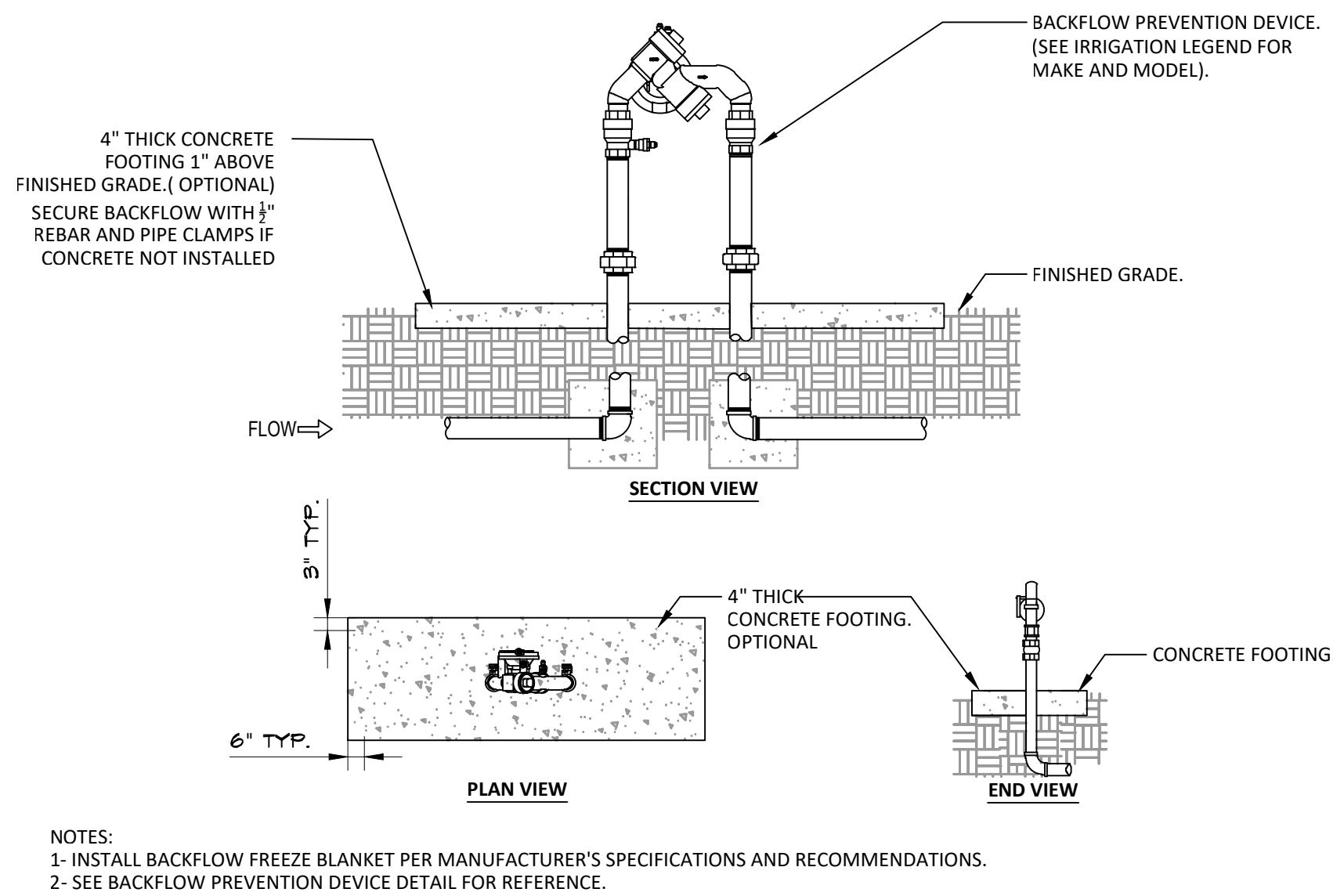
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Irrigation Plan

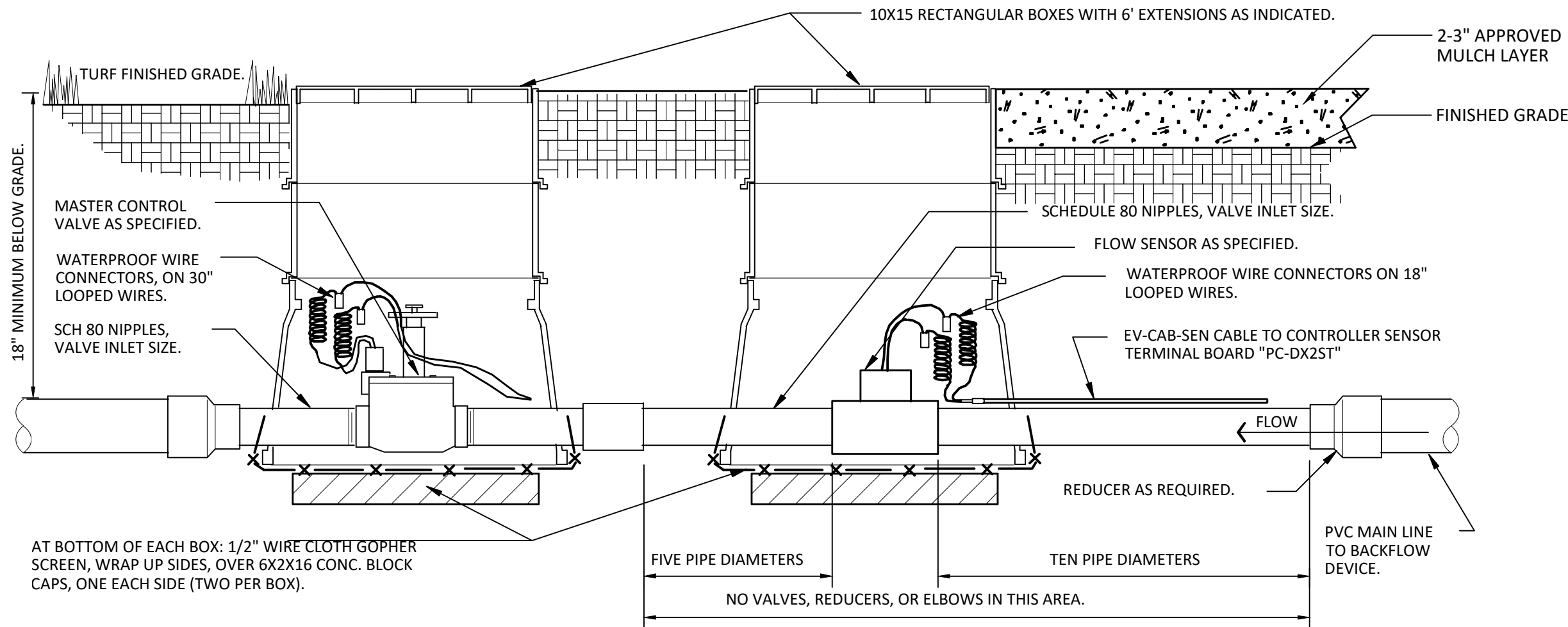
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L-13

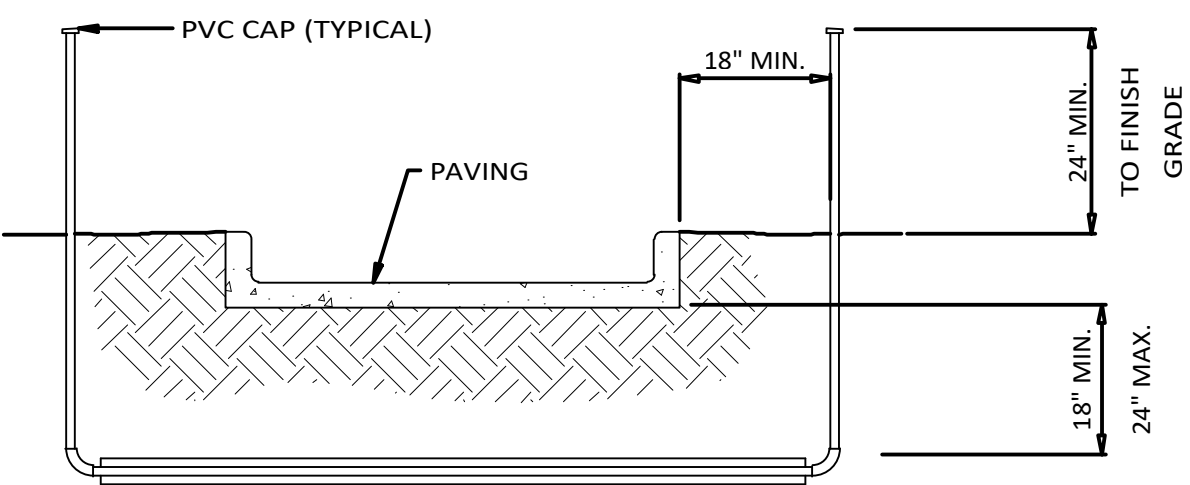




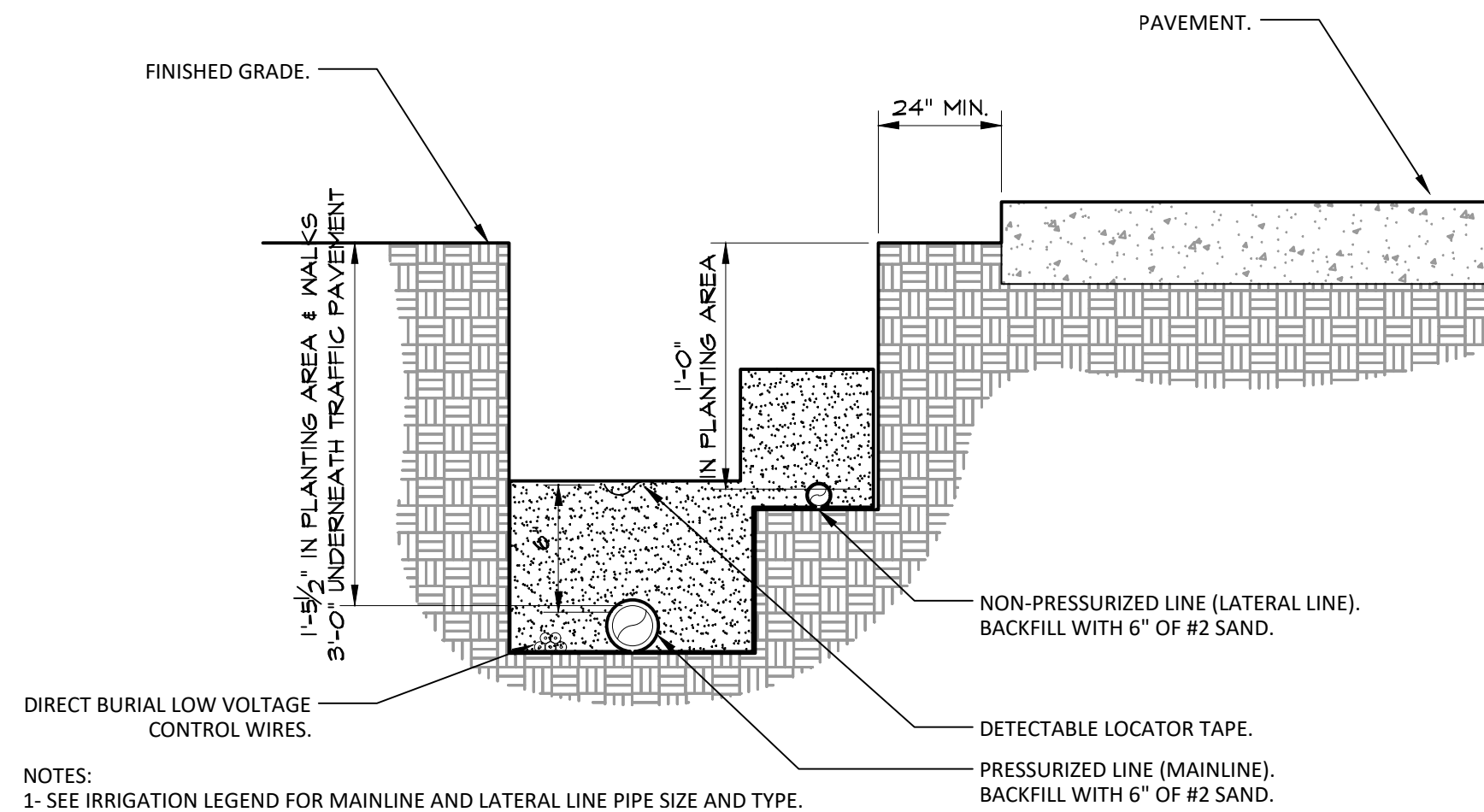
1 BACKFLOW FEBCO 825YA PREVENTER



4 MASTER VALVE/FLOW SENSOR ASSEMBLY



7 SLEEVING DETAIL



6 IRRIGATION TRENCHING

General Notes		
IRRIGATION DETAILS		
No.	Revision/Issue	Date

Firm Name and Address

4Binc
Select Certified
IRRIGATION ASSOCIATION
Expert professionals. Efficient solutions.
LIC# 1012730 – IA CERTIFICATION # 57436

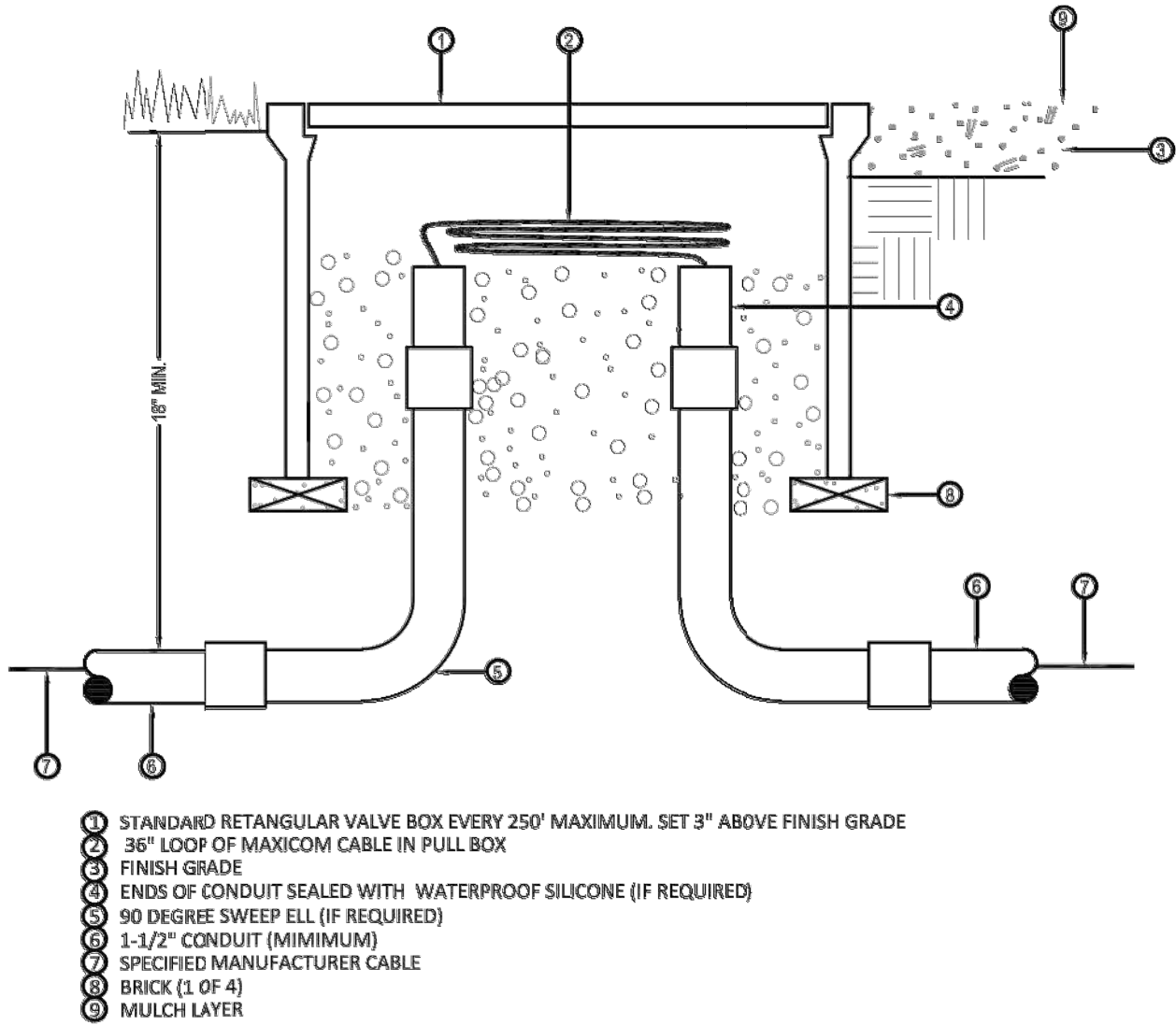

ASIC
PROFESSIONAL
MEMBERSHIP

Project Name and Address

SUNRIDGE VILLAS
SUNRISE BLVD.
RANCHO CORDOVA CA
95655

Project Number 388-2021	Sheet #
Date 09/29/2021	L-14
Drafted By AJBB	Of Total 9 Sheets

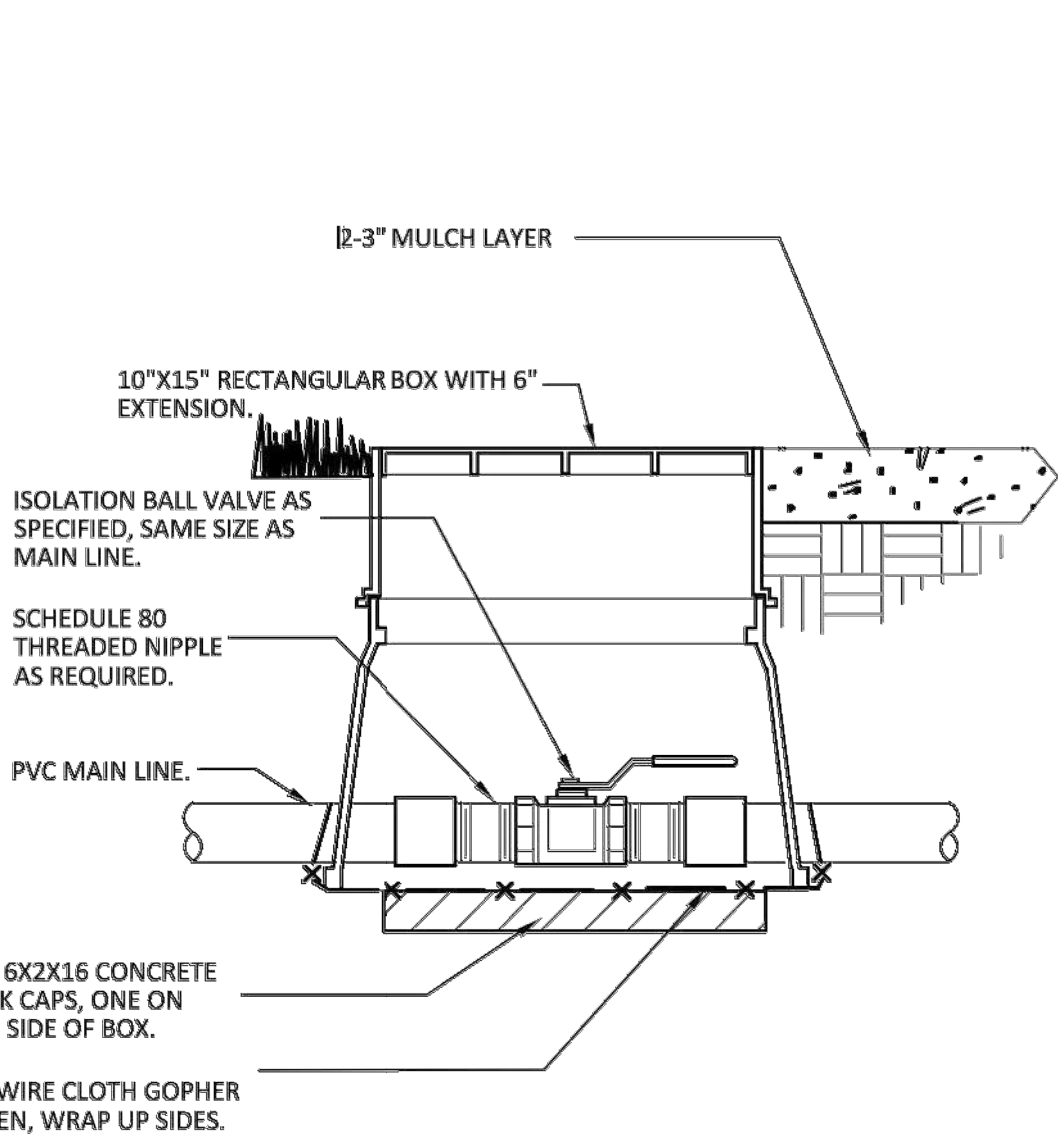
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NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

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 1/2" FROM ENDS.

STEP 2: APPLY SIZED WIRE NUT AND TURN CLOCKWISE DIRECTION.

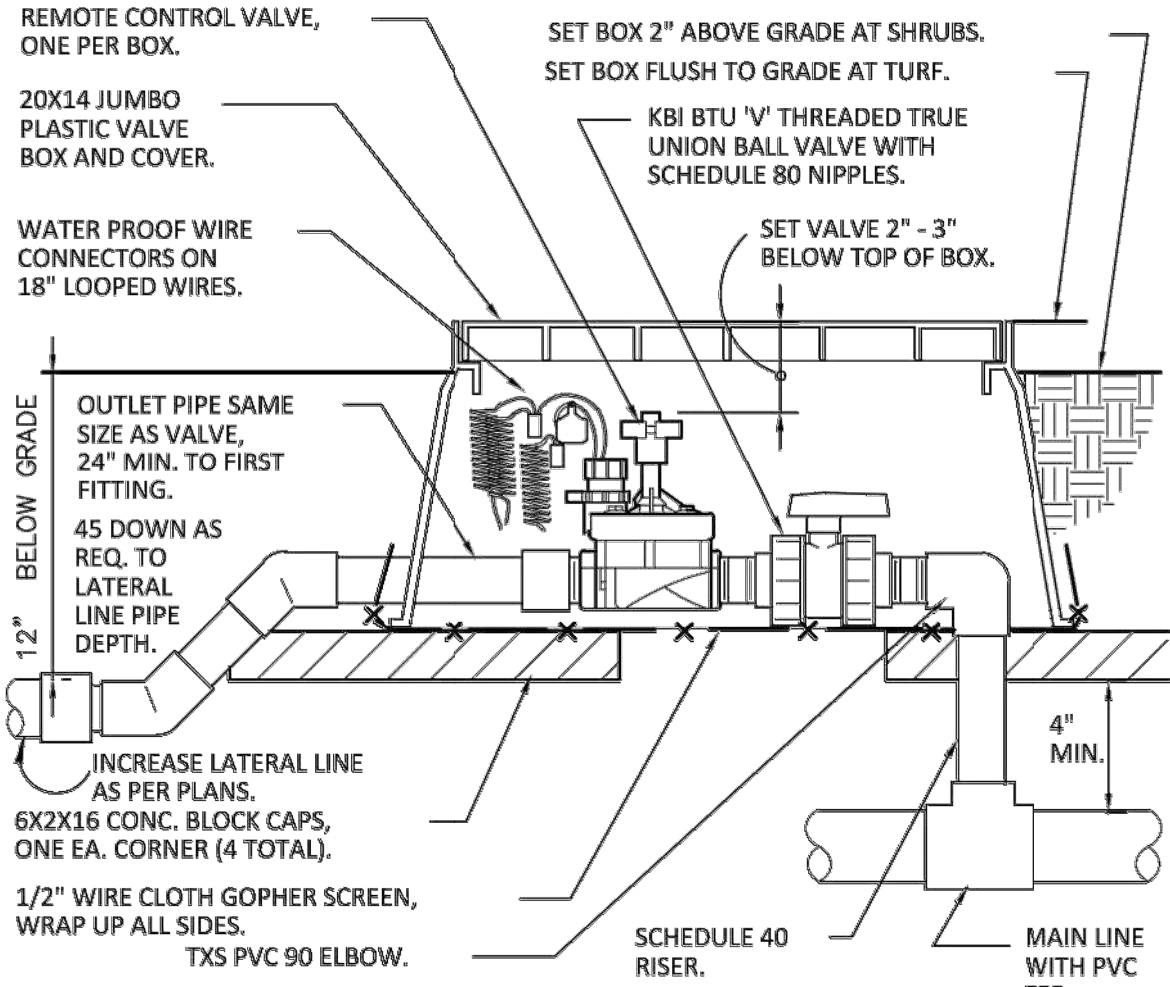
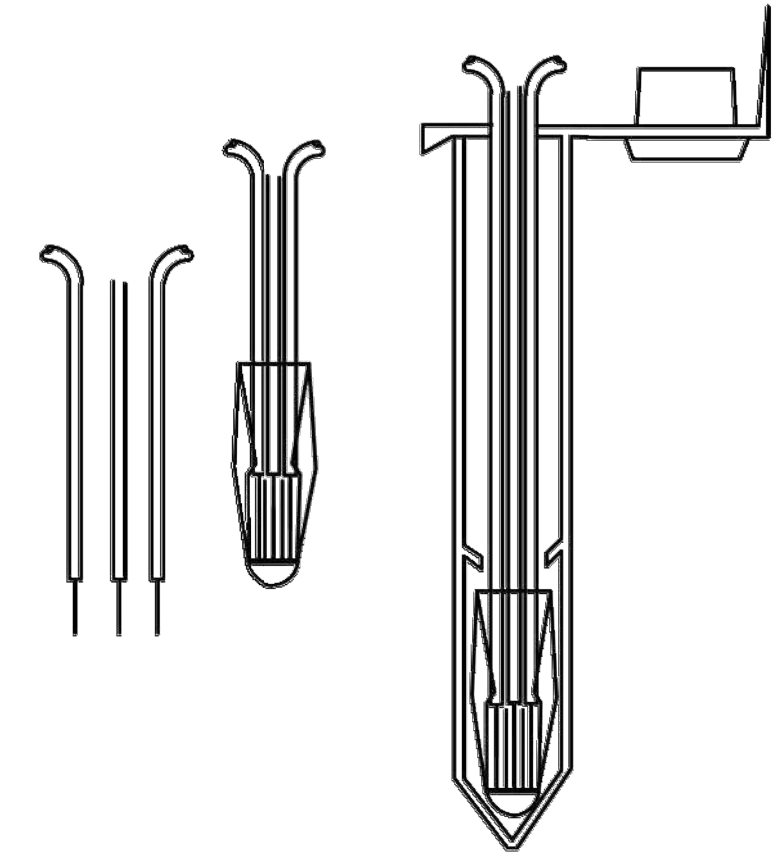
STEP 3: INSERT SPLICE INTO 3M GEL FILLED CLEAR TUBE. PUSH SO THAT THE WIRE NIT MAKES CONTACT WITH END OF TUBE.

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.

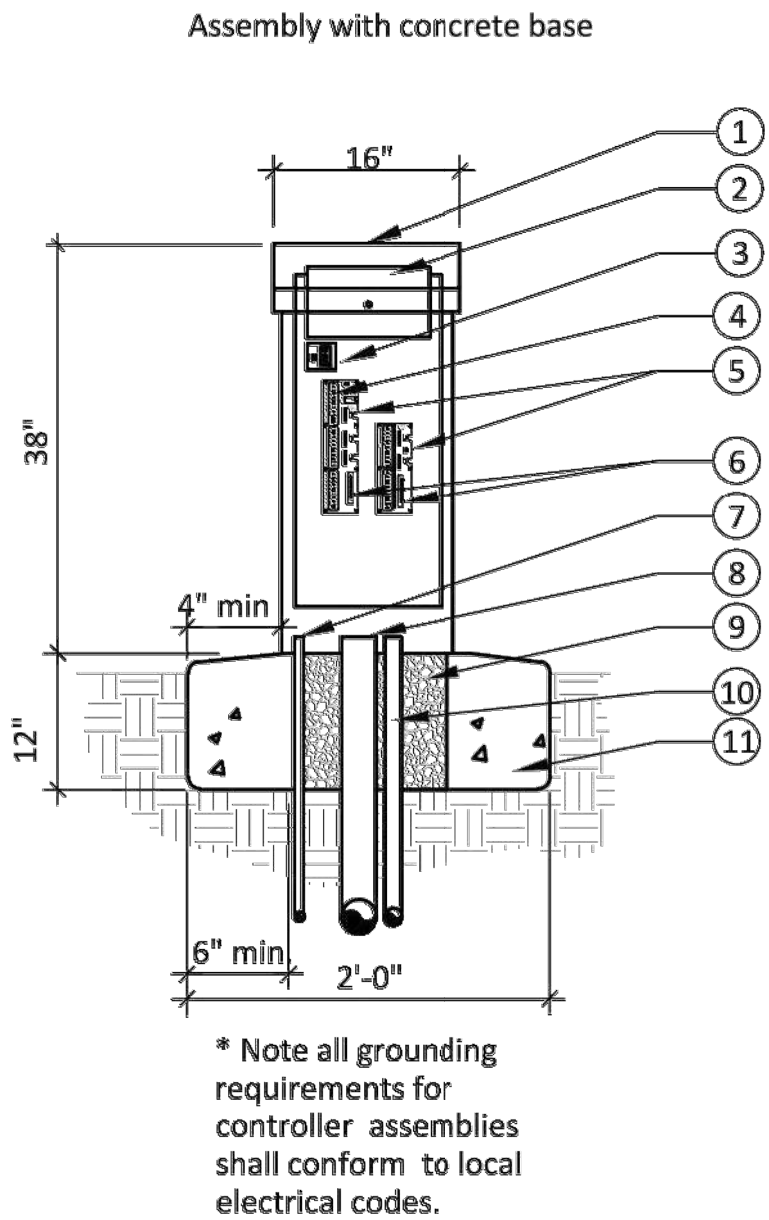
2 3M-DBYR WIRE SPLICES
NTS

AB-IR-VAL-16

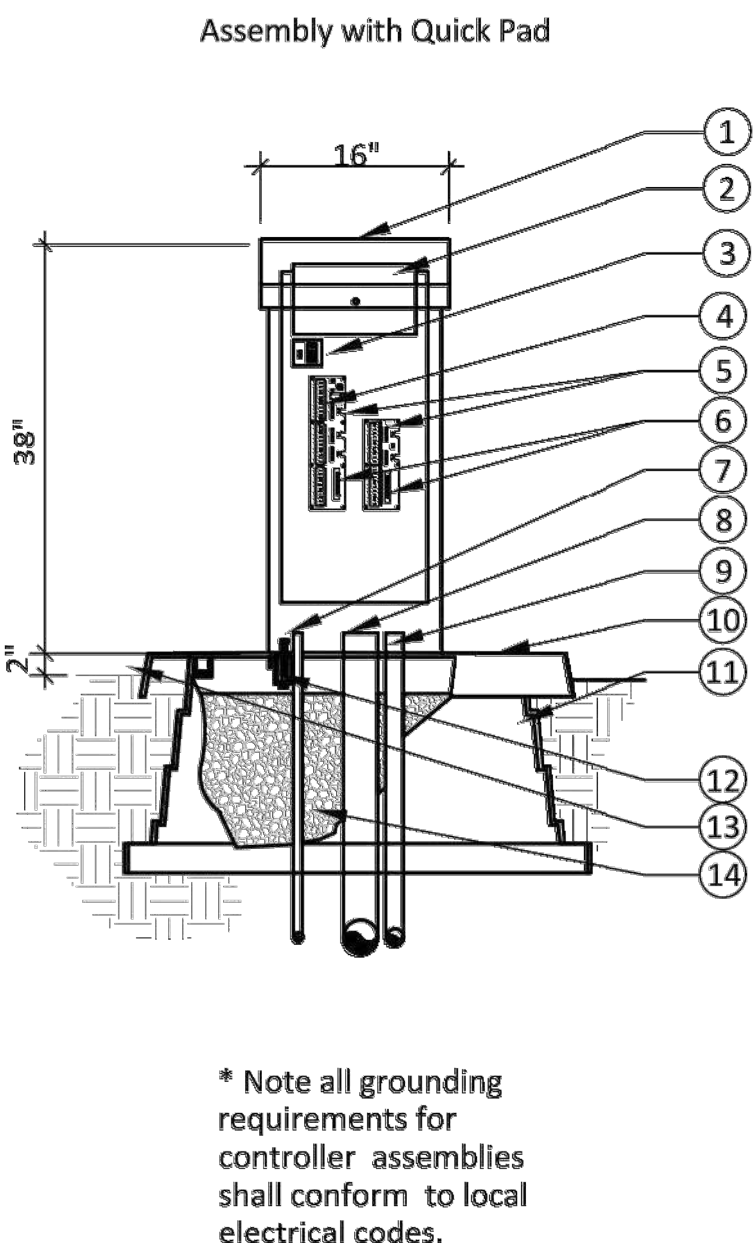


1 RCV WITH UNION S.O.V.
1 1/2" = 1'-0"

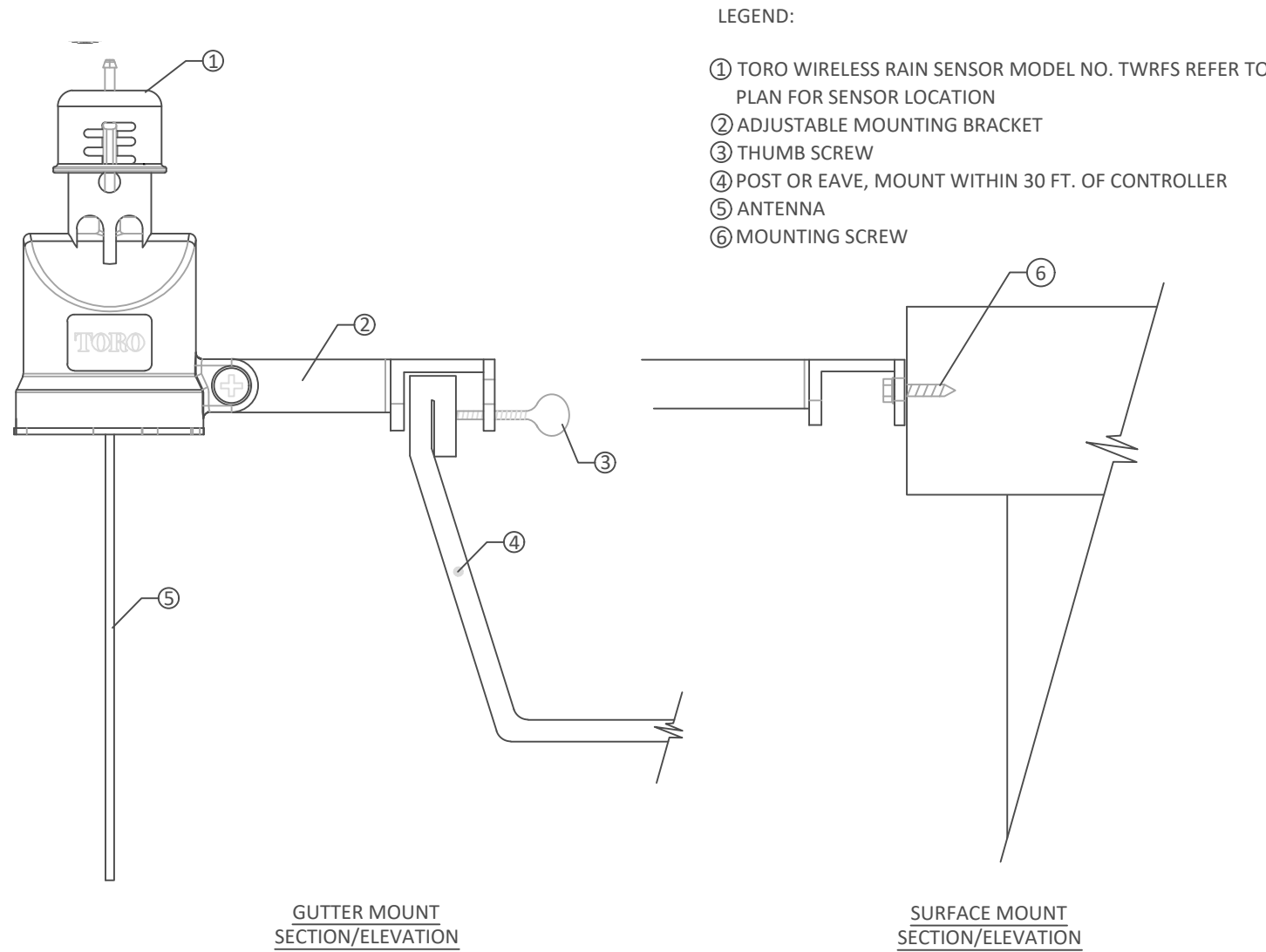
AB-IR-VAL-07



- * Note all grounding requirements for controller assemblies shall conform to local electrical codes.
- Imperial Assemblies 16" top entry Controller Assembly NEMA 3R rainproof enclosure (UL listed)
 - Controller
 - Power switch/GFI receptacle
 - Master valve relay assembly or pump start relay assembly (optional)
 - Terminal Board
 - Remote Receiver Connector (optional)
 - 1" PVC conduit for 120 VAC from metered power supply
 - PVC conduit for control wires, size as required
 - Fill voids with 3/8" Pea Gravel
 - 1" PVC conduit for flow sensor cable PAIGE CABLE P - 7162 - D (if applicable)
 - Poured concrete base



- * Note all grounding requirements for controller assemblies shall conform to local electrical codes.
- Imperial Assemblies 16" top entry Controller Assembly NEMA 3R rainproof enclosure (UL listed)
 - Controller
 - Power switch/GFI receptacle
 - Master valve relay assembly or pump start relay assembly (optional)
 - Terminal Board
 - Remote Access Connector (optional)
 - 1" PVC conduit for 120 VAC from metered power supply
 - PVC conduit for control wires, size as required
 - 1" PVC conduit for flow sensor cable PAIGE CABLE P - 7162 - D (if applicable)
 - Mounting pad aluminum powercoated performed pad 20" x 30".
 - Mounting pad base
 - Mounting pad mounting brace
 - Finish grade 2" below top of mounting pad
 - Fill voids with 3/8" Pea Gravel



NOTES:
1. MOUNT SENSOR VERTICALLY. AVOID PLACEMENT UNDER EYE 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



Project Name and Address

SUNRIDGE
VILLAS
SUNRISE BLVD. RANCHO
CORDOVA CA 95655

Project Number

388-2021

Date

09/29/2021

Scale

Drafted By

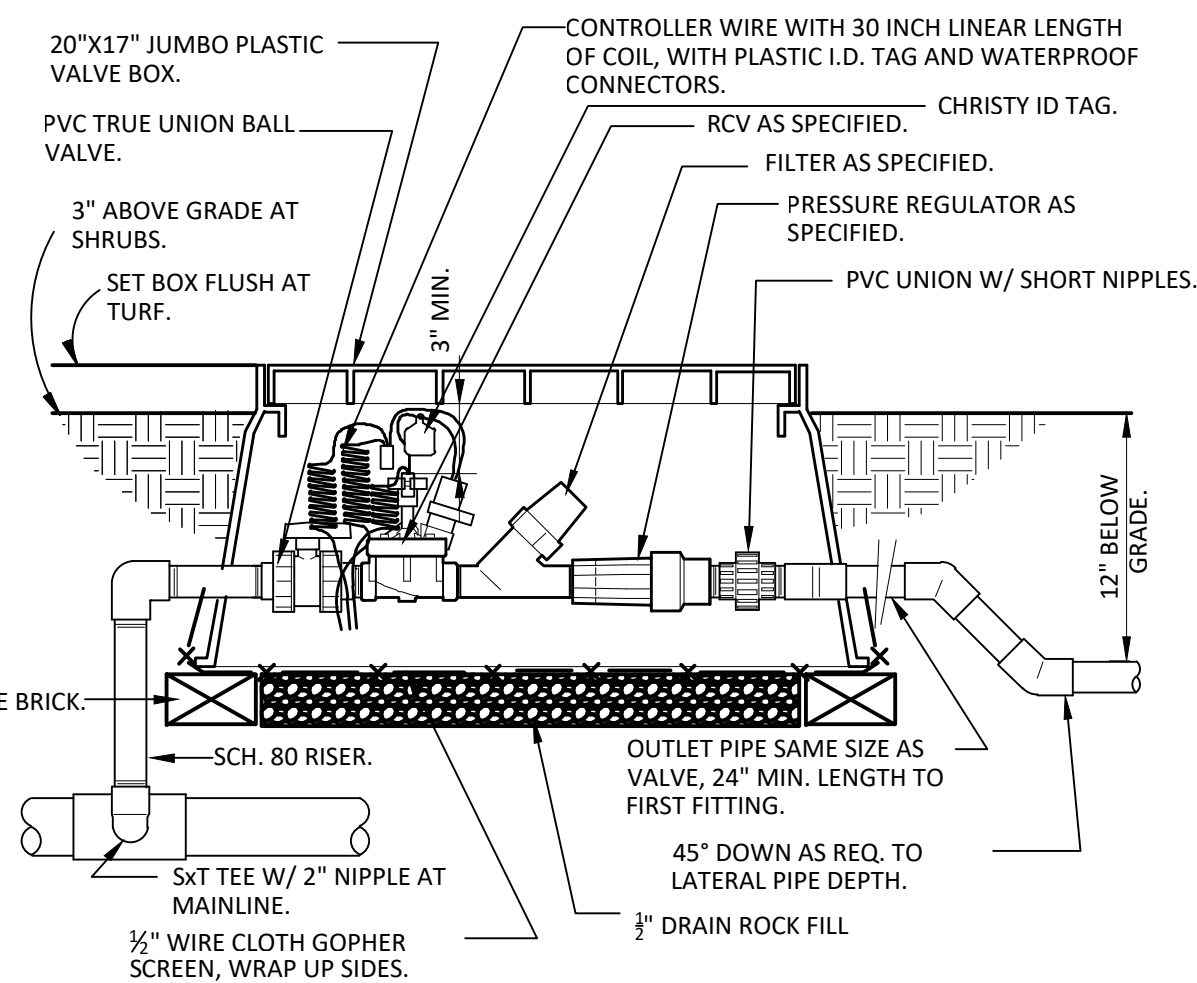
AJBB

Sheet #

L-15

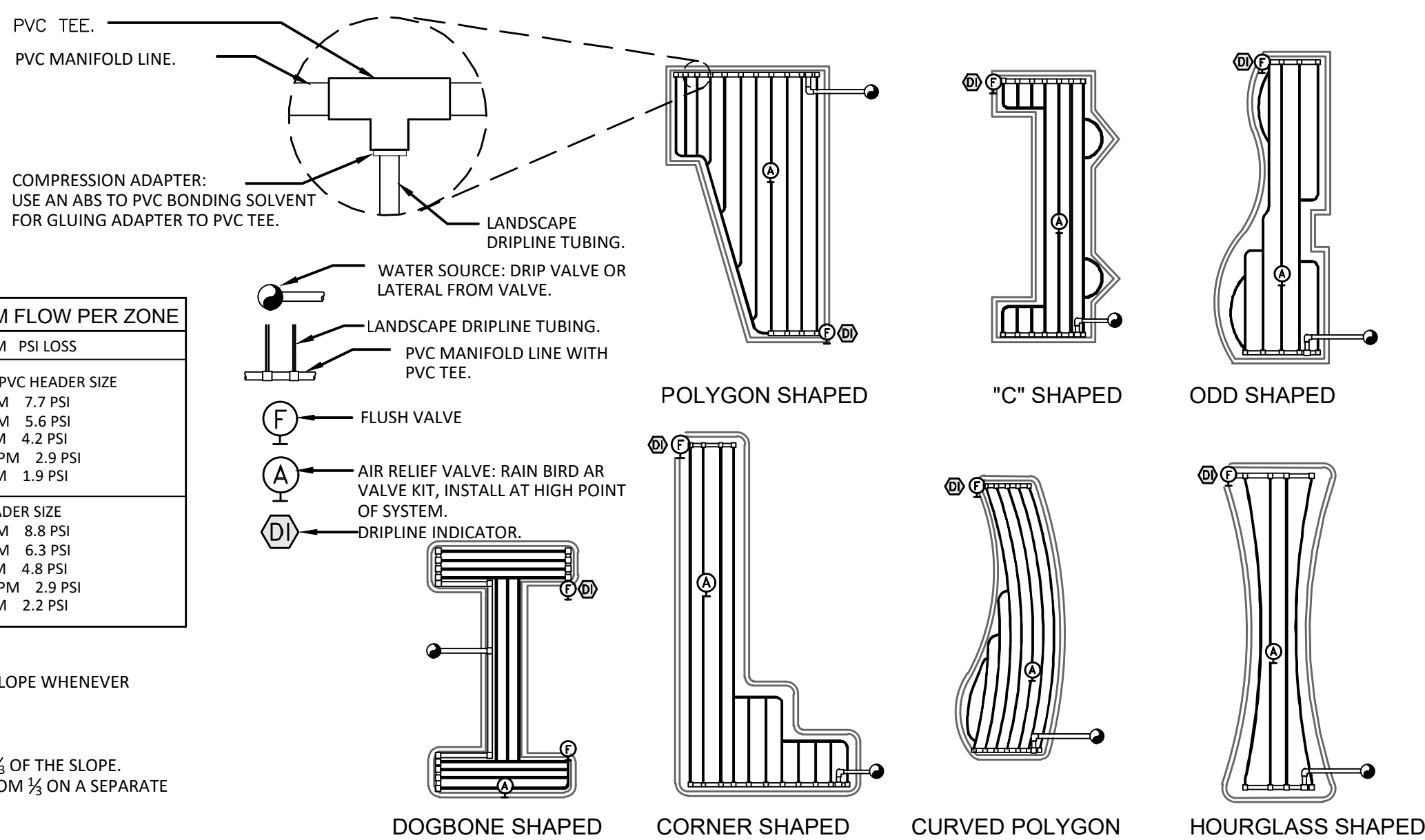
Of Total 9 Sheets

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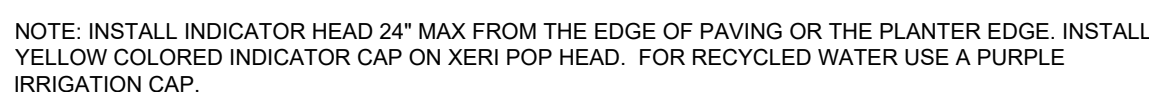
1 1" DRIP VALVE/FILTER/REGULATOR

AB-IR-DRI-VALV-328413-02



AB-IR-DRI-DRIP-19

AB-IR-DRI-DRIP-19



AR-IR-DRI-328413-06

DRIP DETAILS

No.	Revision/Issue	Date

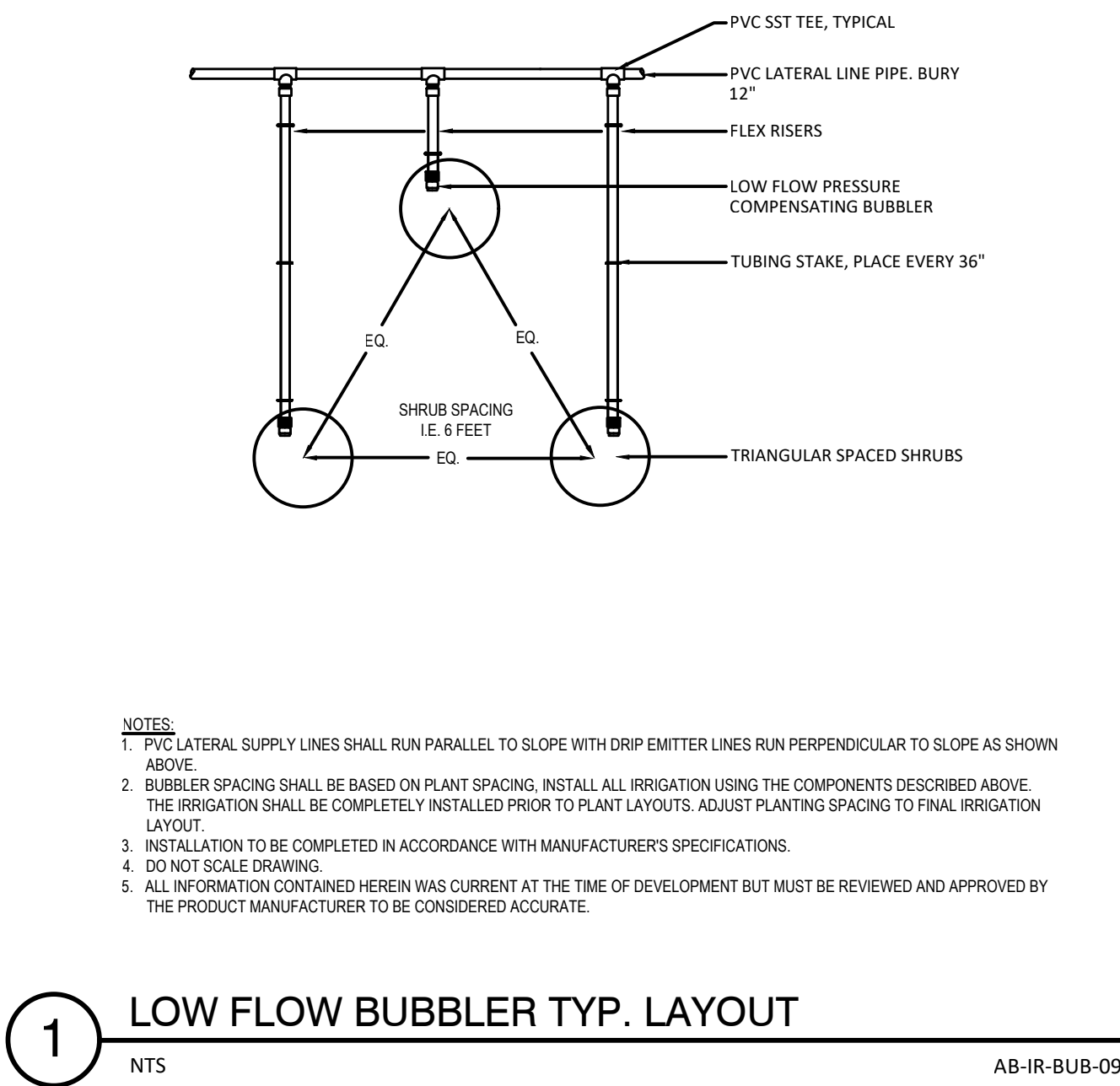
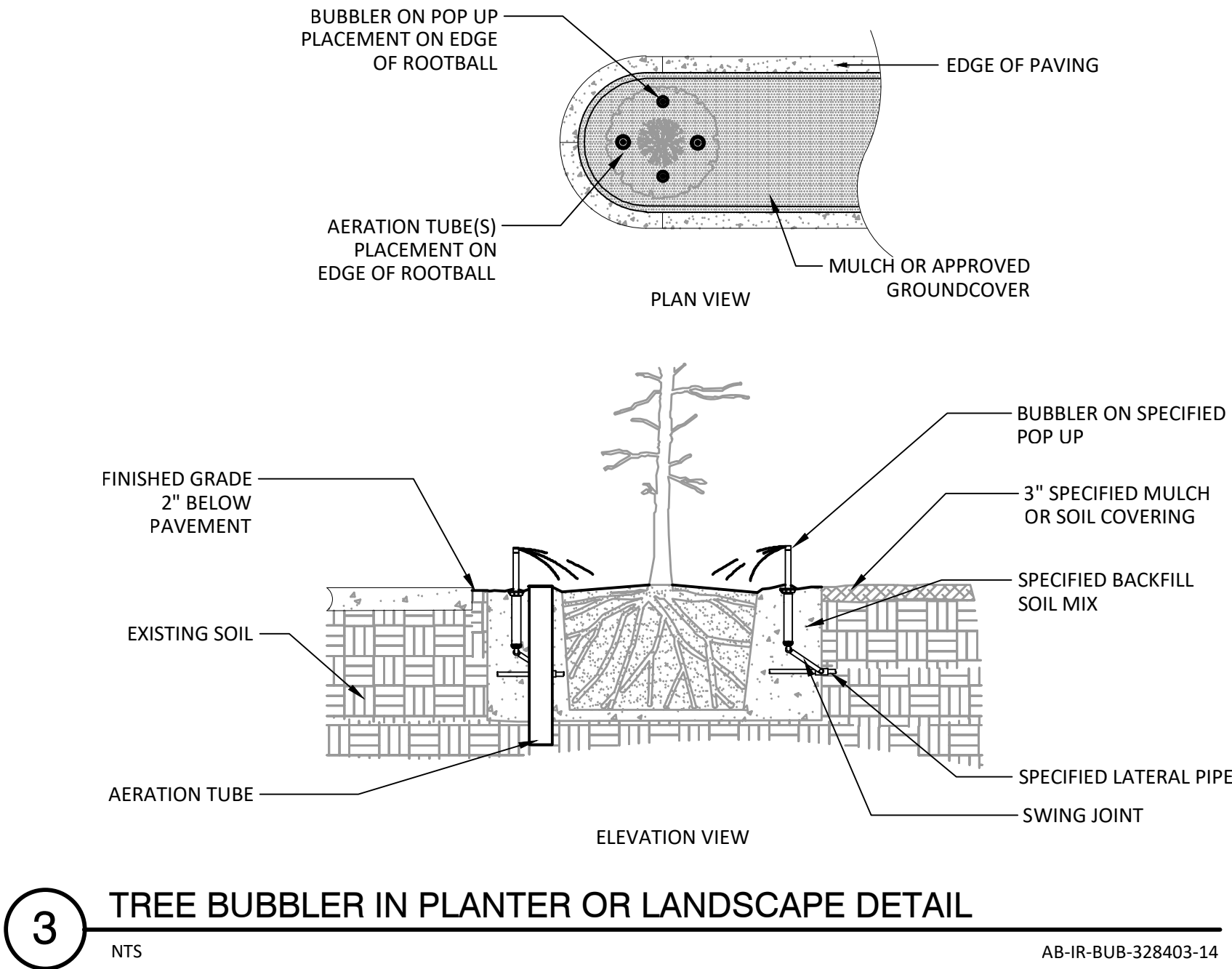
Firm Name and Address:



Project Name and Address

SUNRIDGE VILLAS
SUNRISE BLVD.
RANCHO CORDOVA, CA
95655

Project Number 388-2021	Sheet #
Date 09/29/2021	L-16
Scale	
Drafted By A. IRR	Of Total 9 Sheets



DRIP DETAILS

No.	Revision/Issue	Date

Firm Name and Address

4Binc
Select Certified ASIC
IRRIGATION ASSOCIATION
LISC 1012730 - IA CERTIFICATION # 57436

Project Name and Address

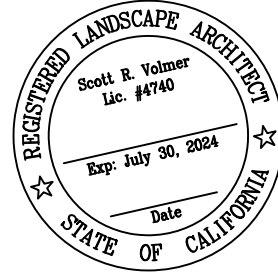
SUNRIDGE VILLAS
SUNRISE BLVD.
RANCHO CORDOVA CA
95655

Project Number 388-2021	Sheet # L-17
Date 09/29/2021	
Drafted By AJBB	Of Total 9 Sheets

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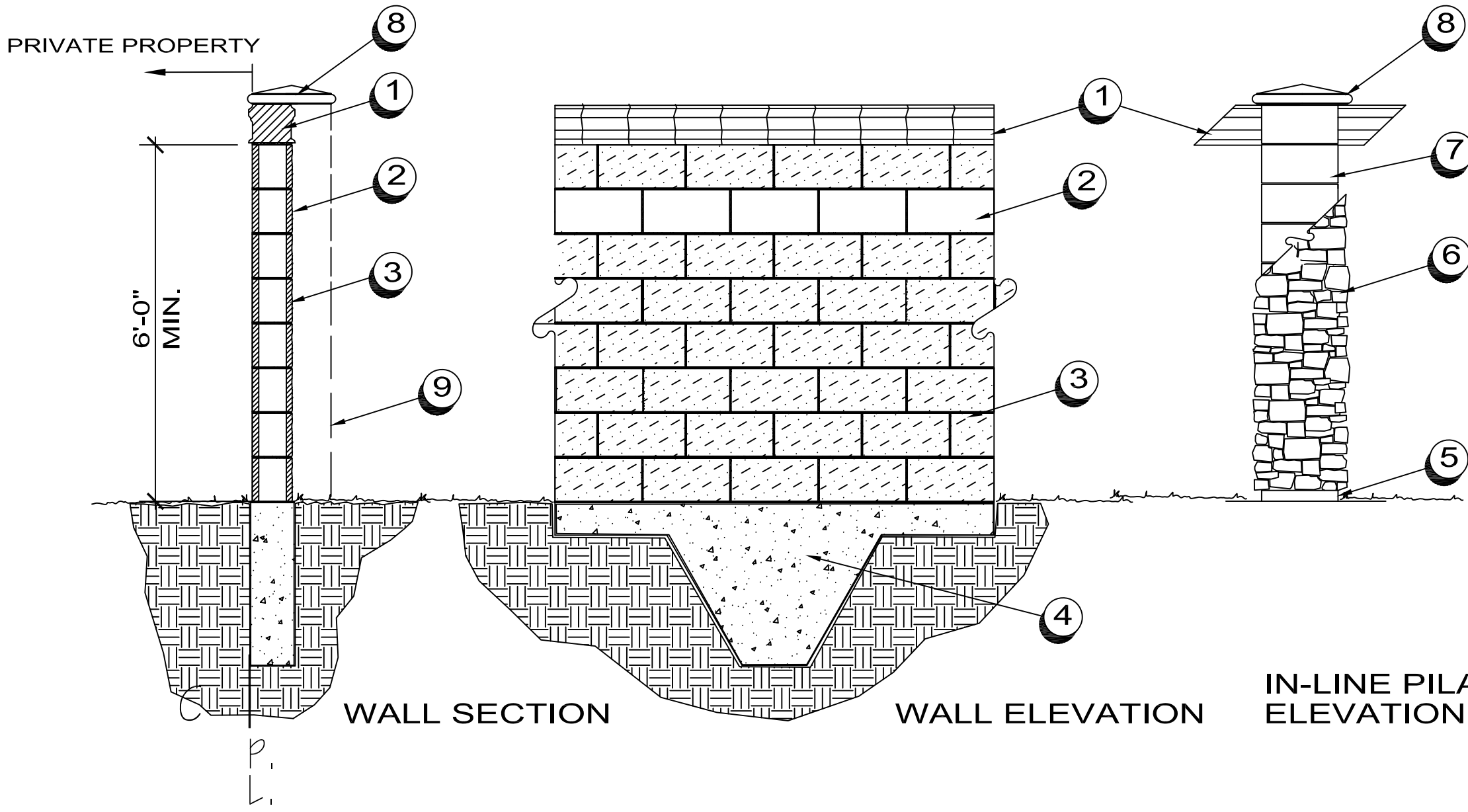
Great Valley Design, Inc.

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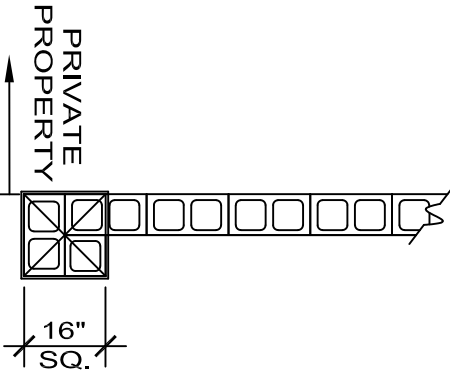
Sunridge Villas

Common Area Landscape Improvements
Rancho Cordova, CA

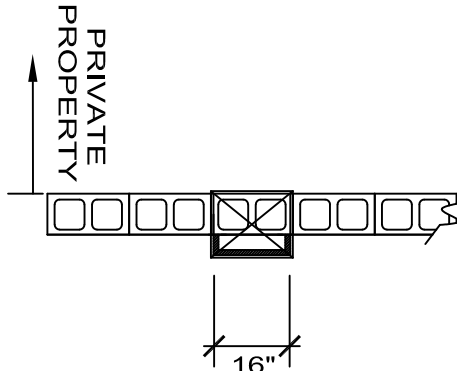


- 1 BASALITE REGAL CAP D-225 (LT, GRAY)
- 2 BASALITE BLOCK: #580 REVERSE TEXTURE (MED. GRAY) MORTAR: D-225
- 3 BASALITE BLOCK: #225 (LT. GRAY) SPLIT FACE MORTAR: D-225
- 4 CONCRETE FOOTING PER STRUCTURAL ENG.
- 5 2" VENEER SCREED AT FINISH GRADE
- 6 VENEER: ELDORADO LUCERA HILLSTONE,
- 7 CONC. BLOCK 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.

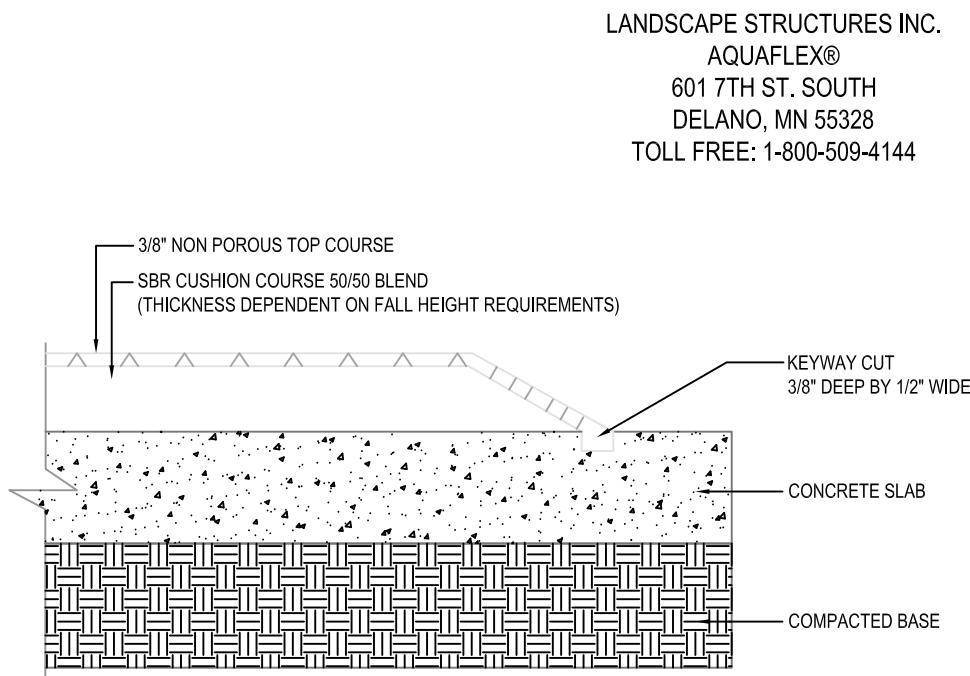
* NOTE: SEE CIVIL PLANS FOR POSSIBLE RETAINING



WALL END PILASTER



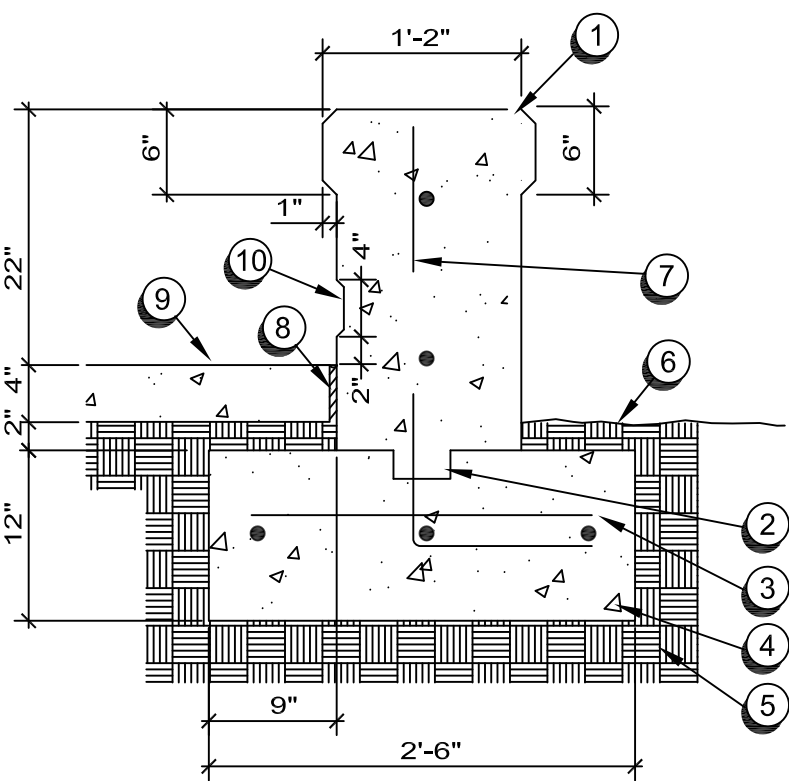
IN-LINE PLANT-ON PILASTER



- 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.

POURED IN-PLACE PLAY SURFACE

N.T.S.

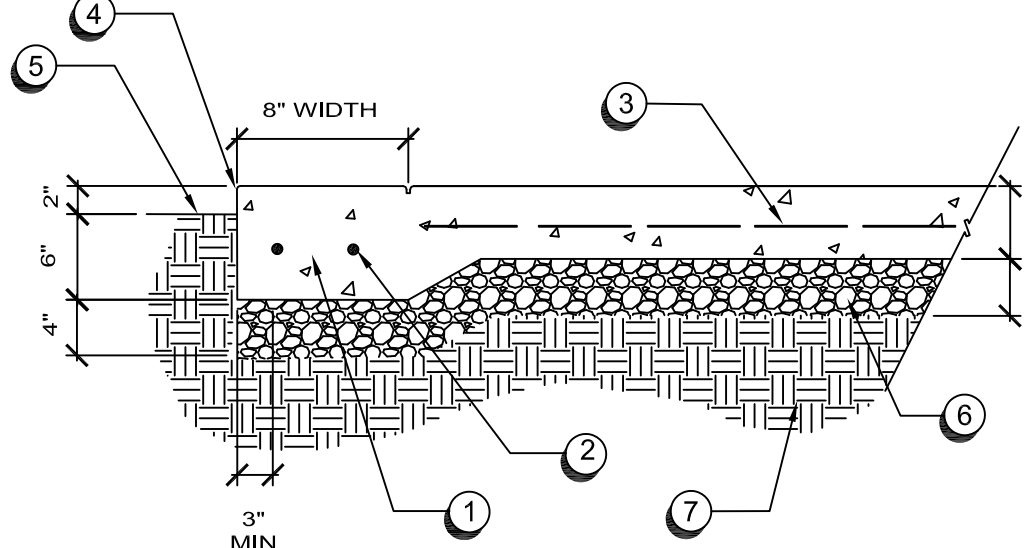


- 1 1" X 1" 45° CHAMFER AT TOP BOTH SIDES AND AT FRONT FACE, TYP.
- 2 2" X 4" KEYWAY, CONTINUOUS
- 3 (3) #4 BAR 12" O.C., BOTHWAYS
- 4 CONC. FOOTING
- 5 COMPACTED SUBGRADE TO 95%
- 6 FINISH GRADE
- 7 #4 REBAR@ 18" O.C. BOTH WAYS
- 8 FULL DEPTH EXPANSION JOINT
- 9 CONC. PAVING SEE DETAIL D, THIS SHEET
- 10 1/2" DEEP DECORATIVE CAST BAND AT SEATING SIDE.

CAST-IN-PLACE SEAT WALL

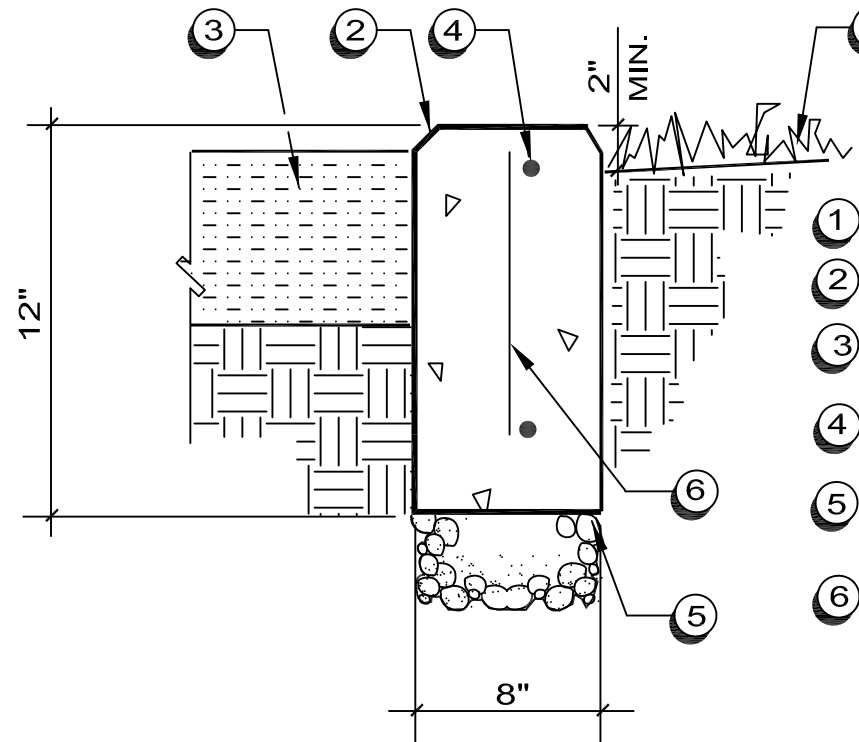
SCALE: 1/2" = 1' - 0"

- 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.



CONCRETE PAVING

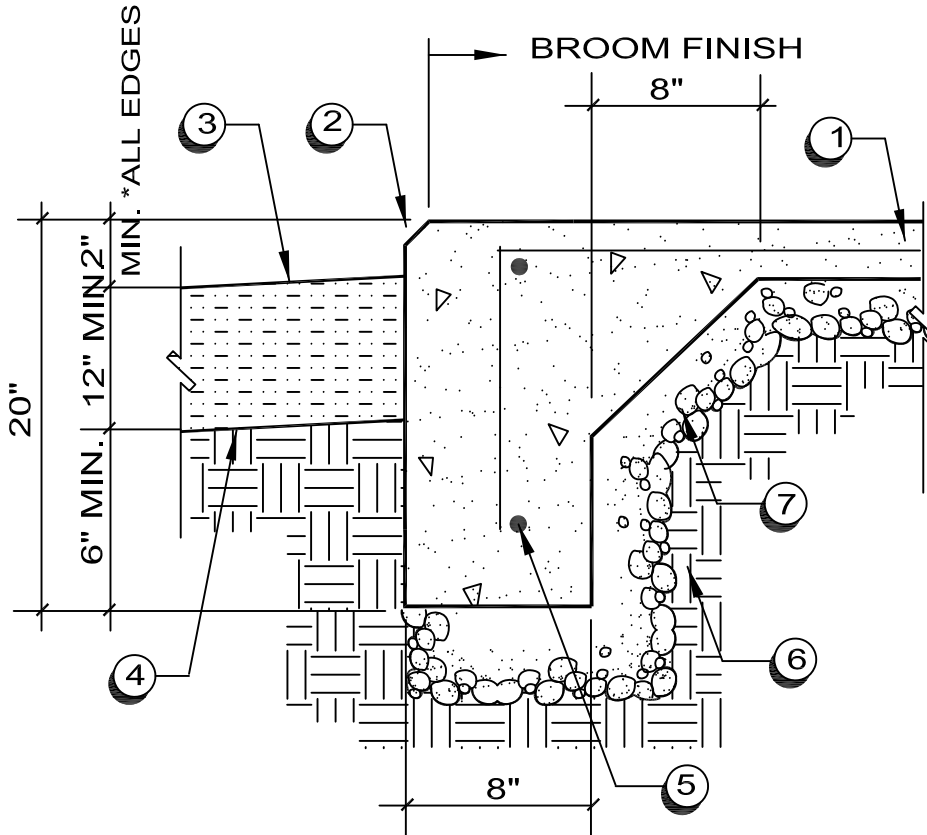
N.T.S.



- 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

FREE STANDING MOW CURB

N.T.S.



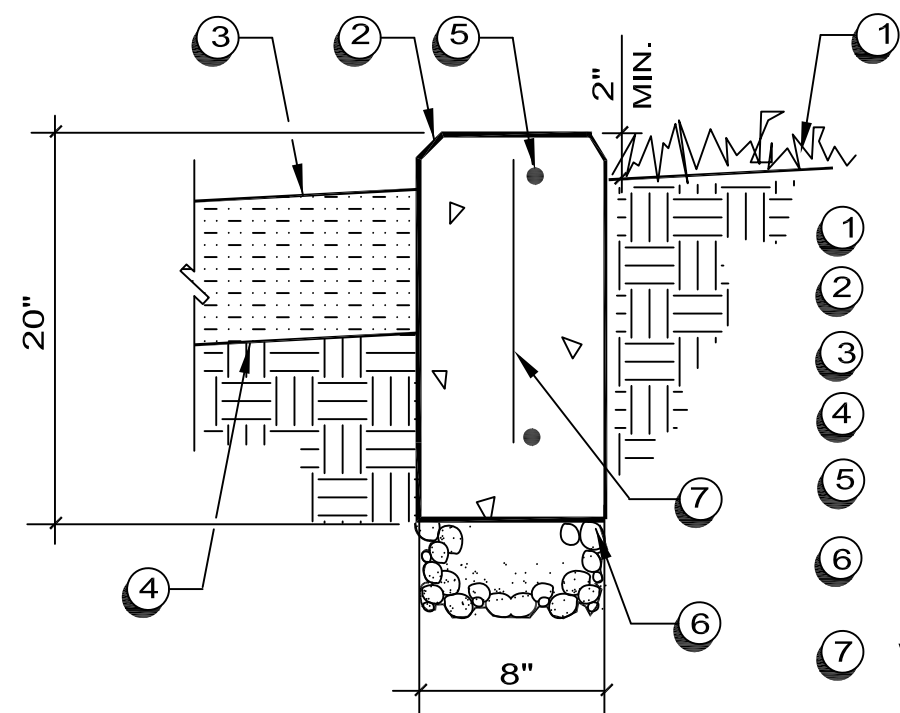
SIDEWALK ADJACENT

ENHANCED CURB-PLAY AREA

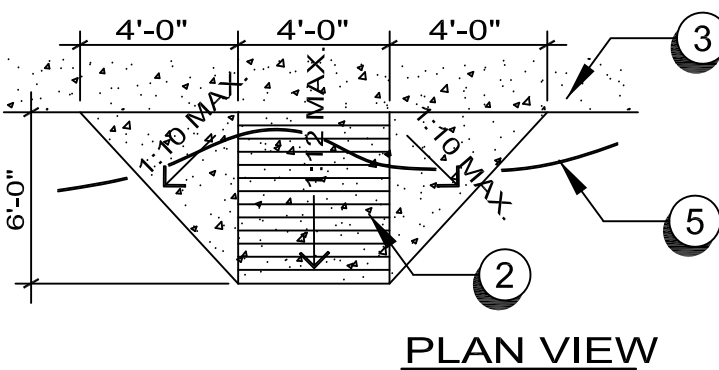
SCALE: 1/2" = 1' - 0"

- 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. HORIZ. 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.

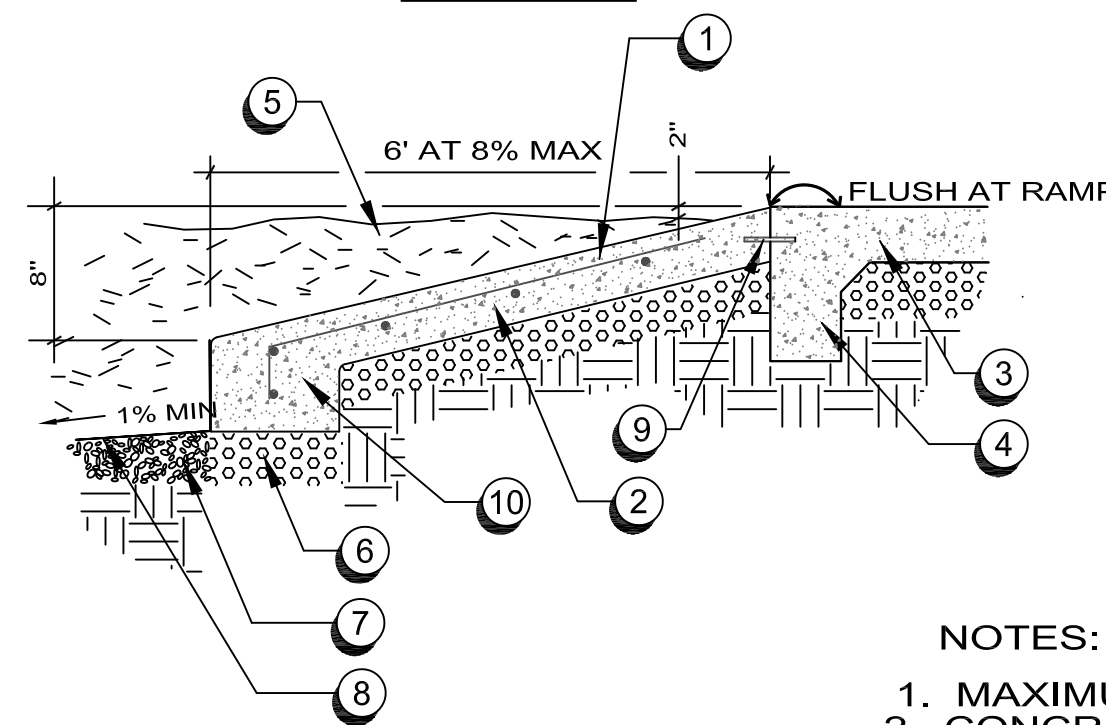
FREE-STANDING CONDITION AT LANDSCAPE



- 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



PLAN VIEW



NOTES:

1. MAXIMUM SLOPE ON RAMP TO BE 8%.
2. CONCRETE RAMP TO BE MEDIUM BROOM FINISH.

CONCRETE TRANSITION RAMP

SCALE: 1/2" = 1' - 0"

Revisions

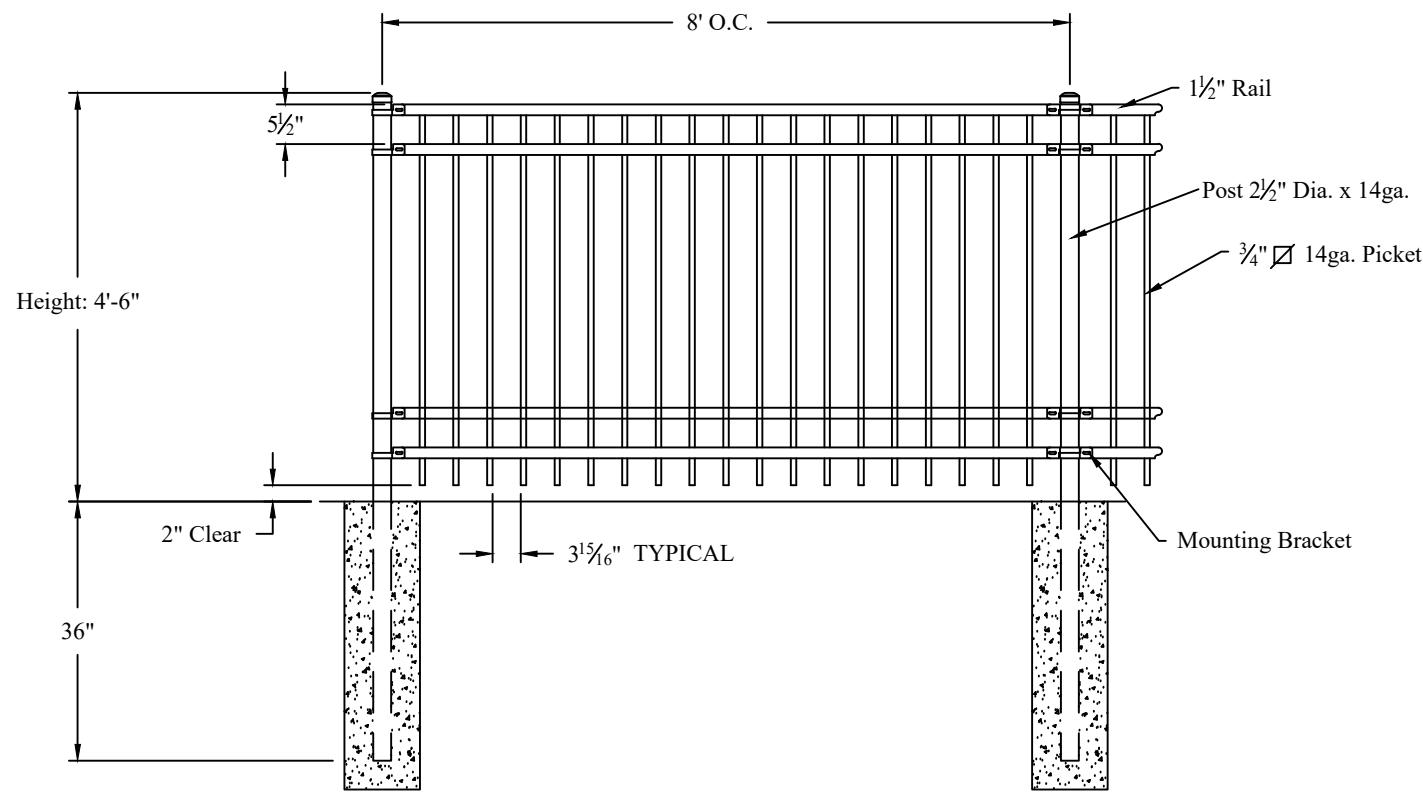
MARK	DATE	DESCRIPTION

Construction Details

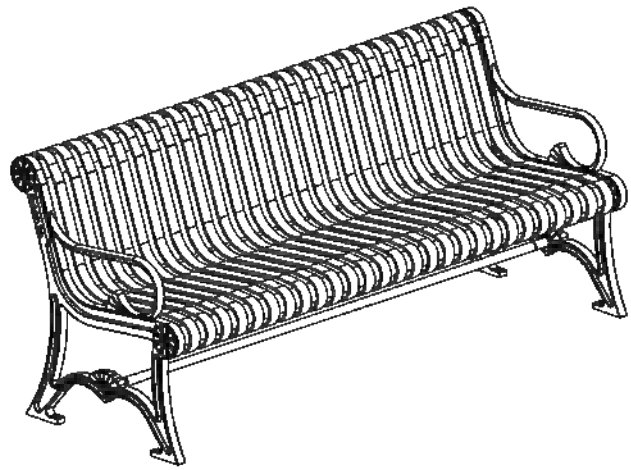
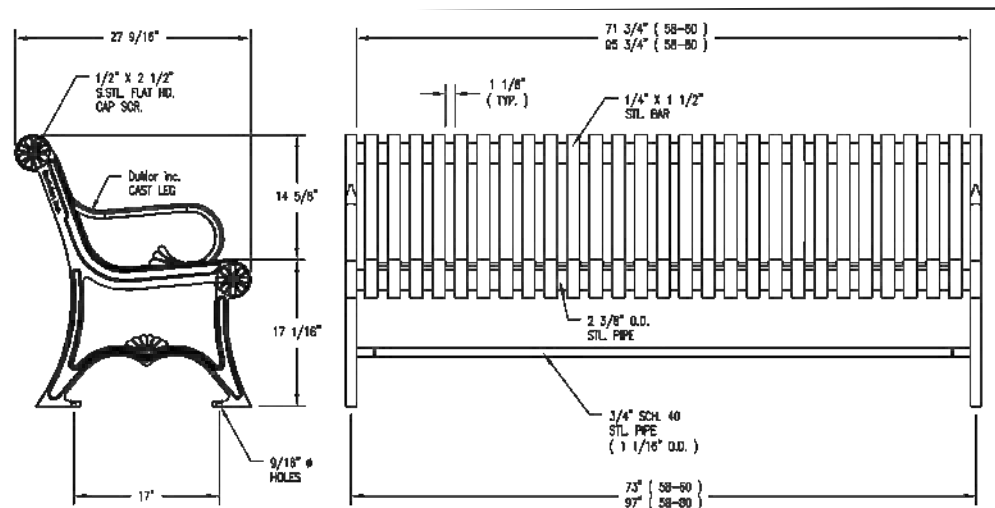
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DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_01621ConstDtl.dwg		

L-18

USE ALUMA-LOC HEADER PER DETAIL X TO
CONTAIN WALK-ON BARK AT DOG RUN, CENTER
ON FENCE PICKETS.



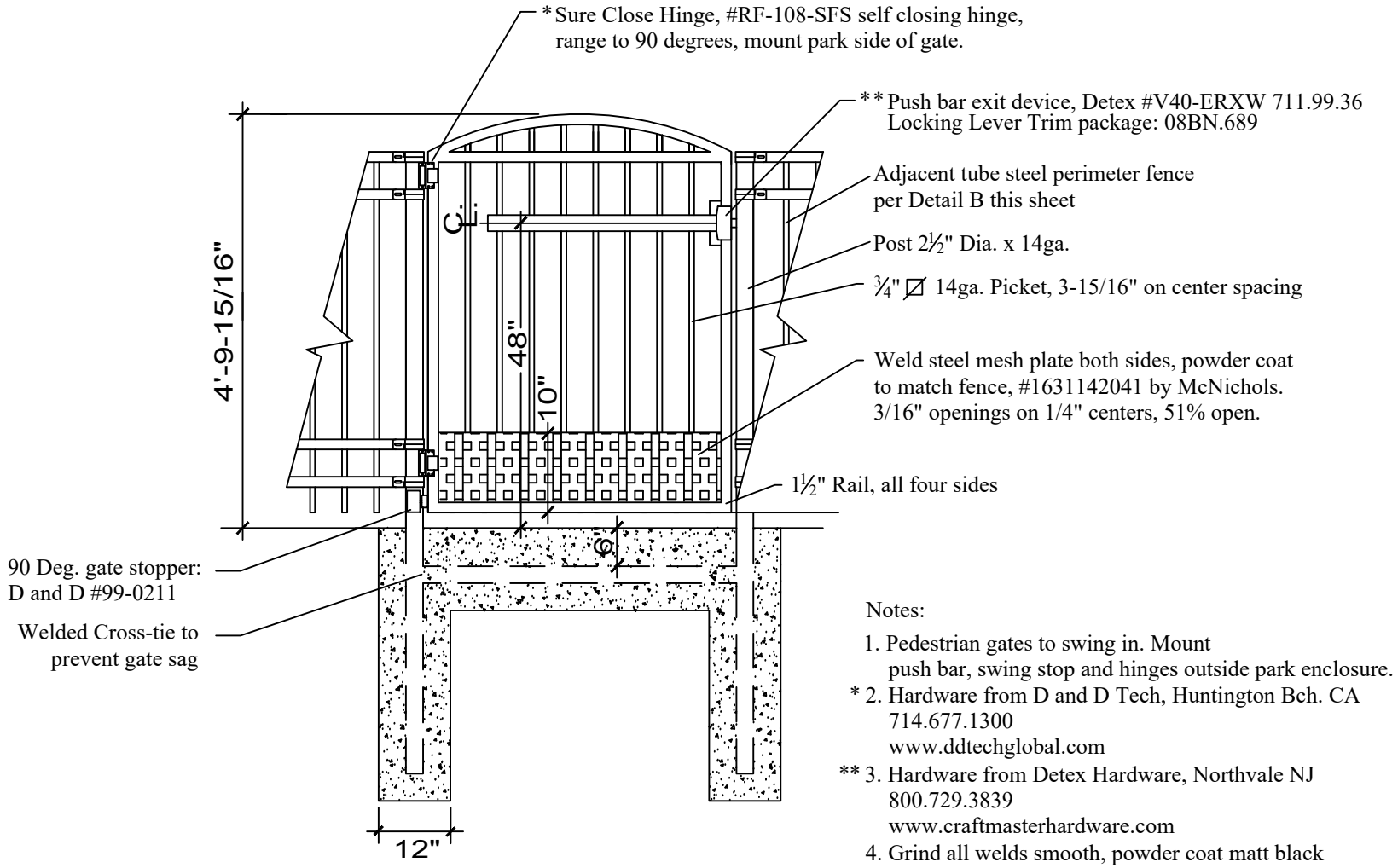
A LOW PERIMETER FENCE, 48" TALL AT DOG RUN
SCALE: 1/2" = 1'-0"



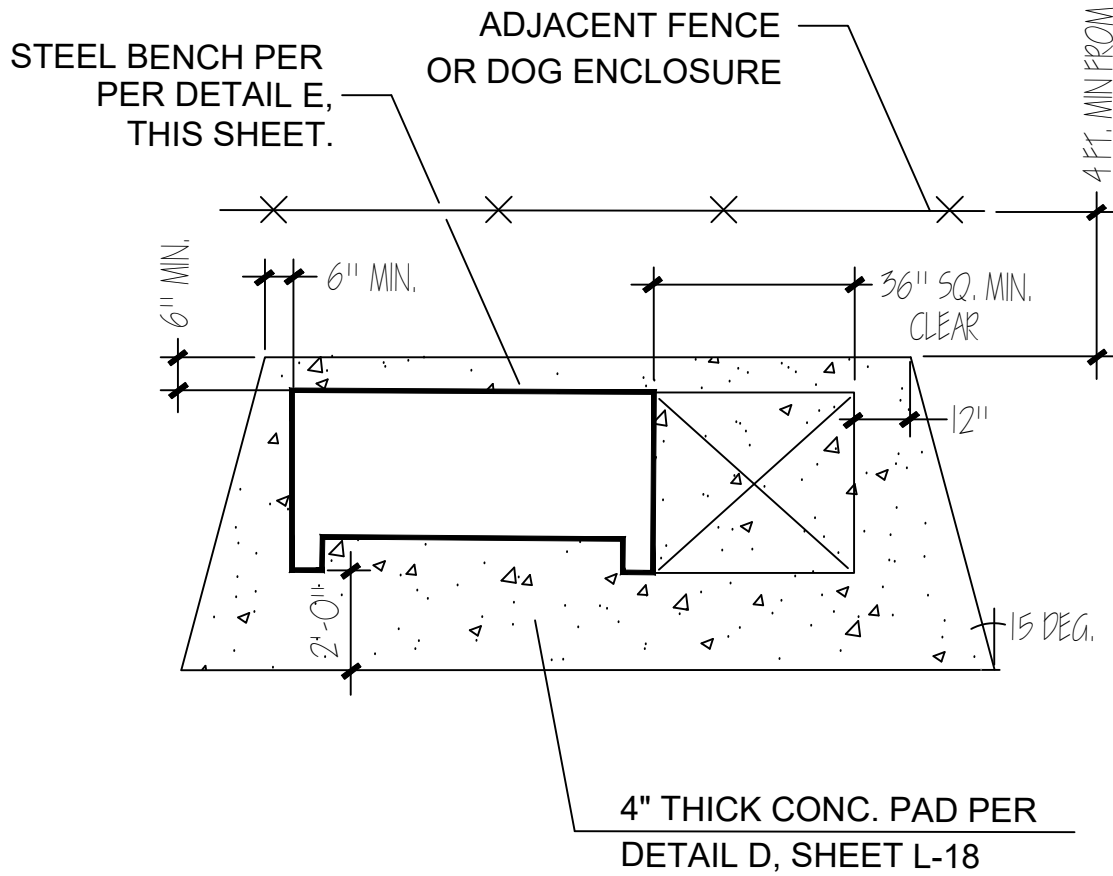
NOTES:
1.) ALL STL MEMBERS COATED W/ DNG RICH EPOXY THEN FINISHED
W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) COLOR: HUNTER GREEN

LENGTH OPTIONS:
X 6' BENCH
□ 8' BENCH

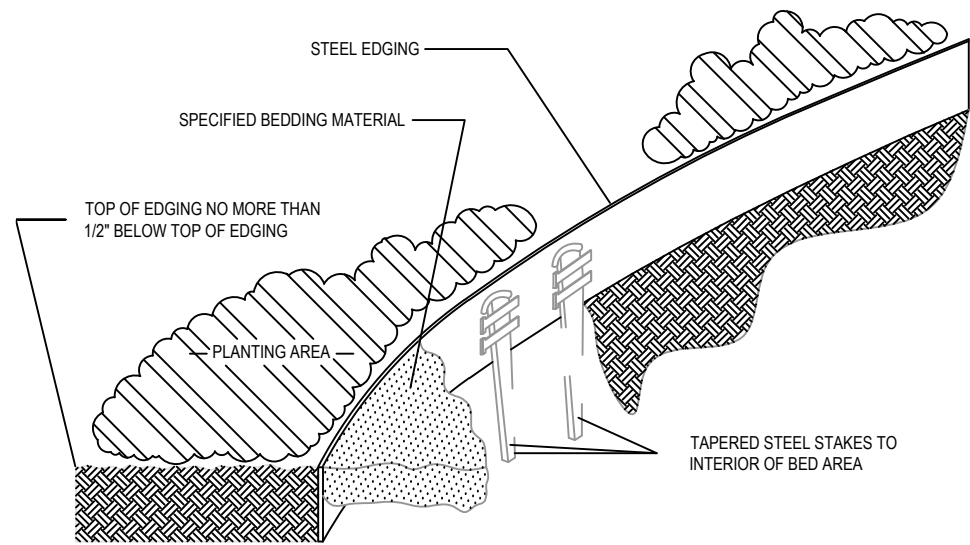
D OPEN SPACE BENCH; DUMOR #58
N.T.S.



B SELF CLOSING GATE
SCALE: 1/2" = 1'-0"



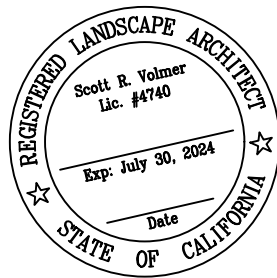
E BENCH PAD LAYOUT
NO SCALE



C ALUMI-LOC MAINT. HEADER
N.T.S.

SURE-LOC ALUMINUM EDGING CORPORATION
484 EAST 64TH ST
HOLLAND, MI 49423
TOLL FREE: 1-800-787-3562
www.surelocedging.com

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1219 Spruce Lane
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California Registered Landscape Architect # 4740



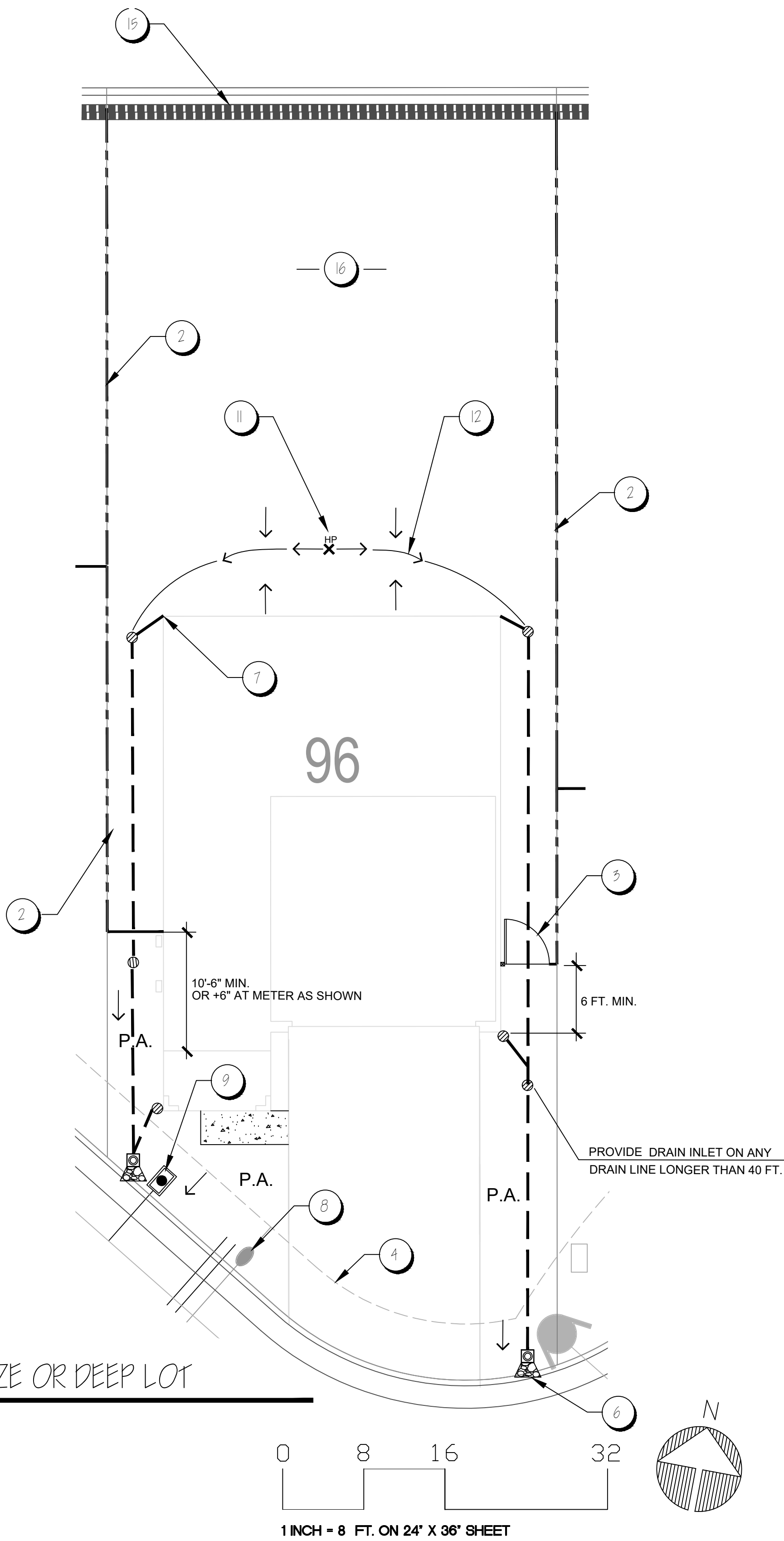
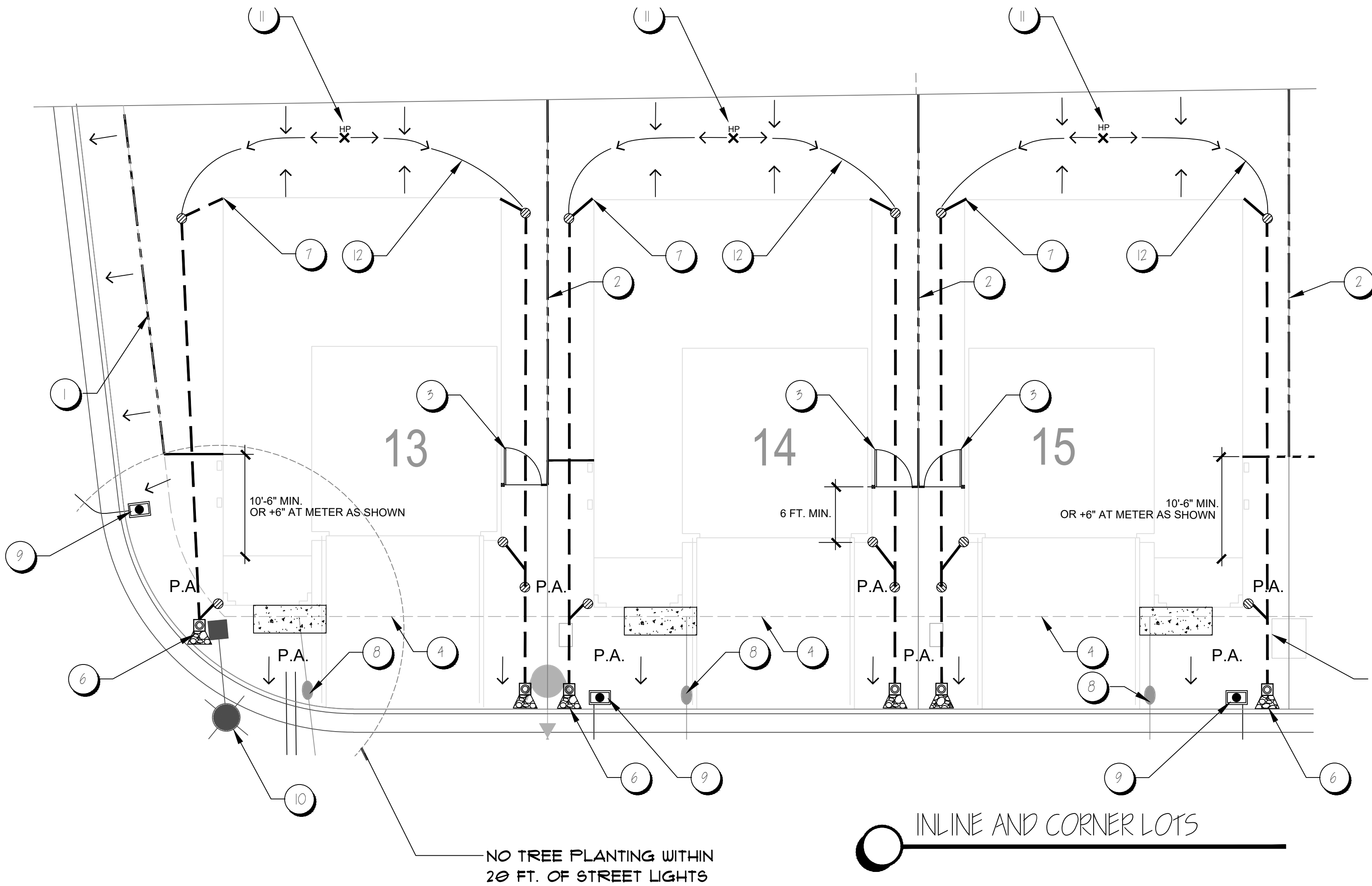
Sunridge Villas
Common Area Landscape Improvements
Rancho Cordova, CA

Revisions

MARK	DATE	DESCRIPTION

Construction Details

SCALE:	PER DETAIL	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_01621ConstDtl.dwg		



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: 5 FT.

4. PUBLIC UTILITY 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 DISSIPATOR 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.

12. ALT: OVERSIZE LOTS, SEE CIVIL ENG.

13. APPROX. FLOWLINE OF SWALE, MAINTAIN EVEN GRADE, 1% MIN.

14. PROPERTY LINE PER CIVIL IMPROVEMENT PLANS.

15. CONCRETE ENTRY WALK, 3 FT. MIN. WIDTH.

16. MASONRY PERIMETER WALL PER CIVIL ENG.

OVERSIZE LOT: SEE CIVIL ENG. FOR ADDITIONAL DRAINAGE MEASURES.

GRADING LEGEND

- FG

FS

X HP

PA
- FINISH GRADE

FINISH SURFACE

HIGH POINT

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.



NOTE:

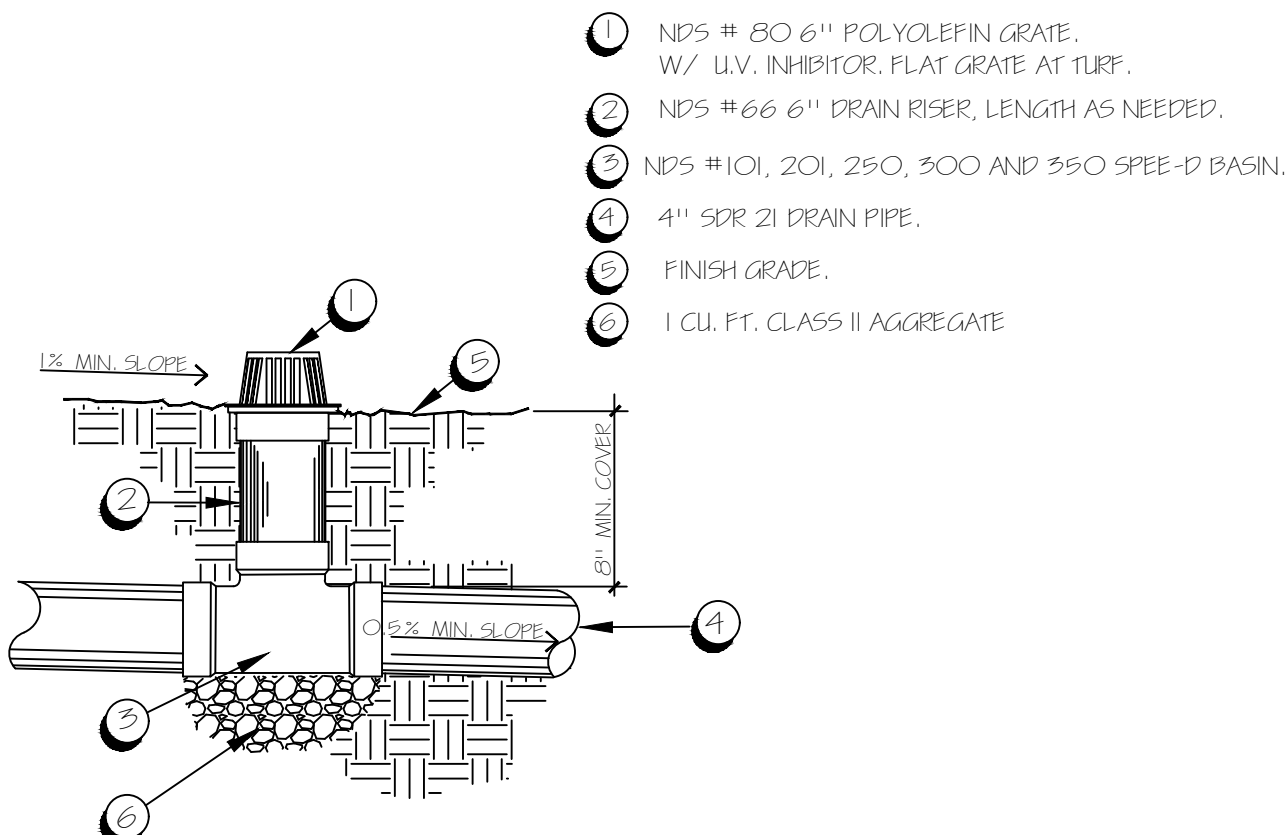
- * ALL DWELLING UNITS / LOTS SHALL INCLUDE A MINIMUM OF (1) STREET TREE, AND (1) ORNAMENTAL TREE (MINIMUM 15-GALLON, OR 1-1/2" TRUNK CALIPER MEASURED 4 FT. ABOVE FINISHED GRADE), ON AN ON-GOING BASIS, AT LEAST ONE STREET TREE SHALL BE LOCATED WITHIN THE REQUIRED FRONT YARD OF ALL DWELLING UNITS / LOTS.

** 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.

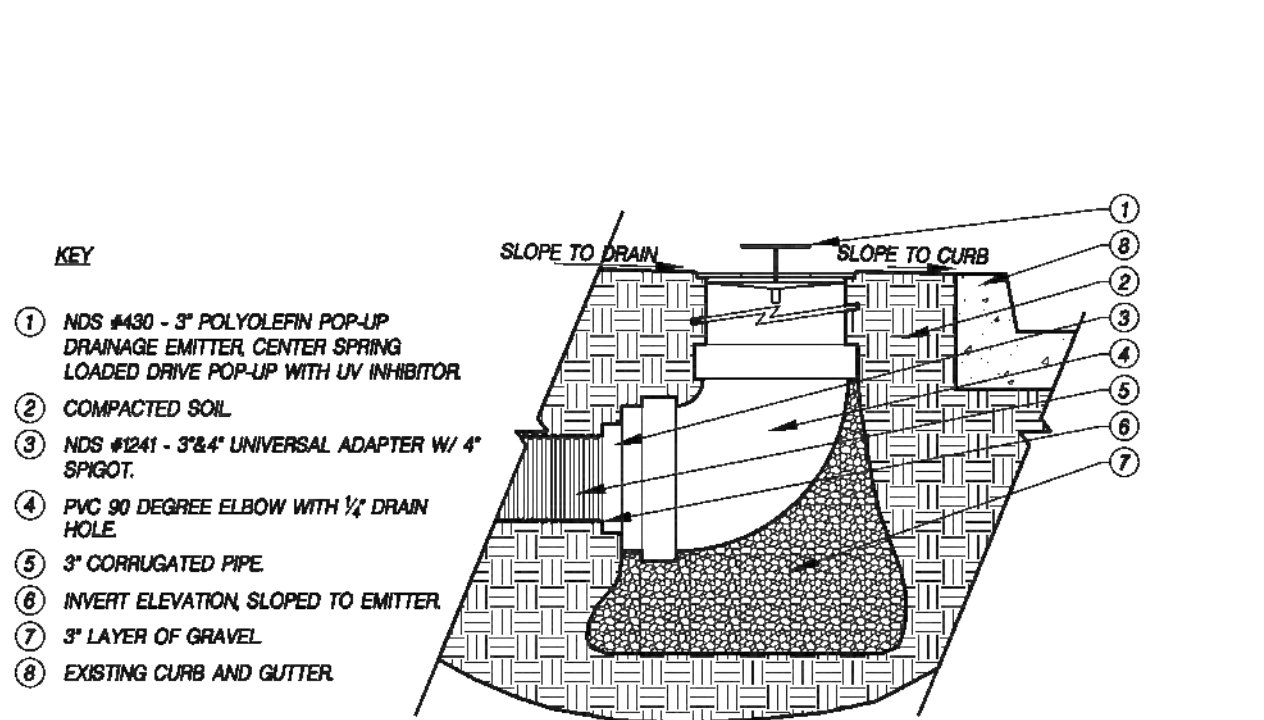
DEEP ROOT BARRIERS SHALL BE PROVIDED ABUTTING CONCRETE OR UTILITY LINES FOR ALL TREES WITHIN TEN (10) FEET OF PAVEMENT, OR WITHIN TEN (10) FEET OF SEWER OR WATER LINES.

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.

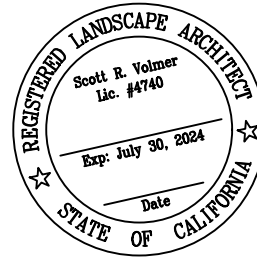


A DRAIN-ATRIUM
SCALE: 1/2" = 1'-0"



B POP-UP EMITTER
SCALE: 1/2" = 1'-0"

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California Registered Landscape Architect # 4740



Sunridge Villas
Residential Front Yard Landscape
Rancho Cordova, CA

Revisions

MARK	DATE	DESCRIPTION

Front Yard Layout Plan

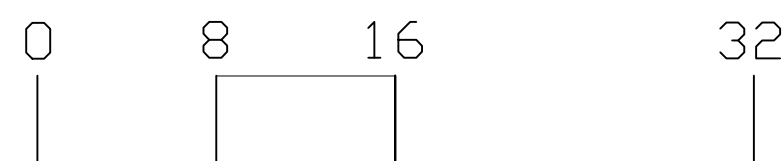
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DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_01621LLayout.dwg		

SEE SHEET L-2/L-5 FOR TREE PLANS
SEE SHEET L-22 FOR IRRIGATION PLAN
SEE SHEET L-28 FOR NOTES AND SPECIFICATIONS

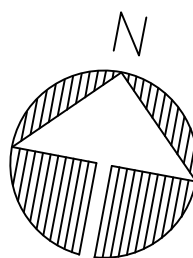
L-20



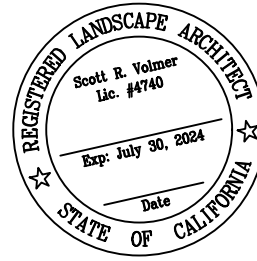
NOTE: CHOICES IN EACH CATEGORY ACCOUNT FOR SUN AND SHADE.
 **NOTE: WUCOL = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES.
 ***NOTE: SOME PLANTS SUCH AS GAURA OR TEUCHORIUM MAY NOT BE AVAILABLE IN 5 GAL



1 INCH = 8 FT. ON 24' X 36' SHEET



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Residential Front Yard Landscape
Rancho Cordova, CA

MARK	DATE	DESCRIPTION

SCALE:	1" = 8' - 0"	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621

DRAWN: _____

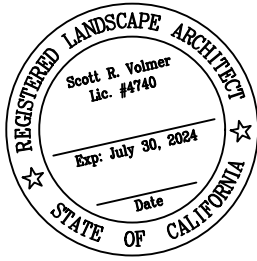
APPROVED: _____ | 21

L-21

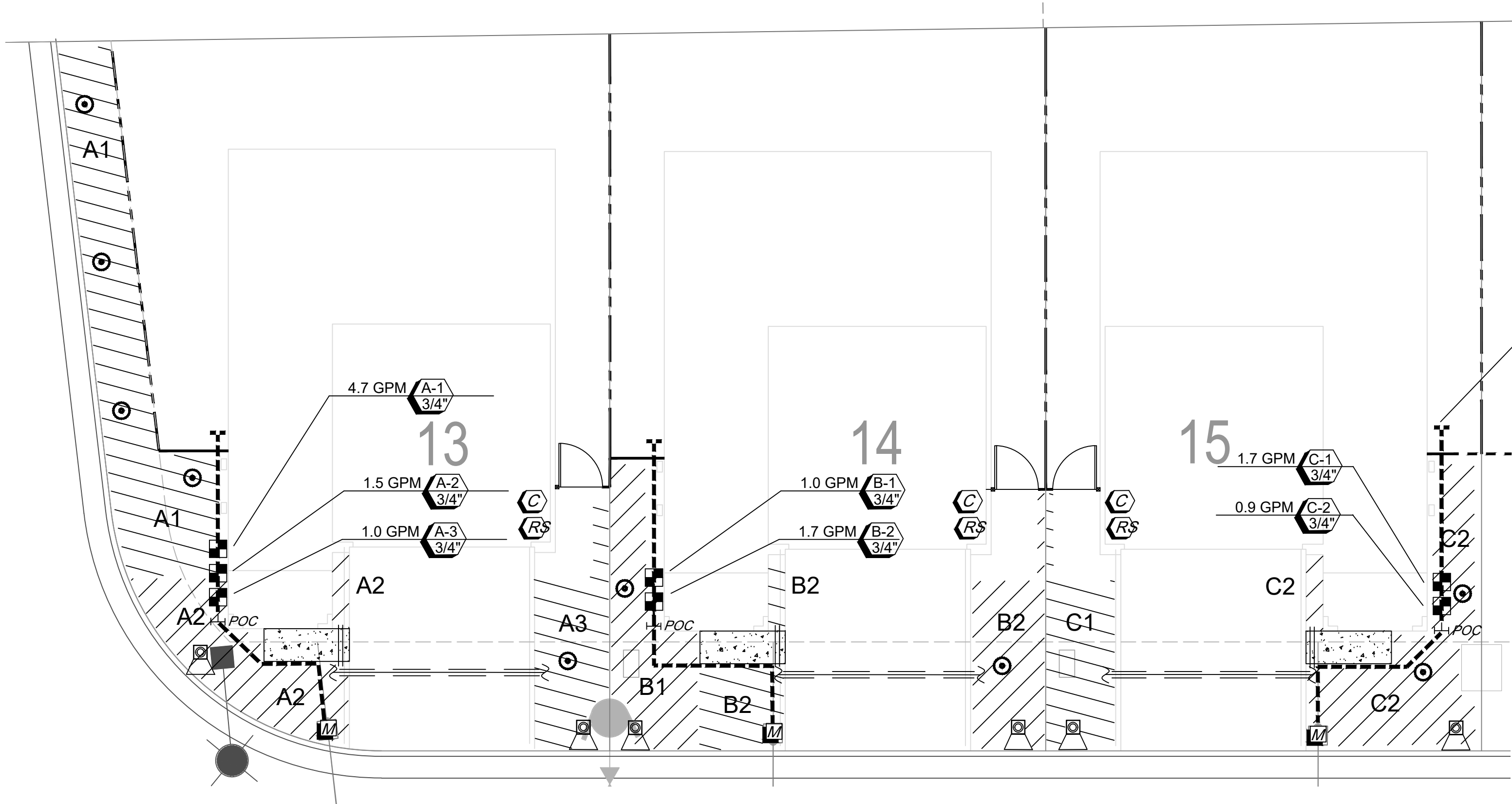
FILE NAME: 01621PInt.dwg

L-21

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Davis, CA
(530) 231.5890
www.grtvalley.com
California Registered Landscape Architect # 4740



Sunridge Villas
Residential Front Yard Landscape
Rancho Cordova, CA



LEAVE CAPPED EXTENSION OF
IRRIGATION SUPPLY, AND 4 FT.
OF COILED IRRIGATION CONTROL
WIRE FOR BACKYARD EXTENSION.

○ **INLINE AND CORNER LOTS: A, B, C**
* MWELC 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 MWELC CALC.S
SEE COMPLIANCE BLOCK, BELOW.

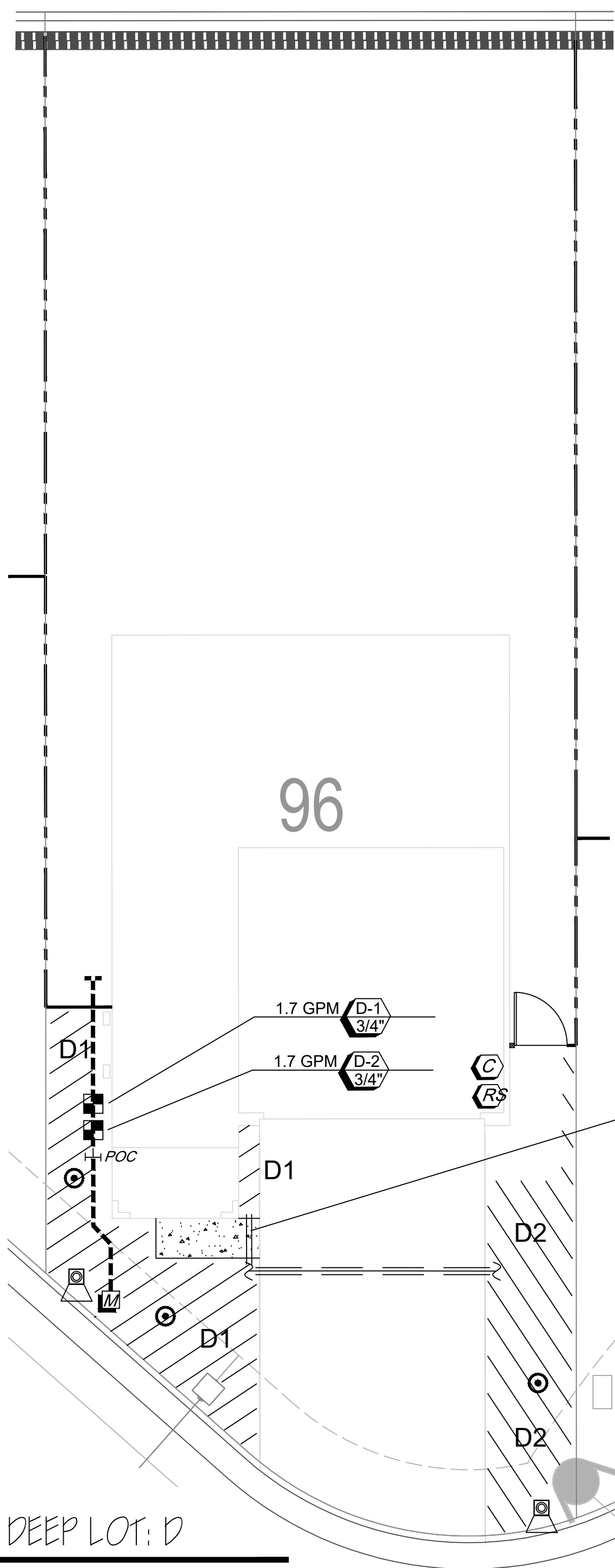
IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUF.	MODEL	DESCRIPTION
			EXISTING 1" POTABLE WATER METER PER CIVIL PLANS
			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.
	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.
	RAINBIRD	WR-2	WIRELESS RAIN /FREEZE SENSOR, OUTDOOR INTERFACE
	RAINBIRD	XACZ-075-PRR	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. 0.8 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.

INDICATED STATION TYPE(D = DRIP, S = SPRAY)
AND STATION NUMBER
INDICATES GALLONS PER MINUTE
INDICATED CONTROL VALVE SIZE

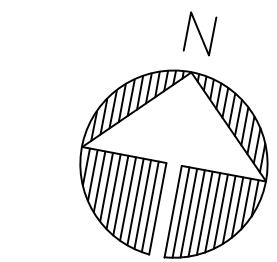
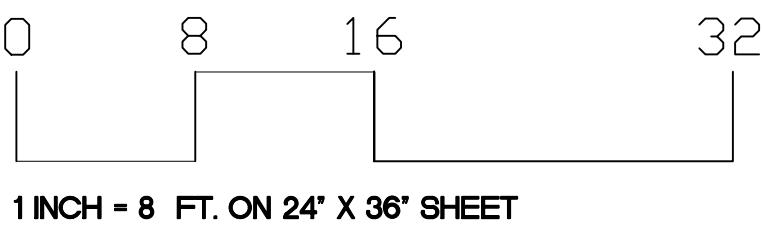
IRRIGATION INSTALLATION NOTES:

- A. COMPACT ALL IRRIGATION TRENCHES 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.



SLEEVEING AT RESIDENTIAL WALKS:
(2) 2" P.V.C. SLEEVES, 12" DEPTH MIN.

○ **OVERSIZE OR DEEP LOT: D**
* MWELC 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 MWELC CALC.S
SEE COMPLIANCE BLOCK, BELOW.



Revisions

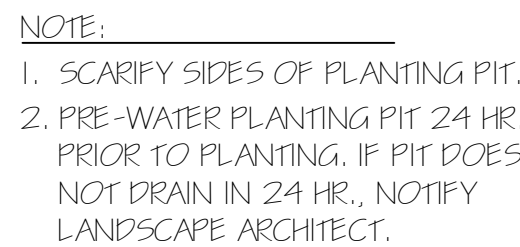
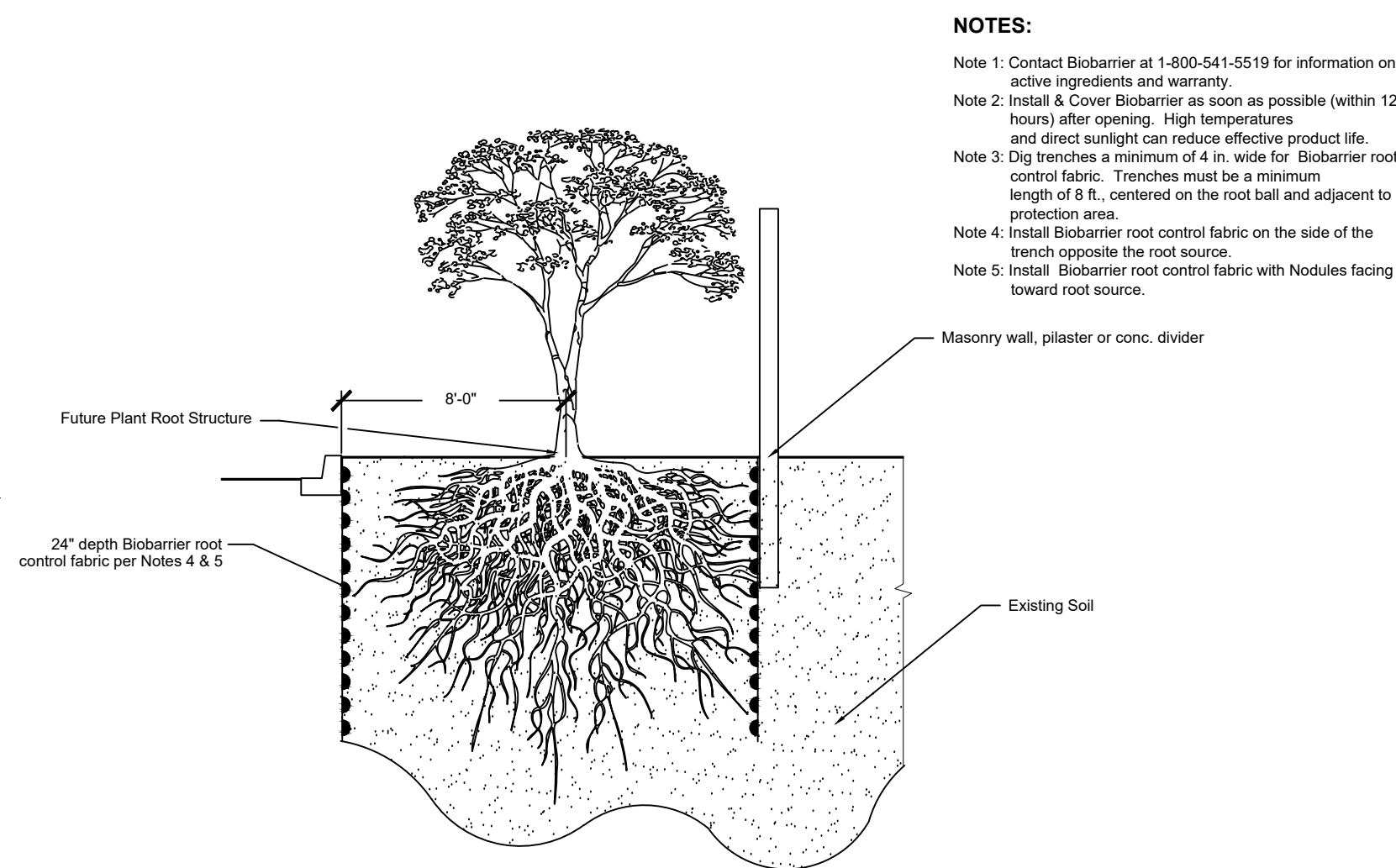
MARK	DATE	DESCRIPTION

Front Yard Irrigation Plan

SCALE:	1" = 20' - 0"	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_01621Layout.dwg		

L-22

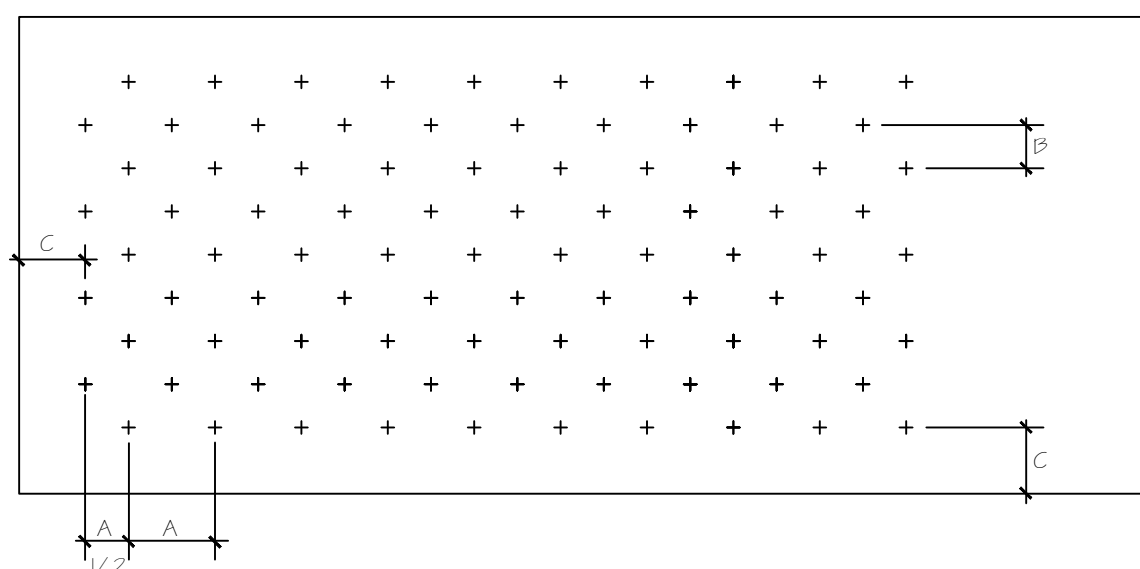
SEE SHEET L-2 / L-5 FOR TREE PLANS
SEE SHEET L-21 FOR SHRUB PLANTING PLAN
SEE SHEET L-28 FOR NOTES AND SPECIFICATIONS



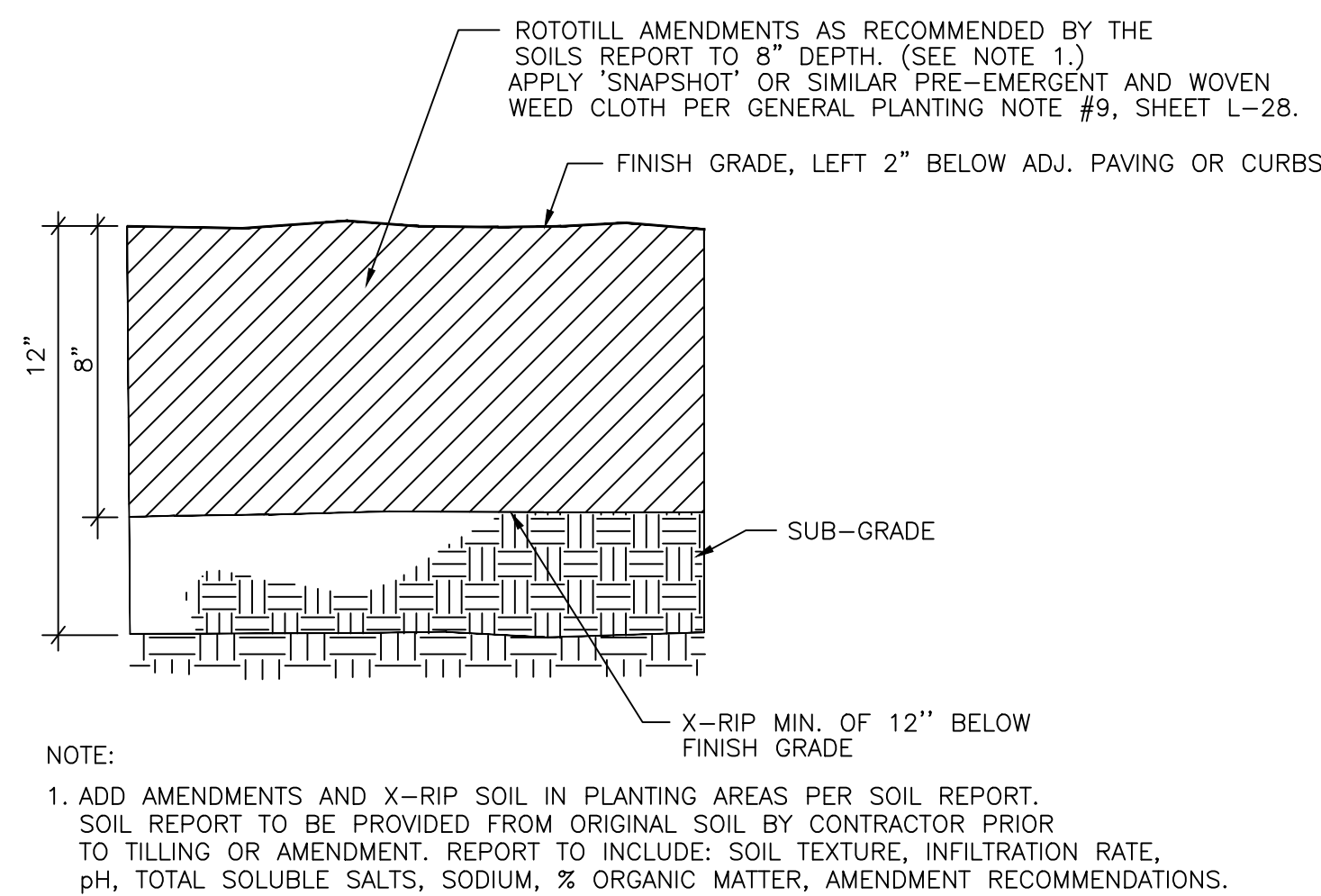
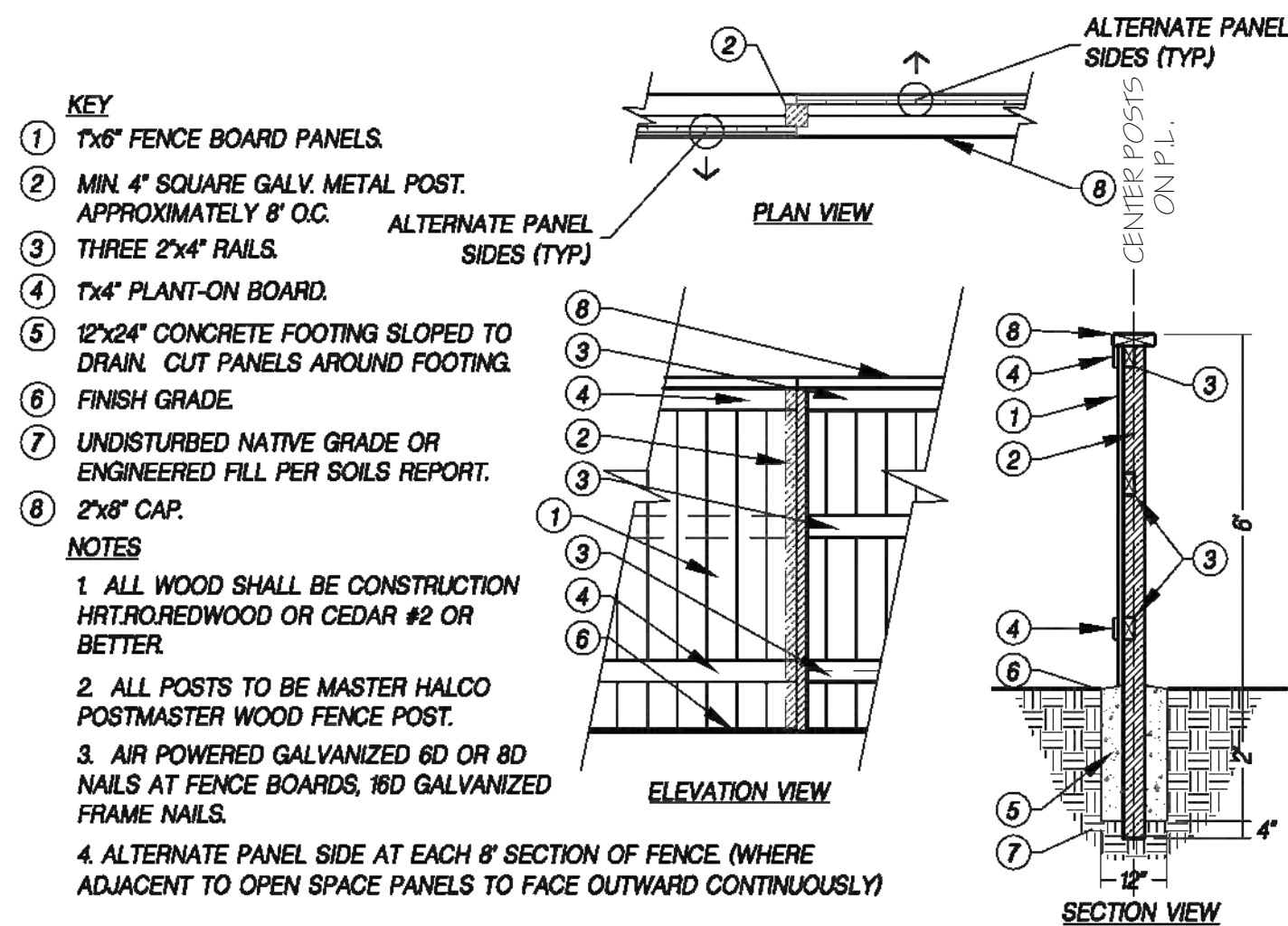
B BIOBARRIER AT TREE PLANTING
NOT TO SCALE



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"



D G.C. LAYOUT
N.T.S.



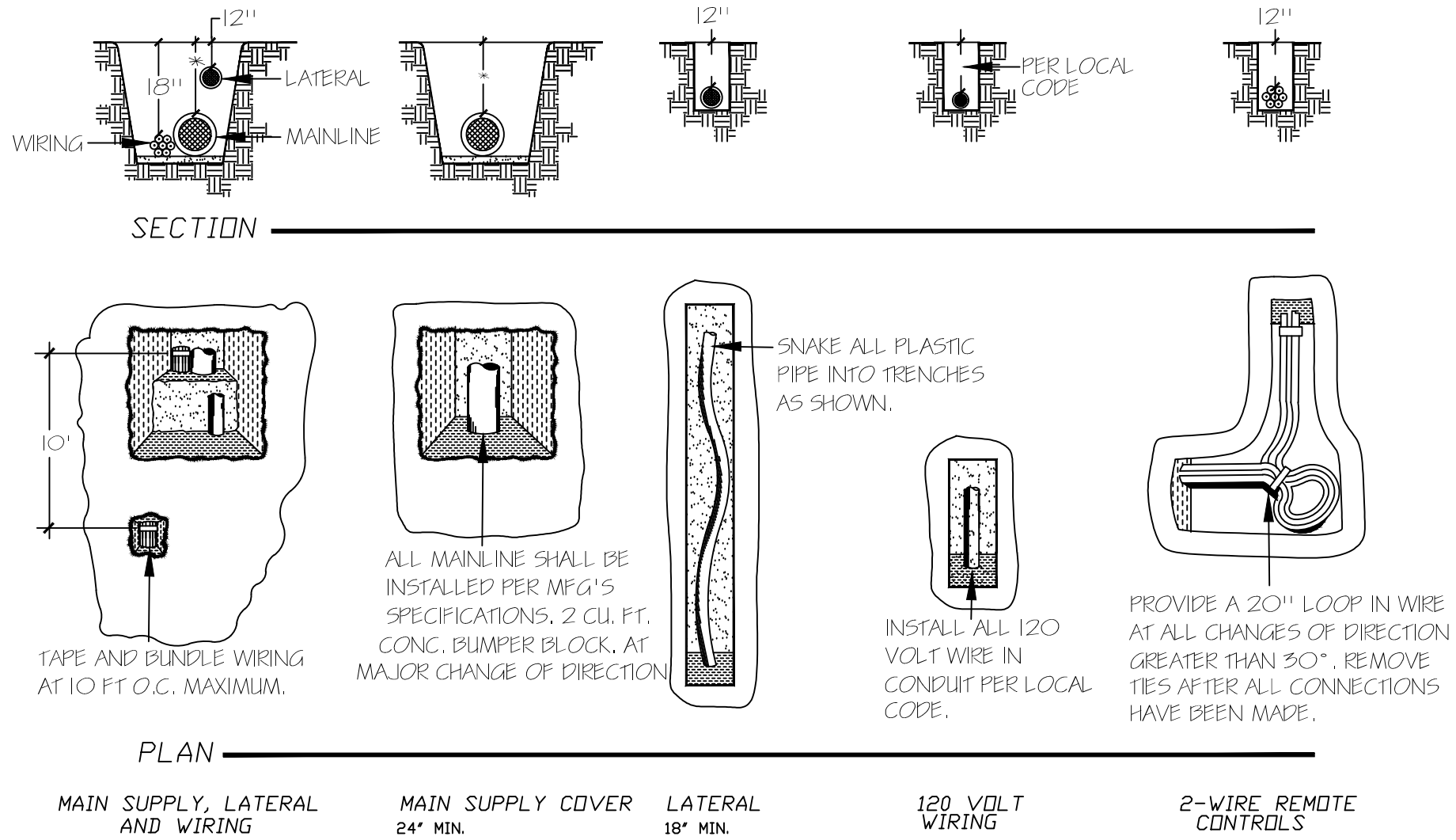
G ENHANCED SIDEYARD FENCE WITH MASTER HALCO POSTS
N.T.S.

H SOIL AMENDMENT: SECTION
N.T.S.

[illegible]

Typ. Residential Planting & Construction Details

SCALE:	PER DETAIL	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:		L-23	
APPROVED:			
FILE NAME:	_03621 TypDet.dwg		



A PIPE AND WIRE TRENCHING DETAIL
N.T.S.

*NOTE:

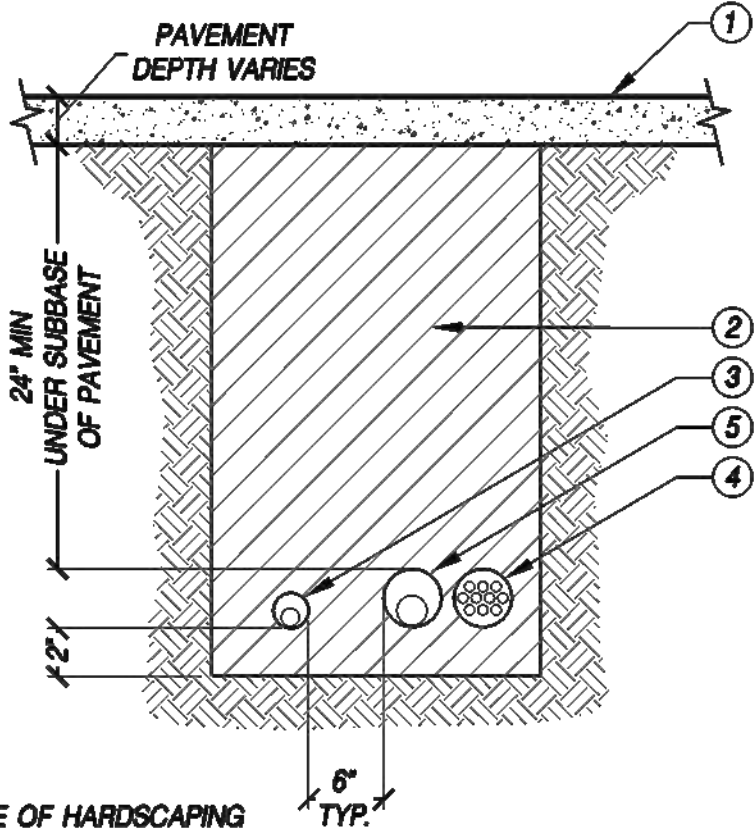
SLEEVE DEPTH AT RESIDENTIAL ENTRY WALKS AND DRIVEWAYS TO BE 12".

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 REQD. 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.



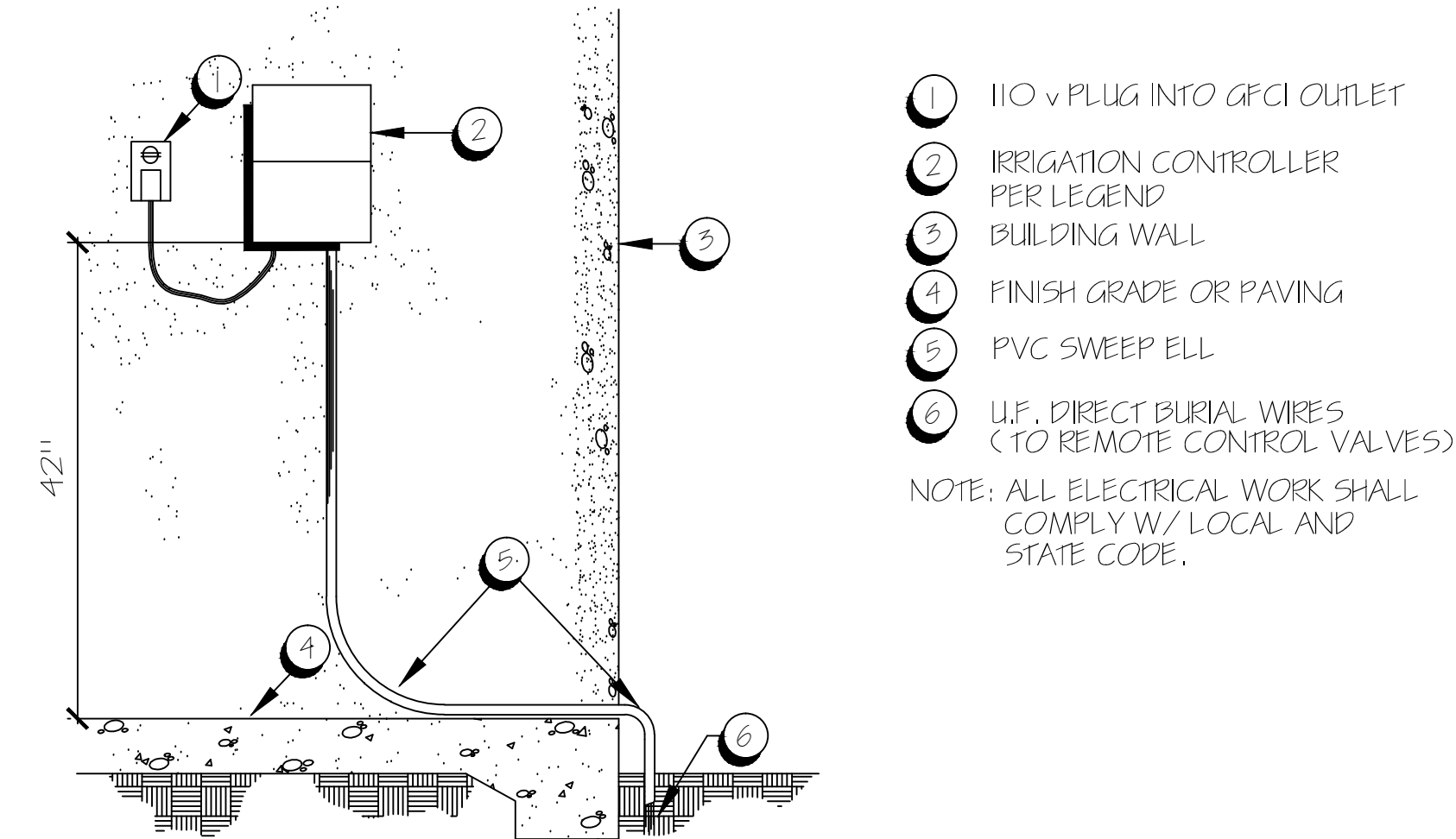
B SLEEVED CROSSINGS AT PAVING
N.T.S.

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	
1-10 WIRES	1-1/2"
11-20 WIRES	2"
21-40 WIRES	3"
41-60 WIRES	4"

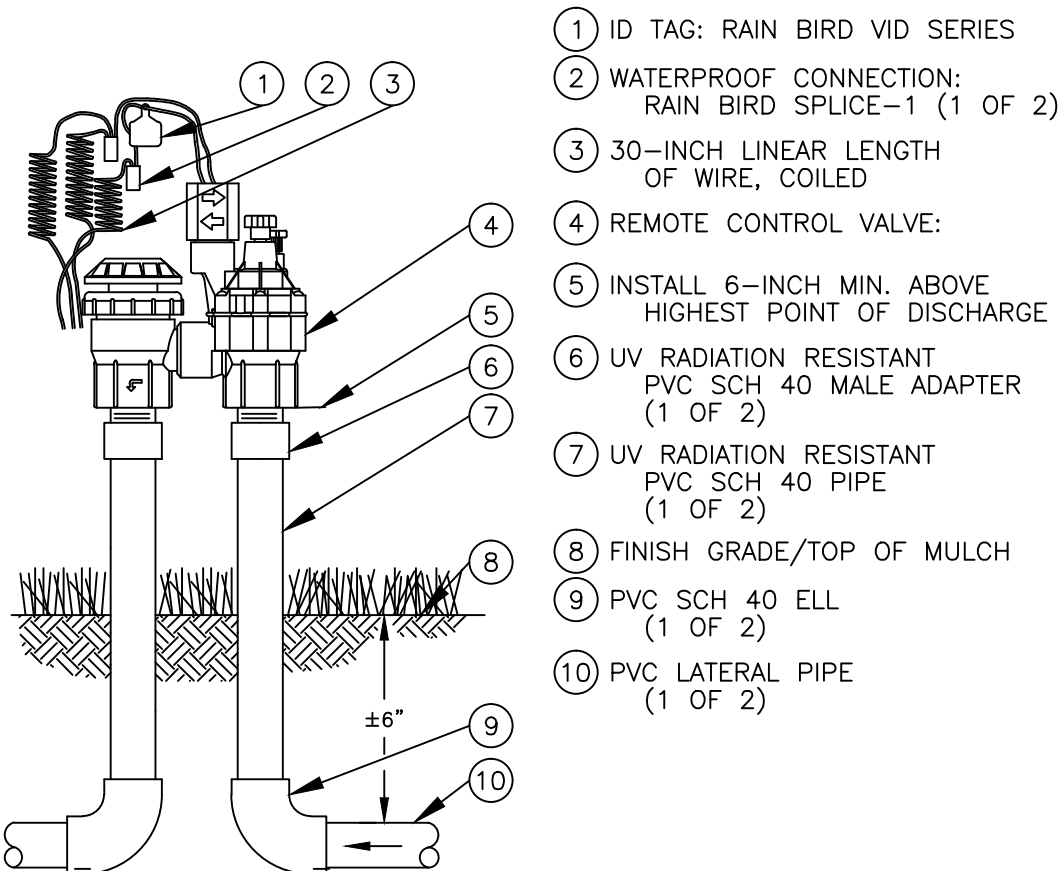
LATERAL PIPE SIZING (CLASS 200)	
GPM	PIPE SIZE
0 - 10	3/4"
10 - 16	1"
16 - 26	1-1/4"
26 - 36	1-1/2"
36 - 55	2"

NOTE: NO PIPE TO EXCEED VELOCITY OF 5' PER SECOND.

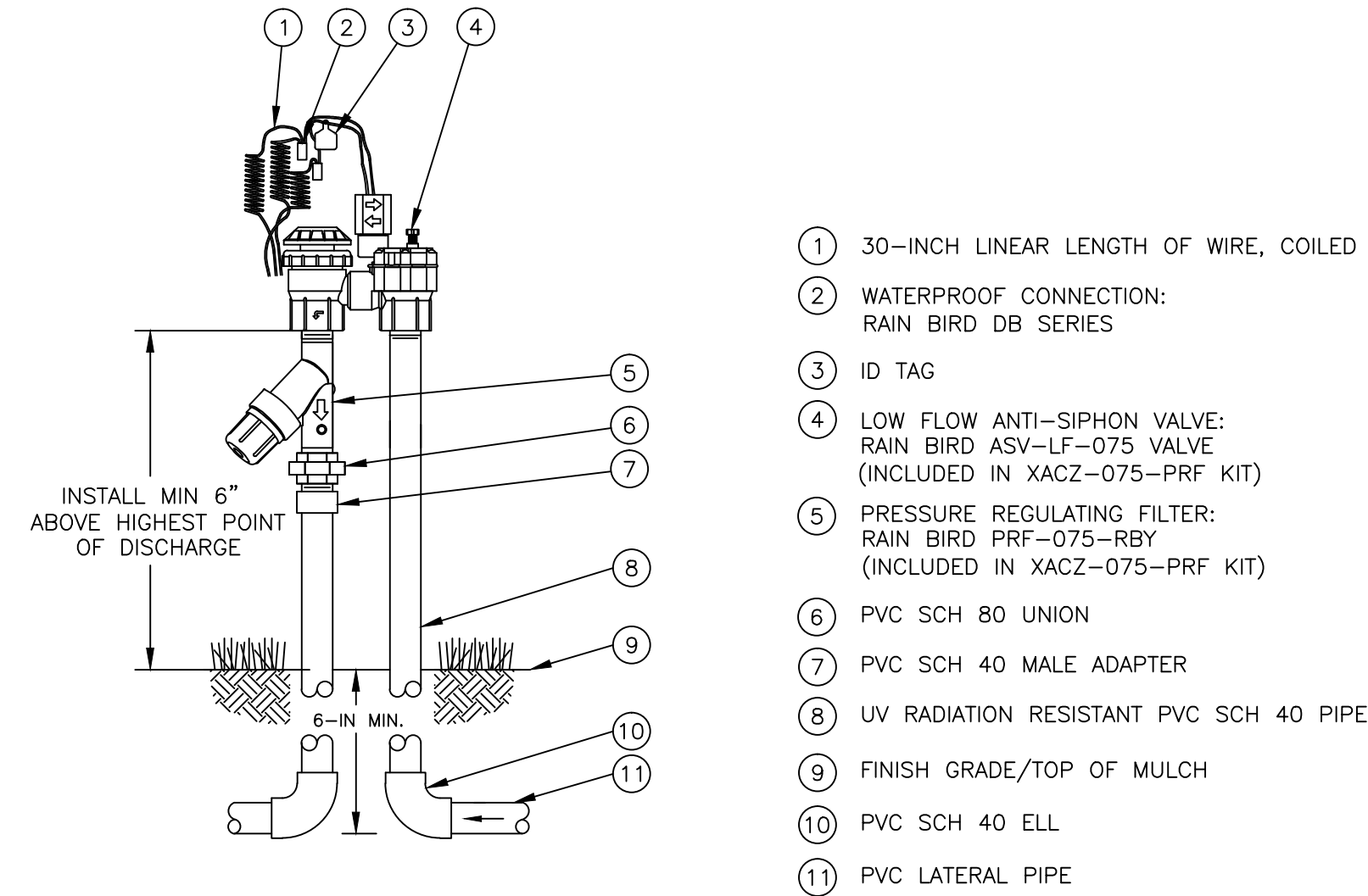
C LATERAL PIPE, SLEEVING, CONTROL WIRE SIZING
N.T.S.



D WALL MOUNT IRRIGATION CONTROLLER
N.T.S.



E 3/4" ANTI SIPHON SPRAY VALVE - ASVF SERIES
N.T.S.



F 3/4" ANTI SIPHON DRIP VALVE W/ FILTER KIT
N.T.S.

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

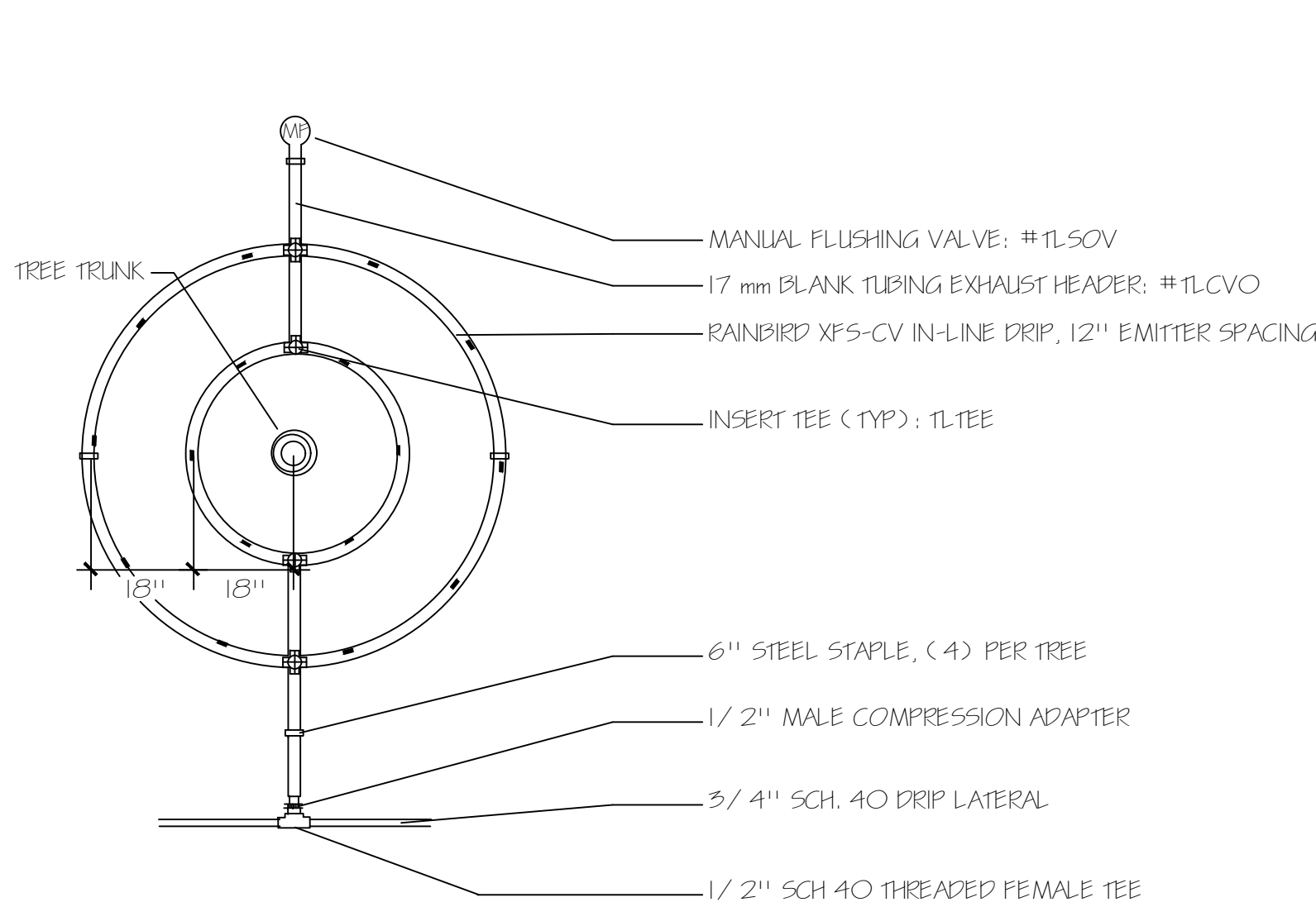
ARCHITECT'S STAMP:



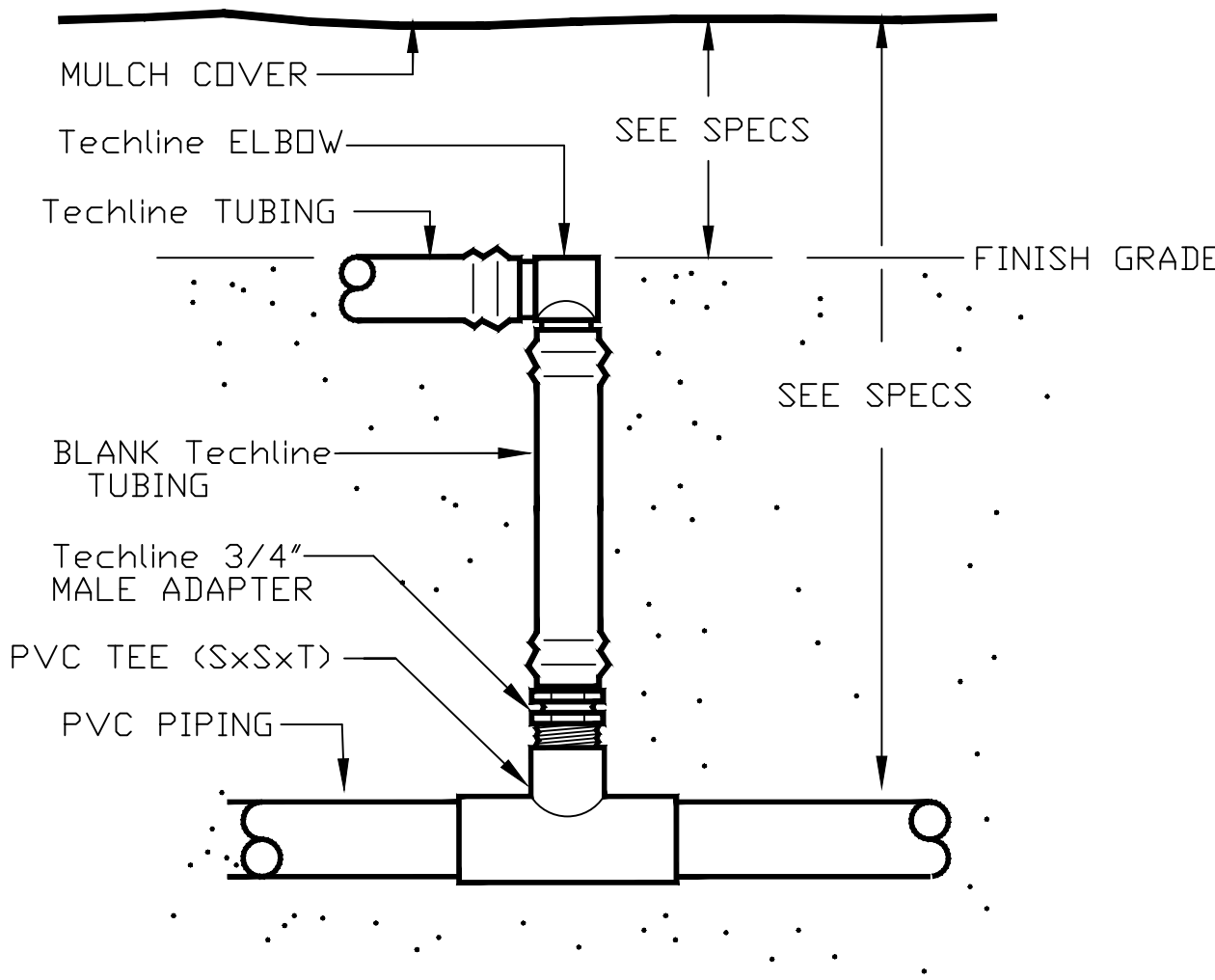
MARK	DATE	DESCRIPTION

Irrigation Details

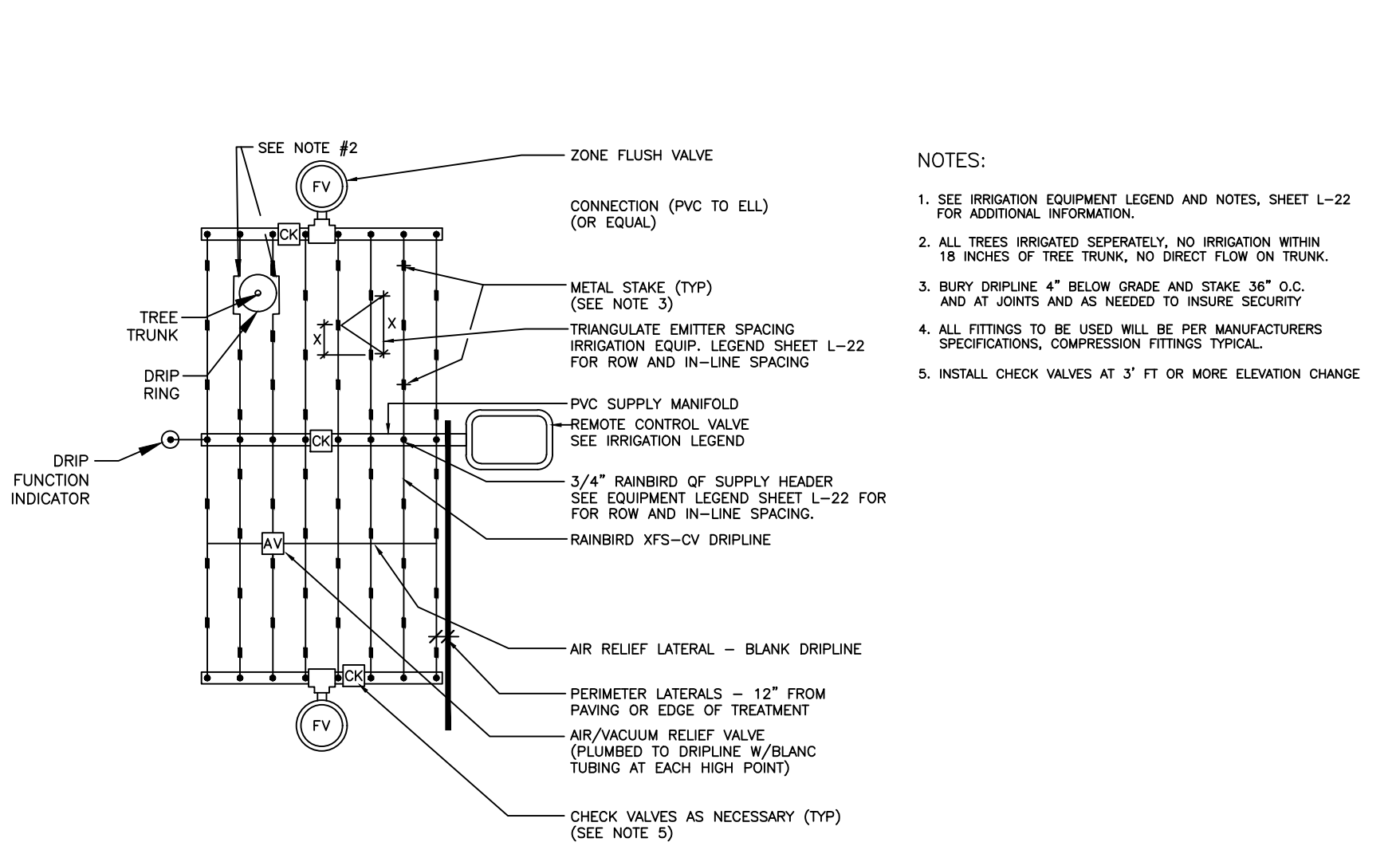
SCALE:	PER DETAIL	CLIENT NO.:	
	11JULY 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_016211rrgDet.dwg		



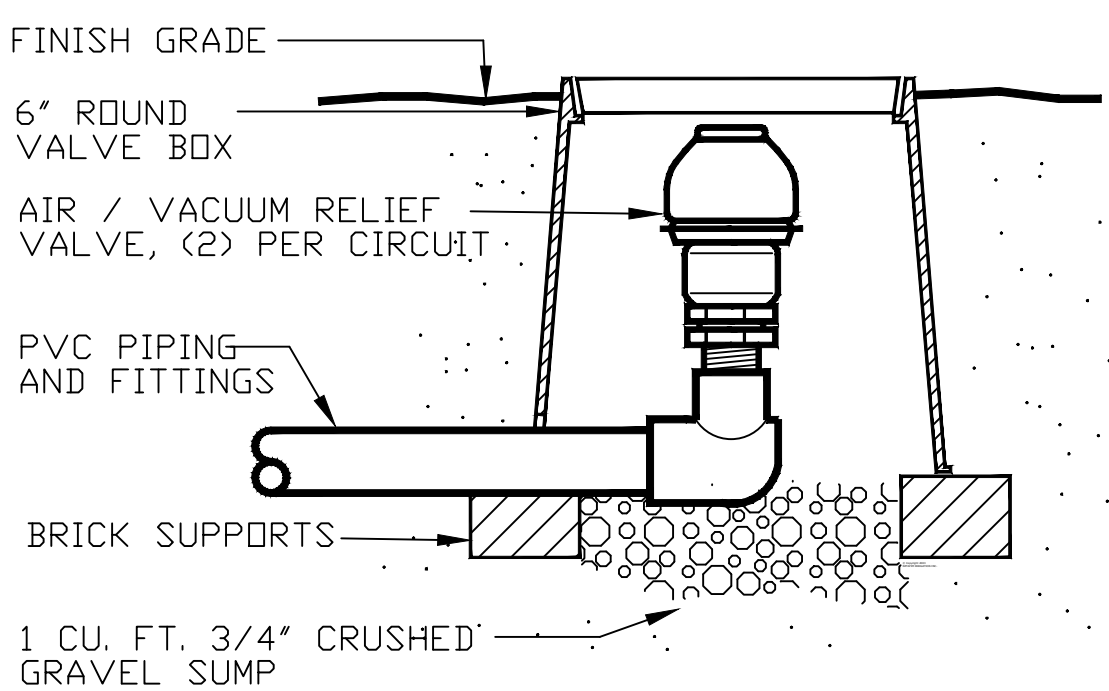
A TREE WATERING DRIP RING
N.T.S.



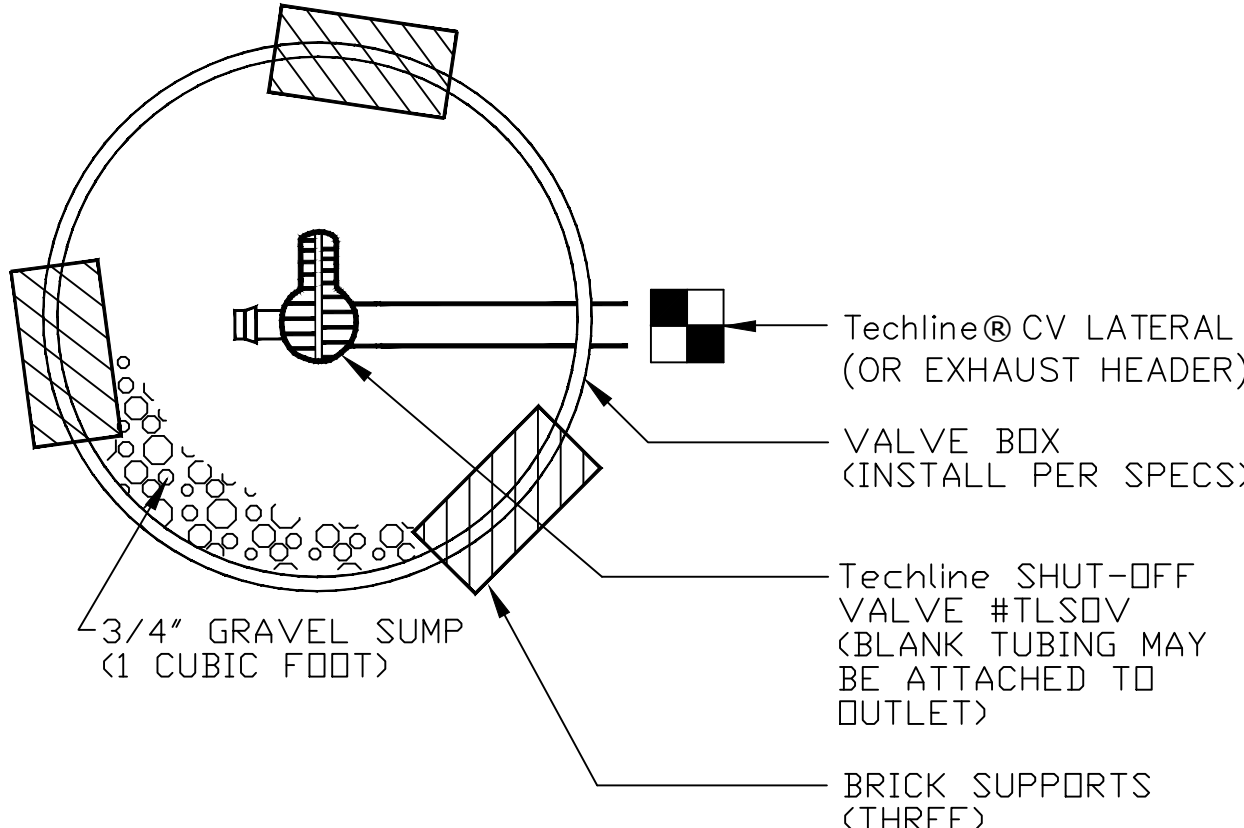
B TECHLINE ATTACHMENT DETAIL
N.T.S.



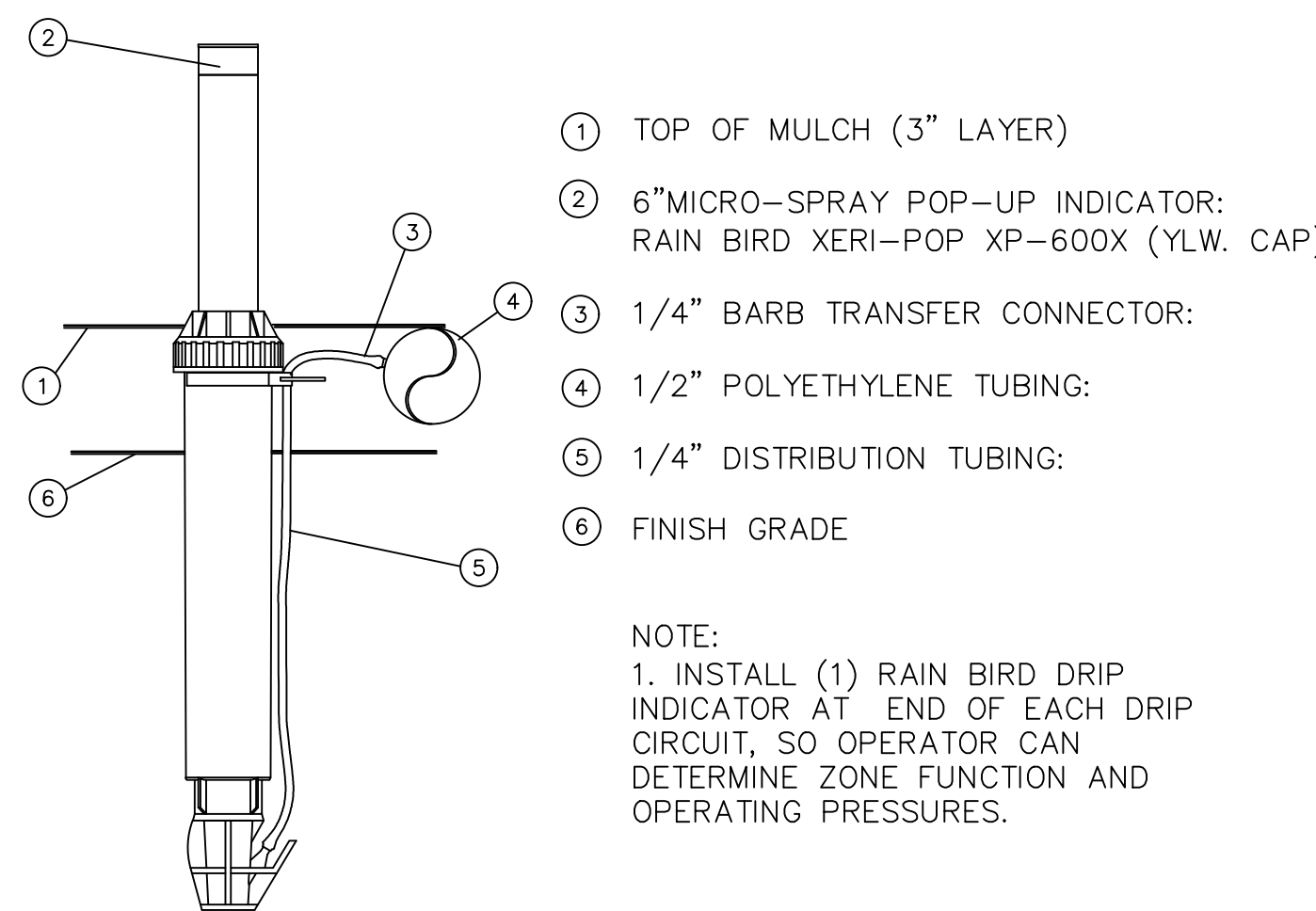
C DRIP LINE GRID ATTACHMENT AND CLEAN-OUT
N.T.S.



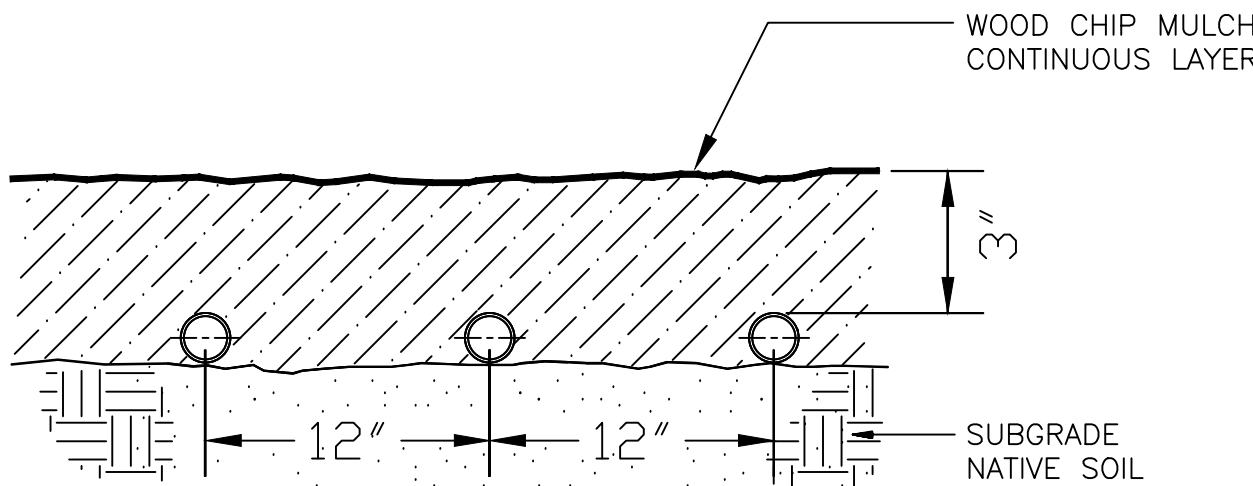
D AIR RELIEF VALVE
N.T.S.



E LINE FLUSH VALVE
N.T.S.



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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Project Owner:
Saris|Regis

Project Location:
Sunridge Villas
00000 Sunrise Blvd.
Rancho Cordova CA 95742

ARCHITECTS STAMP:



MARK	DATE	DESCRIPTION

Irrigation Details

SCALE:	PER DETAIL	CLIENT NO.:	
DATE:	11 JULY, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
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 sensor, spray and bubbler heads, drip irrigation lines, and associated accessories for a fully operational automatic irrigation system.	
2. Trenching and water setting 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.	
8. 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.	
8. 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.	
8. 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 earliest 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 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, Fertilizing 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 than 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, Fertilizing Soil, and Irrigation work run concurrently.	
1.10 SUBMITTALS	
A. See the contract General Conditions for policy and procedures related to submittals.	
8. Product data	
1. Submit a minimum of (3) complete lists of all irrigation equipment to be used, manufacturer's brochures, maintenance manuals, warranties 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 submittal 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 equipment 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 manufacturer's 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 manufacturer's 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.	
8. 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.	
8. The specification can only indicate the intent of the work to be performed other 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.	
3. 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 warrant all workmanship and materials for a period of 1 year (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.	
8. 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 causes 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 jobsite in their original unopened container with labels intact and legible at time of use.	
C. Store in accordance with the manufacturer's 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.	
8. 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, sidewalks, 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 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 1-800-422-4153 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 shut-off 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 shut-off 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 the several parts come together as shown upon, or implied by, the drawings and specifications for the completed project.	
8. 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 be 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, 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 buildings, walls, roads and walks. The plot, 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 WARRANTIES	
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 manufacturer's 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 manufacturer's warranties.	
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 enacted.	
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.	
8. 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, knee boxes, 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 D2454 and D2456.	
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 THREADED LUBRICANT	
A. Solvent cements shall comply with ASTM D2564. Socket joints shall be made per manufacturer's 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 access 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 oilseals.

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 manufacturer's 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, black, tri-union design with EPDM seats 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-561, class s, type k.

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 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 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 wires 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 wires 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 pairs 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.

- 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 Contactor 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 all flanges, adapters or other necessary fittings for connection.
- 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 walks.
- 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 SLEEVEING
- A. Perform all trenching, directional boring, sleeving and excavations as required for the installation of the work included under this section, including shoring of earh 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 tight 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 SLEEVEING 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. Controllor and booster Pump shall be certified by a factory approved certified professional. Contact xxxxxxxx at xxx.xxx.xxx.
- 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 indicating 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, Planning Soil, and Irrigation installation sections is complete.
- 3.19 FINAL ACCEPTANCE / SYSTEM MALFUNCTION CORRECTIONS
- A. At the end of the Plant Warranty 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.

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California Registered Landscape Architect # 4740



Sunridge Villas
Residential Front Yard Landscapes
Rancho Cordova, CA

Revisions

MARK	DATE	DESCRIPTION

Irrigation System Notes

SCALE:		CLIENT NO.:	
DATE:	22 JUNE, 2022	PROJECT NO.:	01621
DRAWN:			
APPROVED:			
FILE NAME:	_016211trgNotes.dwg		

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 MWLO.
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 OR 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, UTILITY 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.

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 POLYETHYLENE 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 MWLO. 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 3/8" ØBODY 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 (MWLO). 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).

Great Valley Design, Inc.

Regionally Appropriate Landscapes
1219 Spruce Lane
Davis, CA
(530) 231.5890

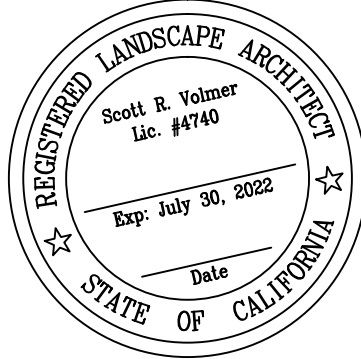
www.gvvalley.com
California Registered Landscape Architects # 4740
Nevada Registered Landscape Architects # 989

Project Owner:
SARIS|REGIS

Project Location:
Sunridge Villas

00000 Sunrise Blvd.
Rancho Cordova CA 95742

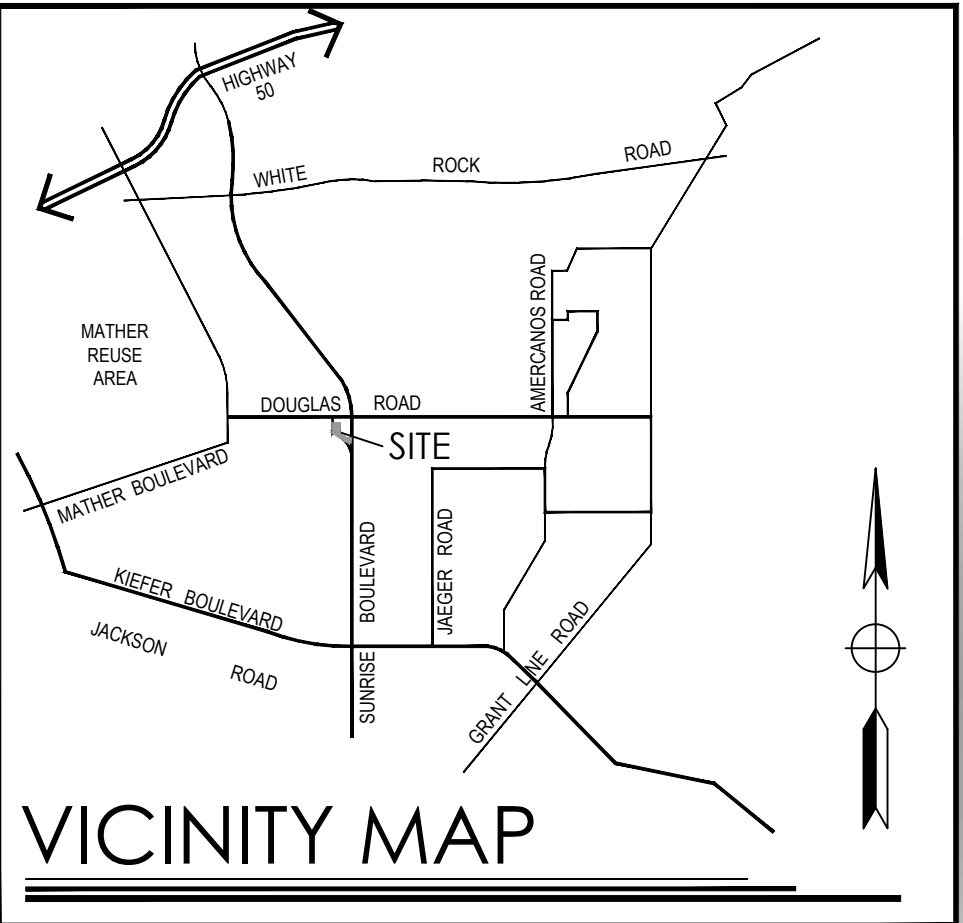
ARCHITECT'S STAMP:



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		



REGIS HOMES OF SACRAMENTO, INC.
1990 3RD STREET, SUITE 400
SACRAMENTO, CA 95811
CONTACT: BOB HOLMES
PHONE: (916) 439-3005
EMAIL: BHOLMES@SRGNC.COM

MORTON & PITALO, INC
75 IRON POINT CIRCLE, SUITE #120
FOLSOM, CA 95630
CONTACT: KEN TOPPER
PHONE: (916) 984-7621
EMAIL: KTOPPER@MPENGR.COM

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.

13.23± AC GROSS
11.90± AC (NET OF SUNRISE BLVD RW)
11.36± AC (NET OF SUNRISE BLVD LANDSCAPE CORRIDOR)

2,600 (40'x65") MINIMUM

CMU - SUNRISE SPECIFIC PLAN

ZONING

I.C. (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 DI/AC:

PARK AND RECREATION

CORDOVA REC. & PARK DISTRICT

SCHOOL DISTRICT

◆ ◆ ◆ ◆ ◆

FIRE PROTECTION

SACRAMENTO COUNTY METROPOLITAN FIRE
PROTECTION DISTRICT

WATER

SACRAMENTO COUNTY WATER AGENCY

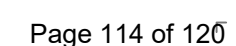
SEWER

SACRAMENTO AREA SEWER DISTRICT

STORM DRAIN

[illegible]

PROJECT INFORMATION



**ITEM 10.2.
CONDITIONS OF APPROVAL**

**ATTACHMENT 3
Exhibit B to the Resolution**

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
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

ITEM 10.2.
CONDITIONS OF APPROVAL

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<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	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@cityoffranchocordova.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				

ITEM 10.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
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<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
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. (<u>Attachment 2, Exhibit A</u>). • 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. (<u>Attachment 2, Exhibit A</u>).	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

ITEM 10.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	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 1 st 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

ITEM 10.2.
CONDITIONS OF APPROVAL

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<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
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 12.1.

DATE: August 15, 2022
TO: Honorable Mayor and Council Members
FROM: Kim Juran, Administrative Services Director
SUBJECT: CITY OF RANCHO CORDOVA TECHNOLOGY UPDATE

RECOMMENDATION

Receive information regarding Technology Updates for the City of Rancho Cordova.

ATTACHMENT(S)

None