Ripon City Council Meeting Notice & Agenda

CITY HALL, 259 NORTH WILMA, RIPON, CALIFORNIA

TUESDAY, MARCH 8, 2016 - 6:00 P.M.

REGULAR MEETING

You are now participating in the process of representative government. We welcome your interest and hope you will attend Ripon City Council meetings often. Democracy cannot endure without an informed electorate.

Ripon, as you probably know, has a council-administrator form of local government. Policies are set by the Council, who are elected by the people. These policies are carried out by the City Administrator, who is appointed by the Council. The Council decides what is to be done. The City Administrator, with the assistance of the City Staff, follows through.

REGULAR COUNCIL MEETINGS
The governing body meets at 6:00 P.M., on the second Tuesdays of the month, in the Council Chambers located in City Hall, 259 North Wilma, Ripon, California. A City Council meeting is the process of making and amending laws, developing policy and making decisions for governing your City by citizens who have been elected by you. With the exception of matters of personnel and pending litigation, or negotiations, the City Council takes action only in meetings open to the public.

The City Council follows a regular order of business during its meeting. The Council agenda is prepared in advance by the City Administrator and his staff. If you wish to place an item on the agenda for action, the information must be delivered to the City Administrator or staff eight (8) working days prior to the Council meeting. This date will be revised in case of holidays or special events. The information must be in writing (no phone calls), your name and address must be printed, and action desired must be clearly stated. Copies of the agenda are available at Ripon City Hall and online beginning on the Thursday prior to the meeting, or at the time of the scheduled meeting.

With the publication of this agenda, it is with the intent that each item on the agenda will be considered for a vote. Each Council Member present will cast a vote either for or against the motion under consideration, and the vote will be recorded in the minutes of the meeting. For example, the motion may be to approve, adopt, introduce, deny, fail, withdraw, table, or continue an item.

PUBLIC DISCUSSION
If you desire to speak before the Council on an item not on the agenda, please address "Mr. Mayor" and upon being recognized, come forward to the podium, and state your name and address before proceeding into your subject matter. State law prohibits the City Council from taking action on any item not on the agenda. While the City Council cannot always answer citizens concerns raised during the public discussion time, the City staff will be instructed, where appropriate, to either provide a response in the days following each Council meeting, or to place the issue on a subsequent meeting agenda for the City Council or one of its appointed commissions. No person shall speak for more than five minutes, and the total time allotted for discussion shall not exceed thirty minutes. Persons attending the meeting shall observe rules of propriety, decorum, and good conduct, and refrain from impertinent or slanderous remarks.

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (209) 599-2108. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

CONSENT CALENDAR
Routine items are scheduled under the heading of Consent Calendar, which allows action to occur with a single motion. Any item can be pulled off the consent calendar for further discussion if Council so desires. The public may also, at this time, request that an item be pulled from the consent calendar for explanation and/or discussion.

PERSONNEL/EXECUTIVE SESSION
Matters of personnel and pending litigation, or negotiations are handled after the public meeting has been closed, in the Personnel/Executive Session, pursuant to Sections 54956.8 and 54957 of the Government Code. This session is closed to the public.

INFORMATION

Where can I find the agenda before a meeting?

Copies of the agenda are available at the front counter of the Administration Department at City Hall, 259 N. Wilma Avenue by 4:30 p.m. on Thursday before a regularly scheduled City Council meeting. The agenda can be viewed in the window box in front of City Hall, or online at www.cityofripon.org . Supplemental documents relating to specific agenda items are available for viewing at the Office of the City Clerk or online.

Can I get the agenda/minutes mailed to my home/business?

You can subscribe to agendas and minutes in January of each year. The annual subscription for both is $60.00 per year. Subscription costs are not pro-rated should you wish to begin a subscription mid-year. If you would like to subscribe to the agenda/minutes, contact the City Clerk's office at 259 N. Wilma Avenue. Agendas are mailed on the Thursday before a meeting, and you will receive it on Monday or Tuesday (depending on postal service).

Can I receive the agenda by e-mail?

You may subscribe to the agenda at any time by e-mail – just go to the web site to register – www.cityofripon.org . Your subscription will begin immediately and you will receive it on the Thursday before the Regular Council meeting. Agendas sent by e-mail are free. Minutes are not e-mailed, but can be viewed on the City's web site.

How complete are the minutes?

The City of Ripon prepares **Synopsis Minutes**. These Minutes represent a summary of the actual comments made. Video CD or audio recordings are available for 90 days following a meeting or online for 2 weeks following a meeting at www.cityofripon.org . Contact the City Clerk's office to view/listen to these recordings at City Hall.

OTHER MEETINGS

Agency	Day	Time	Place
Historical Museum Commission	Third Monday	7:30 p.m.	Clarence Smit Memorial Museum
Planning Commission	The Monday following City Council	6:00 p.m.	Council Chambers
Recreation Commission	Second Wednesday	6:00 p.m.	City Hall Conference Room
Community & Youth Commission	Third Monday	7:00 p.m.	Police Department

FUTURE PUBLIC HEARINGS

	Title	Date of Hearing
1.	2015-2023 Housing Element	April 12, 2016 at 6:00 p.m. Council Chambers

Public Hearings are published in the Ripon Bulletin, posted in the window in front of City Hall, and are listed in the City Council agendas. All interested parties will be given an opportunity to appear and be heard by the City Council of the City of Ripon at the time and place pertaining to above described matters.

Ripon City Council Agenda

TUESDAY, MARCH 8, 2016

REGULAR MEETING
6:00 P.M.

PLEDGE OF ALLEGIANCE:

INVOCATION:

ROLL CALL: Council Members Leo Zuber, Mark Winchell, Michael Restuccia, Vice Mayor Dean Uecker, Mayor Jake Parks.

OTHERS PRESENT: City Administrator Kevin Werner, City Attorney Tom Terpstra, Planning Director Ken Zuidervaart, Recreation Director Kye Stevens, Director of Public Works Ted Johnston, Police Chief Ed Ormonde, City Clerk Lisa Roos, Deputy City Clerk Tricia Raymond, Information Systems Technician Dan Brannon, (Others present will be recorded by secretary only.)

PUBLIC DISCUSSION: This time is provided to the public to address the City Council on items not on the agenda. If you desire to speak, please address "Mr. Mayor" and upon being recognized, come forward to the podium, and state your name and address before proceeding into your subject matter.

APPROVAL OF MINUTES: Approval of the minutes of the Regular Ripon City Council Meeting of February 9, 2016 and the Special City Council Meeting of February 17, 2016.

APPROVAL OF AGENDA AS POSTED (OR AMENDED): If anyone would like to provide public comment regarding an item on the Consent Calendar, please come forward to the podium at this time.
The City Council may request to (1) pull an item from the Consent Calendar (2) withdraw an item; (3) add an Emergency items by a 4/5 vote. If the agenda is amended, vote to approve the amended agenda. If no changes are made, vote to approve the agenda as posted.

CONSENT CALENDAR **NOTES:**

1. Income

A. STATE OF CALIFORNIA

p.32

Retail Sales Tax (2015 $180,700)	$185,600.00	
Highway Users Tax (2015 $34,962.99)	$24,745.38	
TOTAL		**$210,345.38**

B. CHARTER COMMUNICATIONS

p.34 Franchise Fee Payment (October – December 2015) **$20,934.94**

C. WASTE MANAGEMENT

p.36 Franchise Fee Payment – January 2016 **$1,612.10**

D. CCATT HOLDINGS

p.38 Acacia Avenue Cell Tower Lease – March 2016 **$999.53**

E. T-MOBILE

p.39 Cell Tower Lease Payment – February 2016 **$898.03**

2. Bills, Invoices, Payments

A. GOODWIN CONSULTING GROUP, INC.

p.41 North Pointe Specific Plan
Public Facilities Financing Plan **$973.75**

B. BANK OF STOCKTON

p.42 Semi-Annual Retirement Account
Administration fees for non-PERS employees **$33,080.81**

C. SAN JOAQUIN REGIONAL TRANSIT DISTRICT

p.46 Blossom Express Driver
January Invoice #AR109338 **$1,958.09**

CONSENT CALENDAR: **NOTES:**

2. Bills, Invoices, Payments, continued:

p.47 D. NATIONAL METER & AUTOMATION, INC.

Material Purchases for the Water Meter Installation Project
Progress Payment-

Invoice #S1068021.002	$1,030.32	
Invoice #S1068022.003	$3,375.54	
Invoice #S1064425.001	$3,000.00	
Invoice #S1068022.001	$1,241.73	
Invoice #S1069189.001	-$162.54	
Invoice #S1068022.005	$1,049.76	
TOTAL		**$9,534.81**

E. G.M. CONSTRUCTION & DEVELOPERS, INC.

p.53 Water Meter Installation Project **$393,272.45**
Progress Payment – Invoice #3694.6

F. STANTEC

p.54 Groundwater Monitoring – Progress Payments

4th Quarter 2015 – Invoice #1014054	$2,518.00	
Permit Assistance – Invoice #1014055	$2,143.00	
TOTAL		**$4,661.00**

G. TERPSTRA HENDERSON

p.58

General Matters	$9,467.75	
Police Matters	$830.55	
J-M Manufacturing	$245.00	
North Pointe Specific Plan	$2,268.75	
Ripon Gardens II	$275.00	
TOTAL		**$13,087.05**

3. Resolutions

A. RESOLUTION NO. 16-___

p.67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON AUTHORIZING DESTRUCTION OF CERTAIN FINANCIAL RECORDS, DOCUMENTS, INSTRUMENTS, BOOKS, AND PAPERS.

This resolution authorizes the destruction of certain accounting records from 2007-2008.

CONSENT CALENDAR: **NOTES:**

3. Resolutions, continued:

B. RESOLUTION NO. 16-___

p.69

A RESOLUTION OF THE CITY OF RIPON APPROVING THE FISCAL YEAR 2014-2015 SURPLUS EXPENDITURES	This resolution approves fiscal year 2014-2015 surplus expenditures.

4. Miscellaneous Items

A. PRICE PAIGE & COMPANY

p.73

Engagement Letters City of Ripon Annual Audits	Authorize the Mayor and City Administrator to sign the engagement letters with Price Paige & Company to perform the annual audits of the City of Ripon Financial Statements and the Money Purchase Thrift Pension Plan for the year ending June 30, 2016. (Cost: $47,080.00)

2nd Reading and Adoption

B. ORDINANCE NO. 837

p.82

AN ORDINANCE OF THE CITY OF RIPON APPROVING THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF RIPON AND KDH GROUP LLC. (KIPER HOMES), A CALIFORNIA CORPORATION FOR THE DEVELOPMENT OF CERTAIN REAL PROPERTY IN THE CITY OF RIPON.	This ordinance approves the Development Agreement entered into between the City of Ripon and KDH Group LLC (Kiper Homes).

2nd Reading and Adoption

C. ORDINANCE NO. 838

p.83

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON AMENDING CHAPTER 10.10.060 RIPON MUNICIPAL CODE RELATING TO SPEED LIMITS	This ordinance amends Chapter 10.10.060 of the Ripon Municipal Code, titled “Speed Limits”.

CONSENT CALENDAR: **NOTES:**

4. Miscellaneous Items

p.86 D. J.B. ANDERSON LAND USE PLANNING

Environmental Services – Well #19	Authorize the Mayor to approve the proposal for California Environmental Quality Act (CEQA) review for the Well #19 project and direct staff to prepare the appropriate contract for such work. (Cost not to exceed: $5,600.00)

E. DISADVANTAGED BUSINESS ENTERPRISE FY 2016-2017

Padilla and Associates	Approve the General Services Agreement with Padilla and Associates and authorize the Mayor to sign the agreement and direct staff to prepare the Local Agency Annual DBE Submittal Form Exhibit 9-B and Contract Specific Goals, as needed. (Cost not to exceed: $3,375.00)

p.94

End of Consent Calendar

5. PUBLIC HEARINGS

NOTES:

Council will take action on the following items at the conclusion of each Public Hearing.

A. RIPON GARDENS II APARTMENT PROJECT

p.109

This is a public hearing to develop a multi-family residential project and commercial project on 10.51 acres located on the west side of North Ripon Road, just south of River Road.

Council Action:

- Adopt the Resolution approving the General Plan Amendment (GP15-04);
- Waive the first reading and introduce ordinance to approve the Rezone (Z15-04); and
- Adopt the Resolution approving the Tentative Parcel Map (PM15-02) and Major Site Review (SR15-08); and
- Waive the first reading and introduce ordinance to approve the Ripon Gardens II Development Agreement (DA15-03); and
- Adopt the Mitigated Negative Declaration (PEA 15-20) and mitigation monitoring and reporting program for the project, all based on the findings and subject to the conditions of the staff report and Development Agreement.

B. NORTH POINTE SPECIFIC PLAN PUBLIC FACILITIES FINANCING PLAN

North Pointe Planning District

p.384

This is a public hearing on the adoption of the North Pointe Specific Plan Sub-Regional Impact Fee/Specific Plan Fee along with approving the necessary Nexus Findings and Specific Plan Fee Findings.

Council Action:

Adopt a resolution authorizing the North Pointe Specific Plan Sub-Regional Fee.

6. DISCUSSION ITEMS — NOTES:

A. RIVER ROAD INTERSECTION & SIDEWALK IMPROVEMENT PROJECT

p.436

Discussion/Action

Authorize staff to proceed with the River Road Intersection and Sidewalk Improvement Project, approve the general services agreement with Basecamp Environmental, Inc. (Cost not to exceed $4,500.00) and approve the resolution consenting to the functional classification change of River Road.

B. SENATE BILL 5 COMPLIANCE

p.452

200 Year Flood Protection Plan
Discussion/Action

Approve the proposals by Peterson, Brustad, Inc. and JB Anderson Land Use Planning to implement the requirements of Senate Bill 5 (200 Year Flood Protection) and direct staff to process the appropriate documents to execute contracts.
(Cost: $35,943.00)

C. WATER METER INSTALLATION PROJECT

p.472

Change Order No. 1 and Material Purchase
Discussion/Action

Approve Change Order No. 1 with GM Construction to install 2,757 wireless transmitters ($108,908.00) and approve the purchase of the wireless transmitters from National Meter and Automation, Inc. ($400,730.00)

D. PAL GRANT PROGRAM UPDATE

p.477

Discussion/No Action

Staff to provide an update on Police Activities League Grants and how the money is being distributed within the community.

REPORTS

Department Heads:

City Council:

p.478 **SUCCESSOR AGENCY:**

CLOSED SESSION:

Public Comment – This time is provided for the public to address the City Council on closed session matters. If anyone wishes to speak, upon being recognized, please come forward to the podium and state your name and address before proceeding into your comments.

- Personnel Negotiations pursuant to Section 54957.6 of the California Government Code.
  - Police Officers' Association
  - Ripon Sergeants' Association
  - Operating Engineers Local Union No. 3
  - Non- Represented Employees

Adjournment:

Time:

I hereby certify the attached City Council agenda was posted 72 hours before the noted meeting:

Tricia Raymond _____ March 3, 2016

Tricia Raymond, Deputy City Clerk Date

Ripon City Council Minutes

TUESDAY, FEBRUARY 9, 2016

REGULAR MEETING
6:00 P.M.

PLEDGE OF ALLEGIANCE: The meeting was called to order at 6:00 p.m. with Council Member Michael Restuccia leading in the Pledge of Allegiance to the Flag.

INVOCATION: Pastor Dave Schutt gave the invocation.

ROLL CALL: Council Members Mark Winchell, Michael Restuccia, Vice Mayor Dean Uecker, Mayor Jake Parks. Absent: Council Member Leo Zuber.

OTHERS PRESENT: City Administrator Kevin Werner, City Attorney Tom Terpstra, Director of Public Works Ted Johnston, Police Chief Ed Ormonde, City Clerk Lisa Roos, Deputy City Clerk Tricia Raymond, Information Systems Technician Dan Brannon, Doug Ledeboer, Jaime Fountain, Shelly Moulyn, Gaynal Trotter, Karen Vogel, Dave Schutt, Dan Vogel, Larry Stewart, Lisa Ludovici, Shelly Kohl.

PUBLIC DISCUSSION: Resident and Maintenance Manager at the Chesapeake Landing Community Dan Vogel shared concerns that he and the residents at Chesapeake Landing have with the Ripon Gardens Phase II proposed project. Vogel said there were over 100 people who signed a petition and attended the Planning Commission meeting on February 2nd in opposition of the project. Vogel said the residents, who are primarily elderly, have concerns about security and invasion of privacy since the apartments can look straight down into yards and the setbacks are minimal. Vogel provided some solutions for the privacy issues such as higher noise barrier walls and the building of single story apartments rather than two-story. Vogel invited the Council and City Staff to come walk the neighborhood and see the resident's concerns first hand.

APPROVAL OF MINUTES: **MOTION:** MOVED/SECONDED (RESTUCCIA,WINCHELL) AND CARRIED BY A 4-0 (ZUBER ABSENT) VOTE TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING ON JANUARY 12, 2016 AND THE SPECIAL MEETING ON JANUARY 25, 2016.

APPROVAL OF AGENDA AS POSTED (OR AMENDED):

City Attorney Terpstra requested Item 4H be pulled from the Consent Calendar and continued at the March 8, 2016 City Council meeting.

Lisa Ludovici with Charter Communications is in agreement with this item being pulled to allow adequate time for revisions.

MOTION: MOVED/SECONDED (UECKER,WINCHELL) AND CARRIED BY A 4-0 (ZUBER ABSENT)VOTE TO APPROVE THE AGENDA AS AMENDED.

CONSENT CALENDAR **NOTES:**

1. Income

A. STATE OF CALIFORNIA

Retail Sales Tax (2015 $135,600.00)	$139,200.00	
Highway User Tax (2015 $28,100.92)	$23,860.46	
TOTAL		**$163,060.46**

B. WASTE MANAGEMENT

Franchise fee payment – December 2015 **$2,149.21**

C. BERTOLOTTI DISPOSAL, INC.

Franchise fee payment – 4th quarter 2015 **$1,432.41**

D. CCATT HOLDINGS

Acacia Avenue Cell Tower Lease **$968.73**

E. GILTON SOLID WASTE MANAGEMENT, INC.

Franchise Fees (quarter ending December 31, 2015) **$5,555.88**

F. T-MOBILE

Cell Tower Lease **$898.03**
January Payment

2. Bills, Invoices, Payments

A. PRICE PAIGE & COMPANY

Audit Services **$3,300.00**
Final Payment – Invoice #9520

B. NATIONAL METER & AUTOMATION, INC.

Material Purchases for the Water Meter Installation Project
Progress Payment –

Invoice #S1064425.003	$1,512.00	
Invoice #S1068021.001	$2,928.96	
TOTAL		**$4,440.96**

C. SAN JOAQUIN REGIONAL TRANSIT DISTRICT

Blossom Express Driver **$2,206.50**
December Invoice #AR109279

CONSENT CALENDAR **NOTES:**

2. Bills, Invoices, Payments, continued:

D. G.M. CONSTRUCTION & DEVELOPERS, INC.

Water Meter Installation Project Progress Payment – Invoice #3694.5		**$275,170.83**

E. WOOD RODGERS, INC.

Well 5 & 12 Assessments & Design Progress Payment - Invoice #98000	$890.00	
Well Site Suitability & Design Progress Payment – Invoice #97999	$1,180.00	
TOTAL		**$2,070.00**

F. TERPSTRA HENDERSON

General Matters	$18,246.25	
Lowe Agreement	$756.25	
North Point Specific Plan	$412.50	
Police Matters	$541.10	
Ripon Gardens II	$962.50	
J-M Manufacturing Co. et al.	$172.50	
TOTAL		**$21,091.10**

3. Resolutions

A. RESOLUTION NO. 16-06

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON AUTHORIZING THE REMOVAL OF NAMED TRUSTEE FOR THE 457 DEFERRED COMPENSATION PLAN	This resolution authorizes the removal of a named trustee who no longer is employed with the City of Ripon from the 457 Deferred Compensation Plan.

B. RESOLUTION NO. 16-07

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ORDERING THE CITY ENGINEER TO PREPARE ON BEHALF OF THE CITY OF RIPON LIGHTING DISTRICT AN ENGINEER'S ANNUAL REPORT PERTAINING TO THE ANNUAL ASSESSMENTS FOR **STREET LIGHTS FY 2016-2017** CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA	This resolution orders the City Engineer to prepare the annual report for the City of Ripon Lighting District.

3. Resolutions, continued:

C. RESOLUTION NO. 16-08

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ORDERING THE CITY ENGINEER TO PREPARE ON BEHALF OF THE CITY OF RIPON THE ENGINEER'S ANNUAL REPORT PERTAINING TO THE ANNUAL ASSESSMENT FOR ASSESSMENT DISTRICT NO. **94-1** CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA COMMONLY KNOWN AS **MAIN STREET LANDSCAPE MAINTENANCE DISTRICT**

This resolution orders the City Engineer to prepare the annual report for the Main Street Landscape Maintenance District.

D. RESOLUTION NO. 16-09

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ORDERING THE CITY ENGINEER TO PREPARE ON BEHALF OF THE CITY OF RIPON THE ENGINEER'S ANNUAL REPORT PERTAINING TO THE ANNUAL ASSESSMENT FOR ASSESSMENT DISTRICT NO. **96-1** CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA COMMONLY KNOWN AS **BOESCH-KINGERY ESTATES**

This resolution orders the City Engineer to prepare the annual report for Boesch-Kingery Estates.

E. RESOLUTION NO. 16-10

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ORDERING THE CITY ENGINEER TO PREPARE ON BEHALF OF THE CITY OF RIPON THE ENGINEER'S ANNUAL REPORT PERTAINING TO THE ANNUAL ASSESSMENT FOR ASSESSMENT DISTRICT NO. **89-2** CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA COMMONLY KNOWN AS **COUNTRY WOODS UNIT NO.2 & ZUMSTEIN ESTATES SUBDIVISIONS**

This resolution orders the City Engineer to prepare the annual report for the Country Woods and Zumstein Estates.

CONSENT CALENDAR **NOTES:**

3. Resolutions, continued:

F. RESOLUTION NO. 16-11

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ORDERING THE CITY ENGINEER TO PREPARE ON BEHALF OF THE CITY OF RIPON THE ENGINEER'S ANNUAL REPORT PERTAINING TO THE ANNUAL ASSESSMENT FOR ASSESSMENT DISTRICT NO. **89-1** CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA COMMONLY KNOWN AS **DUTCH MEADOWS**

This resolution orders the City Engineer to prepare the annual report for Dutch Meadows.

G. RESOLUTION NO. 16-12

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ORDERING THE CITY ENGINEER TO PREPARE ON BEHALF OF THE CITY OF RIPON THE ENGINEER'S ANNUAL REPORT PERTAINING TO THE ANNUAL ASSESSMENT FOR ASSESSMENT DISTRICT NO. **92-1** CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA COMMONLY KNOWN AS **FARMLAND ESTATES**

This resolution orders the City Engineer to prepare the annual report for Farmland Estates.

H. RESOLUTION NO. 16-13

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ORDERING THE CITY ENGINEER TO PREPARE ON BEHALF OF THE CITY OF RIPON THE ENGINEER'S ANNUAL REPORT PERTAINING TO THE ANNUAL ASSESSMENT FOR ASSESSMENT DISTRICT NO. **98-1** CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA COMMONLY KNOWN AS **JACOB'S LANDING**

This resolution orders the City Engineer to prepare the annual report for Jacob's Landing.

3. Resolutions, continued:

I. RESOLUTION NO. 16-14

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ORDERING THE CITY ENGINEER TO PREPARE ON BEHALF OF THE CITY OF RIPON THE ENGINEER'S ANNUAL REPORT PERTAINING TO THE ANNUAL ASSESSMENT FOR ASSESSMENT DISTRICT NO. **02-1** CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA COMMONLY KNOWN AS **CAROLINA'S LANDSCAPE MAINTENANCE DISTRICT**	This resolution orders the City Engineer to prepare the annual report for the Carolina's Landscape and Maintenance District.

J. RESOLUTION NO. 16-15

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ORDERING THE CITY ENGINEER TO PREPARE ON BEHALF OF THE CITY OF RIPON THE ENGINEER'S ANNUAL REPORT PERTAINING TO THE ANNUAL ASSESSMENT FOR ASSESSMENT DISTRICT NO. **07-1** CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA COMMONLY KNOWN AS **CORNERSTONE 1 LANDSCAPE MAINTENANCE DISTRICT**	This resolution orders the City Engineer to prepare the annual report for the Cornerstone 1 Landscape Maintenance District.

4. Miscellaneous Items

A. CLAIM

Eduardo Maldonado	Deny the claim filed by Eduardo Maldonado. (Claim amount: $225,000.00)

B. QUARTERLY INVESTMENT POLICY REVIEW

October 1, 2015 – December 31, 2015	Accept the City's quarterly investment report for the period ending December 31, 2015.

CONSENT CALENDAR: **NOTES:**

4. Miscellaneous Items, continued:

C. RIPON FIREWORKS SHOW

Memorandum of Understanding	Authorize the Mayor to sign the Memorandum of Understanding with the Ripon Chamber Foundation.

D. CAVES & ASSOCIATES

Service Agreement	Authorize the Mayor to sign an agreement for Special Services with Caves & Associates for representation during the upcoming meet and confer process.

Second Reading and Adoption

E. ORDINANCE NO. 832

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON REPEALING SECTION 10.40.380 OF THE RIPON MUNICIPAL CODE AND ADDING CHAPTER 10.58 OF THE RIPON MUNICIPAL CODE	This ordinance repeals section 10.40.380 of the Ripon Municipal Code and adds Chapter 10.58, titled "Residential Permit Parking Program."

Second Reading and Adoption

F. ORDINANCE NO. 833

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON AMENDING CHAPTER 9.28 OF THE RIPON MUNICIPAL CODE	This ordinance amends Chapter 9.28 of the Ripon Municipal, titled "Fireworks."

Second Reading and Adoption

G. ORDINANCE NO. 834

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON ADDING SECTION 9.23.135 OF THE RIPON MUNICIPAL CODE	This ordinance amends Chapter 9.23 of Title 9 of the Ripon Municipal Code and adds Section 9.23.135, titled "Fires Within City Parks."

Second Reading and Adoption

H. ORDINANCE NO. 836 *Item 4H was tabled*

AN ORDINANCE OF THE CITY OF THE CITY COUNCIL OF THE CITY OF RIPON REPEALING CHAPTERS 5.28 AND 5.29 OF THE RIPON MUNICIPAL CODE AND ADDING A NEW CHAPTER 5.28 OF THE RIPON MUNICIPAL CODE	This ordinance repeals Chapter 5.28 of the Ripon Municipal Code and introduces a new Chapter 5.28, titled "Cable Communication Franchise Procedures."

CONSENT CALENDAR **NOTES:**

4. Miscellaneous Items, continued:

I. T. MITCHELL ENGINEERS & ASSOCIATES

The Compressed Natural Gas (CNG) Expansion and Bus Shelter Project	Authorize the Mayor to sign the agreement with T. Mitchell Engineers & Associates for inspection services for the CNG Expansion and Bus Shelter Project.

End of Consent Calendar

MOTION: MOVED/SECONDED (UECKER,WINCHELL) AND CARRIED BY A 4-0 (ZUBER ABSENT) VOTE TO APPROVE THE CONSENT CALENDAR AS AMENDED.

5. PUBLIC HEARINGS **NOTES:**

Council will take action on the following items at the conclusion of each Public Hearing.

A. COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS

Fiscal Year 2016-2017	This is a public hearing to provide community residents the opportunity to hear recommendations on proposed projects and provide comments to the City Council.

City Administrator Werner said the Community Development Block Grant (CDBG) program provides communities with resources to address community development needs. The CDBG allocates annual grants to help provide housing, suitable living environments, and opportunities to expand economic opportunities primarily for low and moderate income persons. The Department of Housing and Urban Development (HUD), administered through the County of San Joaquin, has provided RIpon an estimated $76,402 in CDBG funds and $18,284 in HOME funds for 2016-17. Of the estimated $76,402 in CDBG funds, only fifteen percent ($11,460) may be allocated to public service programs such as Bethany Home Society, San Joaquin County Human Services Agency, Ripon Senior Center, Second Harvest Food Bank, and Emergency Food Bank of Stockton/San Joaquin. Werner showed a chart with the breakdown of funds going to each service organization and funds for Handicap Ramp projects.

PUBLIC HEARING OPENED

No one form the public wished to speak at this time.

PUBLIC HEARING CLOSED

Council Member Restuccia asked if the handicap project money doesn't get used, does it accumulate.

Werner said yes. The money is accumulated and when projects come up this money is used with other funds to construct ramps/sidewalks in areas where they don't exist.

Council Member Winchell asked if the city was looking into the aesthetics of the ramps. Possibly not using bright yellow and having them match the current design.

Engineering Supervisor Pease said the city is speaking with the State Architect in regards the aesthetics and what is acceptable.

MOTION: MOVED/SECONDED (UECKER,RESTUCCIA) AND CARRIED BY A 4-0 (ZUBER ABSENT) VOTE TO APPROVE THE RECOMMENDED 2016-2017 CDBG AND HOME PROGRAMS FUNDING ALLOCATIONS AND DIRECT STAFF TO PROCESS THE NECESSARY DOCUMENTATION TO FACILITATE THE GRANT PROGRAM.

6. ORDINANCES **NOTES:**

First Reading and Introduction

A. ORDINANCE NO. 837

AN ORDINANCE OF THE CITY OF RIPON APPROVING THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF RIPON AND KDH GROUP LLC. (KIPER HOMES), A CALIFORNIA CORPORATION FOR THE DEVELOPMENT OF CERTAIN REAL PROPERTY IN THE CITY OF RIPON.	This ordinance approves the Development Agreement entered into between the City of Ripon and KDH Group LLC (Kiper Homes).

MOTION: MOVED/SECONDED (UECKER,WINCHELL) AND CARRIED BY A 4-0 (ZUBER ABSENT) VOTE TO WAIVE THE FIRST READING AND INTRODUCE ORDINANCE NO. 837.

First Reading and Introduction

B. ORDINANCE NO. 838

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON AMENDING CHAPTER 10.10.060 RIPON MUNICIPAL CODE RELATING TO SPEED LIMITS	This ordinance amends Chapter 10.10.060 of the Ripon Municipal Code, titled "Speed Limits".

Engineering Supervisor Pease said this ordinance will establish the speed limits based on the approved 2015 Engineering and Traffic Survey approved by Council at the January 12, 2016 City Council meeting.

Council Member Winchell asked which speed limits were changing.

Pease said there was only one change: Stockton Avenue to Doak Blvd. went from 30 mph to 35 mph.

MOTION: MOVED/SECONDED (RESTUCCIA,UECKER) AND CARRIED BY A 4-0 (ZUBER ABSENT) VOTE TO WAIVE THE FIRST READING AND INTRODUCE ORDINANCE NO. 838.

7. DISCUSSION ITEMS **NOTES:**

A. FRIENDS OF THE RIPON DOG PARK

Memorandum of Understanding	City Council to consider approving a Memorandum of Understanding with the Friends of the Ripon Dog Park for the planning and design, construction, and operation/maintenance of a proposed dog park on Doak Blvd., east of the animal shelter.

City Administrator Werner said The Friends of the Dog Park (Friends) are proposing a future dog park to be located on a 1.23 acre portion of City property on Doak Blvd, east of the existing animal shelter. The Dog Park Committee has met several times to discuss the Friends' proposal, specifically the cooperation between the City and the Friends to develop the proposed dog park site.
City Staff has created a Memorandum of Understanding that describes the cooperation between the City and the Friends for the planning & design, construction, and operation/maintenance of the proposed dog park.

Council Member Restuccia said the agreement seems to work for each party and wanted to thank staff and the Friends for their time and commitment to this project.

Vice Mayor Uecker and Council Member Winchell said this project has been a long time coming and they are excited to see it moving in the right direction.

MOTION: MOVED/SECONDED (RESTUCCIA,WINCHELL) AND CARRIED BY A 4-0 (ZUBER ABSENT) VOTE TO APPROVE AND HAVE THE MAYOR SIGN THE MEMORANDUM OF UNDERSTANDING WITH THE FRIENDS OF THE RIPON DOG PARK.

B. PUBLIC FACILITIES FINANCING PLAN FEE UPDATE PROCESS

2016 Fee Update	City Council to consider approving the proposals from Goodwin Consulting Group in the amount of $35,000.00 to prepare the development impact fee justification study and Mark Thomas & Company in the amount of $25,000.00 to update the City's Master Circulation Element.

City Administrator Werner said every 5 years the City of Ripon reviews and updates the City of Ripon's Public Facilities Financing Plan (PFFP). The last update was done in house by City Staff in December 2011. The update in 2011 consisted of City Staff updating master plans, land costs and construction costs. This proposed update is intended to be a comprehensive review and amendment of the City's Public Facilities Financing Plan.
Werner said the Engineering Department is working on updating the City's Master Plans (Water, Wastewater, Storm, etc) and part of the update proposal includes services from Mark Thomas & Company to update the City's Master Circulation Plan. Once the master plans have been updated the Financial Consultant Goodwin Consulting Group can begin their portion of work.
Werner said the fiscal impact is approximately $60,000, which will be paid out of the General Fund and the process will take approximately 8 months to complete.

MOTION: MOVED/SECONDED (WINCHELL,RESTUCCIA) AND CARRIED BY A 4-0 (ZUBER ABSENT) VOTE TO APPROVE THE PROPOSALS FROM GOODWIN CONSULTING GROUP AND MARK THOMAS & COMPANY TO BEGIN UPDATES ON THE CITY'S MASTER CIRCULATION ELEMENT.

C. WATER CONSERVATION

Discussion/Action Staff to report on the City's Water Conservation Program.

Director of Public Works Johnston said in January the city had a 9% reduction in water use compared to 2013, most likely due to no sprinklers running and in home savings. Ripon's running average in water reduction is 27% and the state mandate is still set at 36%, but new regulations could be coming soon, even the Governor has called for an extension of urban water use from February 2016 to October 2016 "should the drought conditions persist through January 2016." Additionally the State Water Resources Control Board has revised regulations dictating how municipalities report water conservation, specifically adjustments to climate and growth.
Johnston said as of March 1st, the number of watering days will increase from one day per week to three days per week, unless Council revises the resolution. Johnston said Ripon is still below the mandated conservation 36% in water reduction and should look at bumping the water days up to only two days a week, not three.

Council Member Restuccia asked if the City receives any federal water use reports.

Werner said South San Joaquin Irrigation District had a discussion on the drought at their meeting today and reports are showing the snowpack at 114%, with no additional precipitation the state may still end up below average.

City Council Member Winchell asked what percentage of water use is landscaping.

Johnston said landscaping accounts for 50-60%.

Winchell said two days a week watering is sufficient and will not only help with water savings, but with reports to the state.

Parks asked when the water meter project will be complete, since that contributes to conservation efforts.

Engineering Supervisor Pease said by the end of the month the whole city will be on meters.

Johnston said a key item with the new meters is the technology. Residents can log into a website and view their water usage or even be alerted of possible leaks.

MOTION: MOVED/SECONDED (WINCHELL,RESTUCCIA) AND CARRIED BY A 4-0 (ZUBER ABSENT) VOTE TO HOLD A SPECIAL MEETING PRIOR TO MARCH 1, 2016 TO BRING THE WATER CONSERVATION RESOLUTION BACK TO COUNCIL TO CHANGE WATERING DAYS FROM ONE DAY TO TWO DAYS A WEEK.

D. GENERAL FUND BUDGET UPDATE

Discussion/No Action — Staff will present a mid-year General Fund Budget update.

City Administrator Werner said we are halfway through the fiscal year and he has projected year end revenue and expenses. *Graphs were presented that showed trends, revenue sources, sales tax, and expenses.*

The Operational Budget for FY 2015-16 was approved with a $262,931 surplus and the mid-year projection is at $500,000.

Werner shared a slide on one-time revenue sources and shared how one-time payment sources help with the surplus, especially with the decline in gas taxes. The General Fund one-time revenue sources were budgeted at $624,000 and the current projection is $1,060,000 for 2015-16. Major recurring revenue sources are made up of sales tax, property tax, and motor vehicle in lieu fees. In comparison to 2014-15, we are projecting a 15% decline in sales tax, a 2% increase in property taxes, and a 5% increase in motor vehicle in lieu fees. Fuel tax is a large portion or revenue and with oil prices down, there is concern not only in the city, but across all states.

Werner shared a General Budget Comparison to Previous Year chart and the projections are behind $350,000 compared to 2014-15. Werner said this is just an update and the city will remain cautious entering into the end of the Fiscal Year.

E. LEAGUE OF CALIFORNIA CITIES 2016 DUES

Discussion/Action — Approve Ripon's League of California Cities membership dues for calendar year 2016 (2% increase from 2015). The League has also requested Council consideration in paying a litigation surcharge to defray on-going litigation costs and a surcharge to fund the 2016 local streets and roads assessment.

- 2016 Membership dues: $5,617.00
- Optional litigation surcharge (4%): $224.68
- Local streets and roads assessment $200.00

Total with litigation surcharge: **$6,041.68**

City Administrator Werner said for the last eight years, the City's dues have not been increased for our League of California Cities membership. In 2016 the board authorized a 2% increase. The League is also requesting City Council's consideration of contributing two optional surcharges: a litigation surcharge to defray on-going litigation costs and a surcharge to fund the 2016 local streets and roads assessment.

MOTION: MOVED/SECONDED (RESTUCCIA,UECKER) AND CARRIED BY A 4-0 (ZUBER ABSENT) VOTE TO PAY THE LEAGUE OF CALIFORNIA CITIES 2016 MEMBERSHIP DUES WITH THE LITIGATION SURCHARGE AND LOCAL STREETS AND ROADS ASSESSMENT SURCHARGE.

F. FREQUENCY OF CITY COUNCIL MEETINGS

Discussion/Action City Council to discuss continuing with one City Council meeting per month or reinstating two meetings per month.

City Administrator Werner said since July 2015 the City Council has been meeting once a month. When this was approved it was stated an evaluation should occur in six months. The purpose of going from two to one meeting a month was to allow more time for staff to conduct day to day business rather than use many hours preparing for meetings. Werner said Council needs to evaluate if one meeting a month is working.

Council Member Restuccia said the idea to evaluate in six months was to see if the Council was able to conduct business on a once a month basis. Restuccia said it is working and if there is a need, Special Meetings can be and have been called.

MOTION: MOVED/SECONDED (WINCHELL,UECKER) AND CARRIED BY A 4-0 (ZUBER ABSENT) VOTE TO KEEP THE ONCE A MONTH CITY COUNCIL MEETING.

REPORTS

Department Heads: Chief Ormonde presented the 2015 Crime and Activity Report. Graphs shared current year stats compared to past years.
Ormonde reported that on Wednesday, February 10th at 7:00 p.m. the Police Department is holding an Area of Responsibility #1 meeting in the Police Station Operation Center. Officers will be providing information and safety tips that may be specific to this area.

City Council: Council Member Restuccia wanted to congratulate the Chief and Staff for Ripon being named the 10th safest city in the State of California.
Chief Ormonde said thank you, but wanted to acknowledge the community as well for their efforts.

PUBLIC DISCUSSION ON CLOSED SESSION MATTERS: No one from the public wished to speak at this time.

CLOSED SESSION:

The meeting was called to order at 7:40 p.m.

ROLL CALL: Council Members Mark Winchell, Michael Restuccia, Vice Mayor Dean Uecker, and Mayor Jacob Parks. Absent: Leo Zuber.

OTHERS PRESENT: City Attorney Tom Terpstra, City Clerk Lisa Roos, Chief Ed Ormonde, City Administrator Kevin Werner, Director of Public Works Ted Johnston.

IN THE MATTER OF:

- Personnel Negotiations pursuant to Section 54957.6 of the California Government Code.
  - Police Officers' Association
  - Ripon Sergeants' Association
  - Operating Engineers Local Union No. 3
  - Non- Represented Employees

City Attorney Terpstra said no reportable action was taken and item will be continued.

There being no further business, the meeting adjourned at 7:50 p.m.

(Signed) Jacob Parks
Mayor

ATTEST:

(Signed) Tricia Raymond
Deputy City Clerk

Ripon City Council
Special Meeting Minutes

Wednesday, February 17, 2016

The Special City Council meeting was called to order at 6:00 p.m. by Mayor Jacob Parks.

ROLL CALL: Council Members Leo Zuber, Michael Restuccia, Mark Winchell, Mayor Jacob Parks. Absent: Vice Mayor Dean Uecker

OTHERS PRESENT: City Administrator Kevin Werner, City Attorney Stacy Henderson, Planning Director Ken Zuidervaart, Recreation Director Kye Stevens, Director of Public Works Ted Johnston, Police Chief Ed Ormonde, City Clerk Lisa Roos, Deputy City Clerk Tricia Raymond, Information Systems Technician Dan Brannon,

PUBLIC DISCUSSION: Resident Karen Vogel wanted to speak on behalf of Chesapeake and neighboring communities in regards to the Ripon Gardens II project. Vogel said there are a number of residents opposed to the project and she wants to urge Council to listen to the pros and cons. The residents have concerns about safety, traffic, and privacy. Vogel asked if there was a master plan for the area that can be viewed and requests the distance of 300 ft. for notices that go out to residents when a project is coming to their neighborhood be lengthened.

Vice Mayor Dean Uecker arrived at 6:07 p.m.

IN THE MATTER OF:

1. Discussion Items

A. RIVER ROAD AND FULTON AVENUE INTERSECTION AND SIDEWALK IMPROVEMENT PROJECT

Discussion/Action	Staff to provide an overview of the proposed project and funding sources. Staff is requesting City Council approval to move forward with the proposed project.

Engineering Supervisor Pease said in May 2014 the City of Ripon submitted an application for a grant to construct signal and sidewalk improvements at the River/Fulton Intersection through the Active Transportation Program (ATP). In October 2014 the City was informed that $550,000 was awarded from two different sources. The ATP portion is $475,000 along with an additional $75,000 from the Congestion Mitigation and Air Quality Improvement Program (CMAQ). Staff is currently working with Caltrans through the environmental phase. A request for authorization to proceed must be submitted to Caltrans and the California Transportation Commission in April 2016.

Pease shared a slide of the existing River Road layout and said the estimated project cost is $1,430,000. The funding break down shows $550,000 received through the grant will cover construction cost of the River/Fulton Signal, handicap ramps, and the sidewalk on the north side of River Road. The City funded construction estimate is $800,000, which would come from the Transportation Fund that currently has a $720,000 deficit. This will cover street lighting, storm drains, grading and base rock, median, parkway, and landscaping of irrigation. The City would also be responsible for funding the design/environmental and construction management, which is estimated at $80,000.
Pease shared a slide of the proposed River Road Intersection and Sidewalk Improvements layout which include a new traffic signal at the intersection of River and Fulton, sidewalks which will connect Mistlin Sports Park and Cornerstone on the north side of River Road for safe access on both sides of the road, and the widening of River Road from one lane to three on the west bound side of the street. Also lighting, storm drainage, and continuation of the existing median with landscape and irrigation work will be done.
Pease said if Council authorizes Staff to move forward with the River Road intersection and Sidewalk Improvement project, the next step will be to proceed with the environmental and submit the request for authorization to Caltrans.

Vice Mayor Uecker asked if the South San Joaquin Irrigation District has decided what to do with the property along River Road.

City Administrator Werner said that SSJID is determining the value of the property to sell to the City.

Council Member Zuber asked if the property price was included in the budget.

Pease said it was budgeted at $20,000.

Zuber said his concern is with spending another $880,000 at minimum on this project and adding to the deficit. Zuber asked where the money was coming from and how long would it take to pay it back.

Werner said development and growth help pay off the deficit, but this does not happen right away. Sometimes projects are needed before funds are collected. Taking an average of the past 3 years, it would be 8 or 9 years with this project until the Transportation Fund is back in the positive.

Werner said this project has been discussed for many years and with the increased traffic from Mistlin Sports Park and the surrounding growing community a controlled light will help with access on River/Fulton.

Council Member Restuccia asked what the timeline of the project was.

Pease said the project would take 4-6 months and in order to use the ATP funds the project needs to be submitted to Caltrans by April. Once the project is authorized and approved in June the City will go out for bids and then award the project sometime in early 2017, then construction would begin.

Werner shared some new information he received in regards to the grant received for the Stockton Avenue project. Werner said it appears the funds will be de-obligated and there is no knowledge of when it might be refunded. There is potentially another funding source of $600,000 for that project could be used on this project. This would reduce the amount needed from the City sources to $280,000.

Zuber said if the $600,000 can be used right now from the Stockton Avenue project, then borrowing $280,000 would be much more acceptable.

MOTION: MOVED/SECONDED (ZUBER,RESTUCCIA) AND CARRIED BY A 5-0 VOTE TO AUTHORIZE STAFF TO PROCEED WITH PLANNING OF THE PROJECT, BUT AS PART OF THE FINAL AUTHORIZATION, CLARIFY IF AND HOW MUCH OF STOCKTON AVENUE FUNDS CAN BE UTILIZED, HOW MUCH THE SSJID PROPERTY WILL BE, AND WHAT OPTIONS THERE MIGHT BE FOR SECURING THE $280,000 IN CITY FUNDS. IF OTHER FUNDS CANNOT BE SECURED, REPORT ON THE FEASIBILITY OF CREATING A SAFE INTERSECTION USING ONLY THE $550,000 IN GRANT FUNDS, AND ADVISE COUNCIL WHERE THE $225,000 WILL BE ALLOCATED FROM.

B. WATER CONSERVATION

Discussion/Action — City Council to consider approving a resolution that would reduce the number of landscape watering days from three days per week to two days per week during the months of March through October.

Director of Public Works Johnston said the running average in water conservation is 27%. The State has extended their mandate on water regulations until October of this year and have changed how municipalities report, taking into account climate and growth rates. Ripon is now at 34%, instead of 36% as the percentage of water savings to be met.
Johnston said last year the Water Conservation Coordinator along with Public Works staff spent over 900 hours patrolling neighborhoods giving out warnings and penalties, as well as educating and looking for violators. In order for Ripon to meet the state mandated 34% water reduction each resident will need to use 1,650 gallons per month or under per household.
Johnston said at the February City Council meeting it was discussed to reduce watering days from three to two days a week with certain exceptions for commercial and business in a revised resolution.

Resident Todd Sparrow said he understands and respects the water conservation measures, but only being able to wash his vehicle on the one day he is allowed is troublesome and inconvenient. He is hoping exceptions can be made especially in his case where he had to replace his windshield which required him to wash his car on a non-water day.

Council Member Restuccia asked if 24 hours to fix a leak was reasonable and also suggested the penalties be increased for water violations. Restuccia said higher penalties will make people pay attention.

Johnston said other cities have much higher penalties.

Deputy City Attorney Henderson said the resolution can be passed tonight with modified language if Council chooses to do so.

Council Member Zuber said he's not convinced that two days a week watering will be any more effective than three days week. Zuber said with landscaping being 60% of water use, three days a week should work. There are a number of people doing their part, but there are plenty who are not. Zuber agrees the fines should be increased and now that the meter project is complete we should utilize the system to go after the real problem.

Council Member Winchell asked if the meter technology could be helpful in educating residents.

Engineering Supervisor Pease said residents can set their meters to send them notifications on water use, if they are using over a certain amount daily or if they have a leak.

Johnston said he recommended going to two days a week watering since the City has to report to the State. Johnston said if the State thinks the City is not doing enough they could come in and set harder rules.

City Administrator Werner said the State follows a tier system when looking at municipalities. Once your city reaches tier 4 the State puts a conservation order in and evaluates what is or what is not being done.

Zuber asked Pease if residents who already had meters received the new transmitter. Zuber said it would be nice to analyze data and then provide numbers to residents on how much a household of 2, 4, or 6 persons should use daily in order to meet the 34% state mandate.

Pease said that was not part of the GM Construction project and is in the next step of the process. A proposal for having the contractor install transmitters has been requested.

MOTION: MOVED/SECONDED (ZUBER,RESTUCCIA) AND CARRIED BY A 5-0 VOTE TO ACCEPT ALL PROPOSED CHANGES TO THE RESOLUTION EXCEPT DOUBLE THE VIOLATION PENALTIES AND KEEP THE THREE DAYS A WEEK WATERING SCHEDULE.

C. POLICE SERVICES FEE

Discussion/Action — City Council to consider a fee structure for applications or issuance of permits to residents or businesses for the Residential Parking Permit Program.

Chief Ormonde said Ordinance No. 832 had a 2nd reading and was adopted earlier this month introducing Chapter 10.58, title Residential Parking Permit Program. Ormonde said this resolution sets the fees.

Council Member Restuccia asked if the fees cover all costs associated with the program.

Ormonde said it depends on the size of the area and signs needed. Ormonde said he based fees off of the Ripon Bluffs neighborhood. It's an estimated cost.

Council Member Zuber asked how the process works and if everyone in the neighborhood had to participate.

Ormonde said not everyone in the neighborhood would have to pay a fee. If a resident did not want to participate they would not pay the fee, but will not be able to park on the street. Ormonde said if a neighborhood or street wants to take part in a Residential Parking Permit program they have to reach out to the Police Department which will conduct a parking study. A majority of ballots will need to be returned with at least two-thirds of the returned ballots in favor of the annexation. Next, the item would go to City Council for approval and, if approved, the Parking Manager will mail out notices to the residents of the proposed new or annexed area with the proposed location, regulations, and fees.

Ormonde said the Homeowners of the Bluffs are meeting with him on March 2nd at 7:00 p.m. in Council Chambers to hear how the Residential Parking Permit Program works.

MOTION: MOVED/SECONDED (ZUBER,WINCHELL) AND CARRIED BY A 5-0 VOTE TO ADOPT THE POLICE SERVICES FEES.

PUBLIC DISCUSSION ON CLOSED SESSION MATTERS:

Resident Lex Cornell asked to speak. Cornell said he wanted to speak after the first item, but was not given an opportunity. Cornell urged Council to read the Anderson Study that discusses the traffic in the proposed area of the River Road and Fulton Avenue project. The project makes no sense and there are alternatives to the proposed project that could make it work for the residents who live nearby. Cornell said in addition to this project not making sense the Ripon Gardens II project is heavily opposed by residents surrounding it. He asked Council to read the Anderson Report and evaluate the road projects and Ripon Gardens II project before approving it.

CLOSED SESSION:

The meeting was called to order at 8:17 p.m.

ROLL CALL: Council Members Mark Winchell, Michael Restuccia, Leo Zuber, Vice Mayor Dean Uecker, and Mayor Jacob Parks.

OTHERS PRESENT: Deputy City Attorney Stacy Henderson, Chief of Police Ed Ormonde, City Administrator Kevin Werner, Director of Public Works Ted Johnston, City Clerk Lisa Roos.

IN THE MATTER OF:

- Personnel Negotiations pursuant to Section 54957.6 of the California Government Code.
  - Police Officers' Association
  - Ripon Sergeants' Association
  - Operating Engineers Local Union No. 3
  - Non- Represented Employees

Deputy City Attorney Henderson said direction was given to staff. No reportable action was taken.

There being no further business, the meeting adjourned at 9:05 p.m.

(Signed) Jacob Parks
Mayor

ATTEST:

(Signed) Tricia Raymond
Deputy City Clerk

CONSENT CALENDAR

Income

STATE OF CALIFORNIA

DIRECT DEPOSIT NUMBER
99814790

DIRECT DEPOSIT ADVICE

1A

The amount printed on the face of this advice was transmitted to an account at bank 121101037 *from the* RETAIL SALES TAX

02 | 17 | 16

DOLLARS	CENTS
$**185600	.00

NOT NEGOTIABLE

814790
CITY TREASURER
CITY OF RIPON
259 N WILMA AVE
RIPON CA
95366-3028

39004
PAYEE IDENTIFICATION NUMBER(S)

When changing accounts or financial institutions, notify your retirement system or agency accounting office immediately. Do not close your old account until you have received your first payment in your new account.

BETTY T. YEE
CALIFORNIA STATE CONTROLLER

STATE OF CALIFORNIA - BOARD OF EQUALIZATION
STATEMENT OF BRADLEY-BURNS LOCAL TAX DISTRIBUTION

39004 DATE: 02/08/2016 FOR THE PERIODS SHOWN BELOW
PAYEE: CITY TREASURER
CITY OF RIPON

CURRENT ADVANCE	Dec 2015	185,600.00
PRIOR CREDITS		0.00
TOTAL PAYMENT PER SECTION 7203.1		185,600.00

CONTROLLER OF CALIFORNIA, STATE OF CALIFORNIA P O BOX 942850, SACRAMENTO, CA 94250-0001	REMITTANCE ADVICE

1A

CLAIM SCHEDULE NUMBER: 1500294A
PAYMENT ISSUE DATE: 03/01/2016

RIPON CITY TREASURER
259 N WILMA AVE

RIPON CA 95366

Financial Activity

Additional Description:
Highway Users Tax

HIGHWAY USERS TAX - Sections 2103, 2105, 2106 and 2107, Streets & Highways Code **Fiscal Year: 2015**

Collection Period: 01/24/2016 **To** 02/23/2016

Payment Calculations:	
Population for all Cities	32,266,775
City Population	14,922
HUT 2107 snow payment	0.00
City Per Capita Amount for Section 2105	**0.46994992**
City Per Capita Amount for Section 2107	**0.65009367**
HUT 2107.5	**$0.00**
HUT 2103	**$3,438.44**
HUT 2105	**$7,012.59**
HUT 2106	**$4,593.65**
HUT 2107	**$9,700.70**
Gross Claim	**$24,745.38**
Net Claim / Payment Amount	**$24,745.38**
YTD Amount:	**$217,676.53**

For assistance, please call: Rhodora B. Bravo at (916) 324-8361

Charter
COMMUNICATIONS

February 05, 2016

CA0861
CITY OF RIPON
City Administrator
259 North Wilma Street
Ripon, CA 95366

RE: Quarterly Franchise Fee Payment

Dear Sir or Madam:

This letter is a summary for the ACH payment of franchise fees covering the period from October 1, 2015 to December 31, 2015, for Charter Communications ("Charter"). This franchise fee computation has been prepared in accordance with the terms and conditions found in your cable television Franchise Agreement ("Agreement") with Charter. This payment specifically complies with the language found in the Franchise Agreement, whether the Agreement is based on a percentage, flat rate, or per sub payment, and includes all appropriate revenue sources required by the Agreement.

This payment was calculated as follows:

Franchise Fee Base	$418,698.84
Franchise Fee (as defined in Agreement):	5%
Fee Adjustment (see detail)	$0.00
Fee Due	$20,934.94

Please contact your Government Relations representative or send an email directly to CharterFranchiseNotices@chartercom.com for any address updates or corrections.

Charter Communications is proud to serve your community and our customers with cable television service.

Please feel free to contact our office Corp_mm_franchise_fees@chartercom.com if any additional information is required.

Sincerely,

Steve Lottmann
Divisional Controller

COPY

3874 - 00166704 - 24703

Enclosure

ATTACHMENT CONTAINS TRADE SECRET INFORMATION AND IS CONFIDENTIAL & PROPRIETARY - NOT FOR PUBLIC DISCLOSURE

314 288 3103
www.charter.com

12405 Powerscourt Drive
St. Louis, Missouri 63131-3764

Charter COMMUNICATIONS

Franchise Summary Of Revenue 2

02/05/16 10:45:07AM

Vendor Code: 00166704
FCC ID: CA0861

Frequency: Quarterly
Base Period: 12

24703 Central CA

3874/45 Ripon, CA, City of

Source FTA Code(s): 8203/1300/0090,8204/1000/0420,BRM//050777535

	201510	201511	201512	Total
BASIC CABLE SERVICE	36,434.62	37,095.07	38,316.61	111,846.30
INSTALLATION CHARGES	2,325.78	2,035.78	810.97	5,172.53
BULK REVENUE	2,578.31	1,249.37	2,427.20	6,254.88
EXPANDED BASIC SVC	33,039.37	33,533.71	33,952.58	100,525.66
PAY SERVICE	11,585.24	11,723.09	11,746.55	35,054.88
PAY PER VIEW	2,097.50	3,030.99	3,006.83	8,135.32
FRANCHISE FEE REV	6,736.73	7,134.31	7,047.59	20,918.63
ADVERTISING REVENUE	6,469.38	6,412.00	2,934.57	15,815.95
HOME SHOPPING REV	560.08	606.25	618.76	1,785.09
DIGITAL SERVICES	28,253.38	29,006.07	29,420.66	86,680.11
INSIDE WIRING	1,676.35	1,508.78	1,388.13	4,573.26
OTHER REVENUE	414.92	359.21	408.67	1,182.80
EQUIPMENT RENTAL	5,841.40	6,059.44	6,189.08	18,089.92
PROCESSING FEES	849.48	876.60	993.37	2,719.45
BAD DEBT	3.07	(172.21)	113.20	(55.93)
REVENUE	138,865.61	140,458.46	139,374.77	418,698.85
FEE CALCULATED	6,943.28	7,022.92	6,968.74	20,934.94
FEE	6,943.28	7,022.92	6,968.74	20,934.94

Fee Factor: 5%

TRADE SECRET / CONFIDENTIAL & PROPRIETARY - NOT FOR PUBLIC DISCLOSURE

Waste Management
P.O. Box 3027
Houston, TX 77253

Check No. 0012488496

For inquiries, please call 1-866-834-2080, option 4.

1C

Doc Date	Invoice Number / Description	Original Amount	Discount Amount	Amount Paid
01/01/2016	HaulFee Ripon BU 51 Jan16 **AT* HaulFee Ripon BU 51 Jan16*	1,612.10	0.00	1,612.10

Vendor Number	Name
0000386801	City of Ripon

Check Number	Date	Total Amount	Discounts Taken	Total Paid Amount
0012488496	02/24/2016	$1,612.10	$0.00	$1,612.10

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING IN THE ENDORSEMENT SIGNATURE LINE. THE REVERSE SIDE OF THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK.

Waste Management
P.O. Box 3027
Houston, TX 77253

VE

BANK OF AMERICA
COMMERCIAL DISBURSEMENT ACCOUNT
NORTHBROOK, IL

CHECK NO 0012488496

70-2328 / 719

Security features included. Details on back

DATE: 02/24/2016

PAY EXACTLY

$1,612.10***

VOID AFTER 90 DAYS

PAY EXACTLY

****ONE THOUSAND SIX HUNDRED TWELVE AND 10 / 100 DOLLAR****

Wilma S Rankin MP

AUTHORIZED SIGNATURE

TO THE ORDER OF

CITY OF RIPON
259 N Wilma Ave
Ripon, CA 95366

MP

AUTHORIZED SIGNATURE

⑈0012488496⑈ ⑆071923284⑆ 87654⑈03178⑈

1
15920

Attn: Danielle Wicklund
Vendor#386801

Address Code 01

Location 01

Waste Management

Stockton District
City of Ripon Hauler Fee Schedule
259 N Wilma Ave.
Ripon, CA 95366
For month of: January 2016

	Legacy System	Total
Gross Rate Revenue		
Residential	$0.00	$0.00
Commercial	$4,227.21	$4,227.21
Rolloff	$15,924.06	$15,924.06
Total	$20,151.27	$20,151.27
Franchise Fee Rate	8.0%	
Franchise Fee Payable		
Residential	$0.00	$0.00
Commercial	$338.18	$338.18
Rolloff	$1,273.92	$1,273.92
Total	$1,612.10	$1,612.10

THIS CHECK PRINTED ON DOCUCHECK GHOST PAPER AND HAS A GRAPHIC WATERMARK ON REVERSE SIDE

1D

CCATT HOLDINGS LLC
2000 CORPORATE DRIVE
CANONSBURG PA 15317
724-416-2000

JPMorgan Chase Bank, N.A.
DALLAS TX
32-61/1110

208110

NINE HUNDRED NINETY NINE AND 53/100********** DATE 03/01/16 $*******999.53

Pay To The Order Of
CITY OF RIPON
259 W WILMA AVE
RIPON CA 95366

750570

VP AND CONTROLLER
Denise Grant, Asst Controller

~~VOID AFTER 180 DAYS~~

⑈208110⑈ ⑆111000614⑆ 581929721⑈

Check No 208110
Check Date 03/01/16

Stub 1 of 1

Description				
Tower Lease #387779	03/01/16	845975	999.53	999.53
			999.53	999.53

T-Mobile

T-MOBILE USA, INC.
12920 SE 38TH STREET
BELLEVUE, WA 98006
(425) 378-4000

3276705 1E
2/22/2016
2000038774

Invoice Number	Inv. Date	Description	Deductions	Voucher	Amount Paid
W426910372	2/18/2016	SC07837A CPI-Base Rent	0.00	1100334376	898.03

DO NOT ACCEPT THIS CHECK UNLESS THE FACE FADES FROM BLACK TO RED WITH LOGO IN BACKGROUND. THE BACK OF THIS DOCUMENT HAS HEAT-SENSITIVE INK THAT CHANGES FROM ORANGE TO YELLOW.
COPYBAN CAPTURE ANTI-FRAUD PROTECTION

T-Mobile

T-MOBILE USA, INC.
12920 SE 38th Street
Bellevue, WA 98006
(425) 378-4000

The Bank of New York Mellon
Pittsburgh, PA
60-160/433

3276705
2/22/2016
VID 2000038774

PAY $898 03
EIGHT NINE EIGHT CTS CTS

*$898.03

Eight Hundred Ninety Eight Dollars And 03 Cents*******

To The Order Of
CITY OF RIPON
259 N WILMA AVE
RIPON, CA 95366

VOID AFTER 180 DAYS
THIS CHECK CLEARS THROUGH POSITIVE PAY

⑈0003276705⑈ ⑆043301601⑆ 013⑈8430⑈

THE ORIGINAL DOCUMENT HAS A REFLECTIVE WATERMARK ON THE BACK HOLD AT AN ANGLE TO VIEW. DO NOT CASH IF MISSING

CONSENT CALENDAR

Bills, Invoices, Payments

GOODWIN CONSULTING GROUP

City of Ripon
Attn: Ken Zuidervaart
259 North Wilma Avenue
Ripon, CA 95366

INVOICE NO. 8368
DATE 1/26/2016
PROJECT NO. 2666
CONTRACT/P.O.

PROJECT: North Pointe Specific Plan

DESCRIPTION: Public Facilities Financing Plan

DATE	CONSULTANT	DESCRIPTION	HOURS	RATE	AMOUNT
12/8/2015	CY	Began work on Power Point presentation for Council workshop.	7	235.00	1,645.00
12/9/2015	CY	Continued work on Council presentation.	1	235.00	235.00
12/9/2015	DF	Work on presentation and discuss with Cindy.	2	270.00	540.00
12/15/2015	CY	Continued to prepare for Council presentation.	4	235.00	940.00
12/16/2015	CY	Prepared for and attended Council workshop.	6	235.00	1,410.00
		Mileage Reimbursement		77.63	77.63
		Credit for amount over budget.		-3873.88	-3,873.88
	DF	Dave Freudenberger			
	CY	Cindy Yan			

Total Current Charges **$973.75**

Thank You for Your Prompt Payment
Please Remit Payment to:
GOODWIN CONSULTING GROUP, INC.

555 University Avenue, Suite 280 - Sacramento, Ca. 95825
Ph. 916-561-0890 Fax 916-561-0891
www.goodwinconsultinggroup.net

Bank of Stockton
Trust & Investment Group
P. O. Box 201014
Stockton, CA 95201-9014

2B

CITY OF RIPON

Account: 95-0001-01-6
Invoice: 5002398
Invoice Date: February 10, 2016

Account Officer: **Beverly Klunk, VP/Senior Trust Officer (209) 929-1505**

Invoiced Fee Summary

Balance From Previous Invoice	$33,124.52
Payments Received	-33,124.52
Current Semi-Annual Fees	36,894.24
Fee Charged To Account	-3,813.43
Total Amount Due	**$33,080.81**

✓2/18/16 LR

Accounts Included on this Invoice

95-0001-0B-4	CITY OF RIPON FBO LISA ROOS
95-0001-0C-2	CITY OF RIPON FBO BRUCE L REEH
95-0001-01-6	CITY OF RIPON - MAIN ACCOUNT
95-0001-02-4	CITY OF RIPON FBO ROBINA STEPHENS
95-0001-09-9	CITY OF RIPON FBO TED JOHNSTON
95-0001-10-7	CITY OF RIPON FBO NICOLLE KELLER
95-0001-11-5	CITY OF RIPON FBO DON MEEUWSE
95-0001-13-1	CITY OF RIPON FBO SARAH WEVER
95-0001-14-9	CITY OF RIPON FBO MICHAEL POOLE

Detach and return portion below in the enclosed envelope.

Bank of Stockton Trust & Investments
P. O. Box 201014
Stockton CA 95201

Account: 95-0001-01-6 Invoice: 5002398
Invoice Date: February 10, 2016

Amount Due: **$33,080.81**

Amount Paid:

PAYMENT DUE 30 DAYS FROM INVOICE DATE

Please remit payment to:

Bank of Stockton
Trust & Investment Group
P. O. Box 201014
Stockton, CA 95201-9014

City of Ripon
Attn: Lisa Roos
259 N. Wilma Avenue
Ripon CA 95366

Bank of Stockton
Trust & Investment Group
P. O. Box 201014
Stockton, CA 95201-9014

CITY OF RIPON

Account: 95-0001-01-6
Invoice: 5002398
Invoice Date: February 10, 2016

Accounts Included on this Invoice

95-0001-2B-2	CITY OF RIPON FBO CRISTINA MEDEIROS
95-0001-20-6	CITY OF RIPON FBO DENNIS SONKE
95-0001-23-0	CITY OF RIPON FBO A. VAN SLYKE
95-0001-25-5	CITY OF RIPON FBO VICTORIA MCGEE
95-0001-28-9	CITY OF RIPON FBO TODD HATCH
95-0001-3B-1	CITY OF RIPON FBO PATRICIA RAYMOND
95-0001-34-7	CITY OF RIPON FBO LINDA VAN TOL
95-0001-35-4	CITY OF RIPON FBO CURTIS COOK
95-0001-4B-0	CITY OF RIPON FBO ELIZABETH QUILICI
95-0001-40-4	CITY OF RIPON FBO JAKE LOOGMAN
95-0001-43-8	CITY OF RIPON FBO KYE STEVENS
95-0001-45-3	CITY OF RIPON FBO JOAQUIN MURRIETTA
95-0001-46-1	CITY OF RIPON FBO JAMES BODESON
95-0001-47-9	CITY OF RIPON FBO BARBARA SCHNEIDER
95-0001-49-5	CITY OF RIPON FBO RICHARD J. JONES
95-0001-53-7	CITY OF RIPON FBO KEN ZUIDERVAART
95-0001-54-5	CITY OF RIPON FBO CELESTE L. WILSON
95-0001-55-2	CITY OF RIPON FBO LOUIS B. ALVAREZ
95-0001-57-8	CITY OF RIPON FBO MITZI L. JOHNSTON
95-0001-58-6	CITY OF RIPON FBO CARLA RODRIGUEZ
95-0001-62-8	CITY OF RIPON FBO GEORGE VIEIRA
95-0001-63-6	CITY OF RIPON FBO EULOGIO GARZA, JR.
95-0001-64-4	CITY OF RIPON FBO MICHAEL TEIXEIRA
95-0001-65-1	CITY OF RIPON FBO DANA CRUM
95-0001-67-7	CITY OF RIPON FBO SARAH HOLLANDER
95-0001-68-5	CITY OF RIPON FBO JOSEPH CORTES
95-0001-69-3	CITY OF RIPON FBO TIMOTHY JACKSON
95-0001-70-1	CITY OF RIPON FBO SHERELLE NOPPE
95-0001-71-9	CITY OF RIPON FBO LISA HUSMAN
95-0001-73-5	CITY OF RIPON FBO MONICA BEAUDETTE
95-0001-74-3	CITY OF RIPON FBO NORMA CABELLO
95-0001-75-0	CITY OF RIPON FBO ROBERT DELGADO, SR
95-0001-76-8	CITY OF RIPON FBO JON E. JOHNSON
95-0001-77-6	CITY OF RIPON FBO ANGEL MORENO
95-0001-78-4	CITY OF RIPON FBO JERRY PIERCE
95-0001-79-2	CITY OF RIPON FBO GAIL FRY
95-0001-80-0	CITY OF RIPON FBO JAMES BELL
95-0001-81-8	CITY OF RIPON FBO DOUG R. DOLLARHIDE
95-0001-84-2	CITY OF RIPON FBO ALBERT BRAGA, II
95-0001-85-9	CITY OF RIPON FBO JOSEPH G. DEBORBA
95-0001-86-7	CITY OF RIPON FBO EVELYN HARKOV
95-0001-87-5	CITY OF RIPON FBO DANIEL BRANNON
95-0001-88-3	CITY OF RIPON FBO CHRISTINA CARO
95-0001-89-1	CITY OF RIPON FBO FRANCIS BALDONADO

Bank of Stockton
Trust & Investment Group
P. O. Box 201014
Stockton, CA 95201-9014

CITY OF RIPON

Account:	95-0001-01-6
Invoice:	5002398
Invoice Date:	February 10, 2016
Page 3 of 9	

Accounts Included on this Invoice

95-0001-90-9	CITY OF RIPON FBO MARIA FORKS
95-0001-91-7	CITY OF RIPON FBO CHAD PADILLA
95-0001-92-5	CITY OF RIPON FBO KEVIN WERNER
95-0001-93-3	CITY OF RIPON FBO BRANDON HINKSTON
95-0001-94-1	CITY OF RIPON FBO JAMES MORAD
95-0001-95-8	CITY OF RIPON FBO JAMES PEASE
95-0001-99-0	CITY OF RIPON FBOCYNTHIA HARDENBROOK

IMPORTANT PAYMENT INFORMATION

SHOULD YOU HAVE ANY QUESTIONS OR COMMENTS, PLEASE CONTACT YOUR ADMINISTRATOR. FEES NOT PAID IN 30 DAYS WILL BE CHARGED TO THE ACCOUNT.

Bank of Stockton
Trust & Investment Group
P. O. Box 201014
Stockton, CA 95201-9014

CITY OF RIPON

Account:	95-0001-01-6
Invoice:	5002398
Invoice Date:	February 10, 2016
Page 4 of 9	

Current Semi-Annual Fees To 01/31/2016

Total Relationship Market Value: $9,451,659.09

.70 OF 1% 0 MIN

Based on $9,451,659.09 in value:

First	$9,451,659.09	@	0.700 %	66,161.61	
			Annual Total	$66,161.61	
				X 1/2	
					$33,080.81

1/4 OF 1% $0 MIN

Based on $3,050,743.18 in value:

First	$3,050,743.18	@	0.250 %	7,626.86	
			Annual Total	$7,626.86	
				X 1/2	
					$3,813.43

Total Current Period Fees	**$36,894.24**
Amount Due for Current Period	**$33,080.81**

INVOICE

SAN JOAQUIN RTD
SAN JOAQUIN REGIONAL TRANSIT DISTRICT
P.O. Box 201010
Stockton, CA 95201
Phone (209) 948-5566

Invoice Number: AR109338
Customer Number: C01524
Invoice Date: 02/01/16
Terms: Due upon receipt
Federal ID#: **94-1563999**

To: CITY OF RIPON
ATTN: BARBARA SHNEIDER
259 N. WILMA AVENUE
RIPON, CA 95366

Trans Date	Description	Quantity	Unit Cost	Amount
02/01/16	City of Ripon Contract JANUARY 2016	35.6	55.08	1,958.09
			TAX	0.00
			Total Due	1,958.09

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

SAN JOAQUIN RTD
P.O. Box 201010
Stockton, CA 95201

Invoice Number: AR109338
Customer Number: C01524
Invoice Date: 02/01/16
Total Amount Due $ 1,958.09

Total Payment $ _____

Invoice

National Meter & Automation, Inc.
PO Box 5429
GREENWOOD VILLAGE CO 80155
(303) 339-9100 FAX (303) 649-1017

INVOICE DATE	INVOICE NUMBER
02/08/16	S1068021.002

ISSUING BRANCH:	PAGE NO.
National Meter & Automation-Ca 2250 Apollo Way Suite 300 SANTA ROSA CA 95407 707-575-0700 Fax 707-575-3786	1

BILL TO:
City of Ripon
259 N Wilma Ave
RIPON, CA 95366

SHIP TO:
City of Ripon
1210 S Vera Ave
Corp Yard
RIPON, CA 95366

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON
92	V. Elizabeth	$DG-N	Kathy Richards

WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
Dan Gilliam	DIRECT	Net Due 30 Days	02/08/16	01/22/16

DESCRIPTION	ORDER QTY	SHIP QTY	Net Prc	Ext Prc
BEACON ORION CELLULAR ENDPOINT ASSY ONLY W/ NICOR CONNECTOR 9", MONTHLY SUBSCRIPTION MODEL (NON-FULLY LOADED) .8506	12	12	79.500	954.00
Please remit to: National Meter & Automation, Inc. PO Box 5429 Greenwood Village, CO 80155-5429				

APPROVED FOR PAYMENT
Approved By: ECO
Account Code:

Subtotal	954.00
S&H CHGS	~~12.54~~
Sales Tax	76.32
Amount Due	~~1042.86~~

* 1030.32

Invoice is due by 03/09/16.

All claims for shortage or errors must be made at once. Returns require written authorization and are subject to handling charges. Special orders are non-returnable.
Past due invoices may be subject to 1.50% late charge.

* 2/24/16 per Naomi deduct freight charges. Billed in error.

Invoice

National Meter & Automation, Inc.
PO Box 5429
GREENWOOD VILLAGE CO 80155
(303) 339-9100 FAX (303) 649-1017

INVOICE DATE	INVOICE NUMBER
02/23/16	S1068022.003

ISSUING BRANCH:	PAGE NO.
National Meter & Automation-Ca 2250 Apollo Way Suite 300 SANTA ROSA CA 95407 707-575-0700 Fax 707-575-3786	1

BILL TO:
City of Ripon
259 N Wilma Ave
RIPON, CA 95366

SHIP TO:
City of Ripon
1210 S Vera Ave
Corp Yard
RIPON, CA 95366

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON
92	V. Elizabeth	$DG-N	Kathy Richards

WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
Dan Gilliam	DIRECT	Net Due 30 Days	02/23/16	01/22/16

DESCRIPTION	ORDER QTY	SHIP QTY	Net Prc	Ext Prc
NS - Oldcastle N16RP R-Series Composite lid w/ Polypropylene Ring and 2" hole, marked "Water"	150	96	18.000	1728.00
B16 CONCRETE METER BOX	65	65	21.500	1397.50
**********				
ALL SHIPMENTS FULL FREIGHT ALLOWED PER KATHY. PLEASE DO NOT BILL CUSTOMER FOR SHIPPING				
Please remit to: National Meter & Automation, Inc. PO Box 5429 Greenwood Village, CO 80155-5429				

EQ

Subtotal	3125.50
S&H CHGS	0.00
Sales Tax	250.04
Amount Due	3375.54

Invoice is due by 03/24/16.

All claims for shortage or errors must be made at once. Returns require written authorization and are subject to handling charges. Special orders are non-returnable.
Past due invoices may be subject to 1.50% late charge.

110-7138-90000

Invoice

National Meter & Automation, Inc.
PO Box 5429
GREENWOOD VILLAGE CO 80155
(303) 339-9100 FAX (303) 649-1017

INVOICE DATE	INVOICE NUMBER
01/07/16	S1064425.001

ISSUING BRANCH:	PAGE NO.
National Meter & Automation-Ca 2250 Apollo Way Suite 300 SANTA ROSA CA 95407 707-575-0700 Fax 707-575-3786	1

BILL TO:
City of Ripon
259 N Wilma Ave
RIPON, CA 95366

SHIP TO:
City of Ripon
259 N. WILMA AVE.
RIPON, CA 95366

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON
92	Verbal James	$kr	Kathy Richards

WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
Dan Gilliam	BW BEST-WAY	Net Due 30 Days	01/07/16	09/15/15

DESCRIPTION	ORDER QTY	SHIP QTY	Net Prc	Ext Prc
BEACON ENGAGEMENT FEE .8977 *INCLUDES DISCOUNT FOR CUSTOMER LOYALATY PROGRAM .	1	1	3000.000	3000.00
Please remit to: National Meter & Automation, Inc. PO Box 5429 Greenwood Village, CO 80155-5429				

APPROVED FOR PAYMENT
Approved By: CO
Account Code:

Subtotal	3000.00
S&H CHGS	0.00
Sales Tax	0.00
Amount Due	3000.00

Invoice is due by 02/06/16.

All claims for shortage or errors must be made at once. Returns require written authorization and are subject to handling charges. Special orders are non-returnable.
Past due invoices may be subject to 1.50% late charge.

#110-7137-90000

Invoice

2D

National Meter & Automation, Inc.
PO Box 5429
GREENWOOD VILLAGE CO 80155
(303) 339-9100 FAX (303) 649-1017

INVOICE DATE	INVOICE NUMBER
02/18/16	S1068022.001

ISSUING BRANCH:	PAGE NO.
National Meter & Automation-Ca 2250 Apollo Way Suite 300 SANTA ROSA CA 95407 707-575-0700 Fax 707-575-3786	1

BILL TO:
City of Ripon
259 N Wilma Ave
RIPON, CA 95366

SHIP TO:
City of Ripon
1210 S Vera Ave
Corp Yard
RIPON, CA 95366

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON
92	V. Elizabeth	$DG-N	Kathy Richards

WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
Dan Gilliam	DIRECT	Net Due 30 Days	02/18/16	01/22/16

DESCRIPTION	ORDER QTY	SHIP QTY	Net Prc	Ext Prc
FL16D FIBRELYTE LID MARKED "WATER" ********** ALL SHIPMENTS FULL FREIGHT ALLOWED PER KATHY. PLEASE DO NOT BILL CUSTOMER FOR SHIPPING	35	35	32.850	1149.75
Please remit to: National Meter & Automation, Inc. PO Box 5429 Greenwood Village, CO 80155-5429				

Subtotal	1149.75
S&H CHGS	0.00
Sales Tax	91.98
Amount Due	1241.73

Invoice is due by 03/19/16.

All claims for shortage or errors must be made at once. Returns require written authorization and are subject to handling charges. Special orders are non-returnable.
Past due invoices may be subject to 1.50% late charge.

#110.7137-90000 561.33
#110.7138-90000 680.40

Credit Memo

National Meter & Automation, Inc.
PO Box 5429
GREENWOOD VILLAGE CO 80155
(303) 339-9100 FAX (303) 649-1017

INVOICE DATE	INVOICE NUMBER
02/25/16	S1069189.001

ISSUING BRANCH:	PAGE NO.
National Meter & Automation-Ca 2250 Apollo Way Suite 300 SANTA ROSA CA 95407 707-575-0700 Fax 707-575-3786	1

BILL TO:
City of Ripon
259 N Wilma Ave
RIPON, CA 95366

SHIP TO:
City of Ripon
1210 S Vera Ave
Corp Yard
RIPON, CA 95366

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON
92	Return	$DG-N	Kathy Richards

WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
Dan Gilliam	BW BEST-WAY	Net Due 30 Days	02/25/16	02/25/16

DESCRIPTION	ORDER QTY	SHIP QTY	Net Prc	Ext Prc
B16 CONCRETE METER BOX ** Original Sale : S1064427.007 **	-7	-7	21.500	-150.50
Please remit to: National Meter & Automation, Inc. PO Box 5429 Greenwood Village, CO 80155-5429				

Subtotal	-150.50
S&H CHGS	0.00
Sales Tax	-12.04
Amount Due	-162.54

All claims for shortage or errors must be made at once. Returns require written authorization and are subject to handling charges. Special orders are non-returnable.
Past due invoices may be subject to 1.50% late charge.

#110-7138-90000

Invoice

National Meter & Automation, Inc.
PO Box 5429
GREENWOOD VILLAGE CO 80155
(303) 339-9100 FAX (303) 649-1017

INVOICE DATE	INVOICE NUMBER
02/26/16	S1068022.005

ISSUING BRANCH:	PAGE NO.
National Meter & Automation-Ca 2250 Apollo Way Suite 300 SANTA ROSA CA 95407 707-575-0700 Fax 707-575-3786	1

BILL TO:
City of Ripon
259 N Wilma Ave
RIPON, CA 95366

SHIP TO:
City of Ripon
1210 S Vera Ave
Corp Yard
RIPON, CA 95366

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON
92	V. Elizabeth	$DG-N	Kathy Richards

WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
Dan Gilliam	DIRECT	Net Due 30 Days	02/26/16	01/22/16

DESCRIPTION	ORDER QTY	SHIP QTY	Net Prc	Ext Prc
NS - Oldcastle N16RP R-Series Composite lid w/ Polypropylene Ring and 2" hole, marked "Water"	54	54	18.000	972.00
**********				
ALL SHIPMENTS FULL FREIGHT ALLOWED PER KATHY. PLEASE DO NOT BILL CUSTOMER FOR SHIPPING				
Please remit to: National Meter & Automation, Inc. PO Box 5429 Greenwood Village, CO 80155-5429				

Subtotal	972.00
S&H CHGS	0.00
Sales Tax	77.76
Amount Due	1049.76

Invoice is due by 03/27/16.

All claims for shortage or errors must be made at once. Returns require written authorization and are subject to handling charges. Special orders are non-returnable.
Past due invoices may be subject to 1.50% late charge.

#1107138.90000

PROJECT: Water Meter Installation Project

CONTRACTOR: G.M. Construction & Develop., Inc.
8040 Linden Lime Ct.
Citrus Heights, CA 95610

INVOICE NO: 3694.6
BILLING NO:
DATE: 02/26/16

BILLING INFORMATION

ORIGINAL CONTRACT AMOUNT:	$1,931,962.00	PREVIOUS BILLED TO DATE:	1,339,219.50
APPROVED CONTRACT CHANGES:		BILLING THIS INVOICE:	
		Telemetry	*$43,041.00*
		Water Meter Installation	*$370,930.00*
		5% RETENTION:	
		Telemetry	*$2,152.05*
		Water Meter Installation	*$18,546.50*
REVISED CONTRACT AMOUNT:	$1,931,962.00		
		NET BILLING THIS INVOICE:	
		Telemetry	*$40,888.95*
		Water Meter Installation	*$352,383.50*
		Total	**$393,272.45**

PROGRESS OF PROJECT

A total of 1,996 Meters were installed
Project 90.79% complete

Stantec

INVOICE

Invoice Number	1014054
Invoice Date	February 19, 2016
Customer Number	84626
Project Number	184030139

Bill To
City of Ripon
Engineering Department
259 N Wilma Avenue
Ripon CA 95366
United States

Please Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: RIPN03-002 - City of Ripon GW Monitoring Reporting

Stantec Project Manager:	Butler, Thomas W	
Stantec Office Location:	Rocklin CA	
Authorization Amount:	~~$11,000.00~~	
Authorization Previously Billed:	~~$5,539.00~~	1814.50
Authorization Billed to Date:	~~$8,057.00~~	4332.50
Current Invoice Due:	$2,518.00	
For Period Ending:	February 12, 2016	

KW 2/26/16

Reporting Cycle:	2015
2015 Q1-Q2:	Included in Change Order #5 (02/06/2012)
2015 Q3-Q4:	Included in Change Order #8 (09/11/2015)

Work completed this period involved produciton of the fourth quarter/annual 2015 groundwater monitoring report, as required by the facility's WDRs.

Due on Receipt

INVOICE

Invoice Number 1014054
Project Number 184030139

Top Task 215 — 2015 Reporting

Low Task 215.004 — **4th Quarter/Annual Report (2015)**

Professional Services

Category/Employee	Hours	Rate	Current Amount
Butler, Thomas W (2014)	6.00	191.00	1,146.00
Butler, Thomas W (2015)	7.00	196.00	1,372.00
	13.00		**2,518.00**
Professional Services Subtotal	**13.00**		**2,518.00**

Low Task 215.004 Subtotal	**2,518.00**
Top Task 215 Total	**2,518.00**
Total Fees & Disbursements	$2,518.00
INVOICE TOTAL (USD)	**$2,518.00**

Stantec

INVOICE

Invoice Number	1014055
Invoice Date	February 19, 2016
Customer Number	84626
Project Number	184030139

Bill To
City of Ripon
Engineering Department
259 N Wilma Avenue
Ripon CA 95366
United States

Please Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: RIPN03-002 - City of Ripon GW Monitoring Reporting

Stantec Project Manager:	Butler, Thomas W
Stantec Office Location:	Rocklin CA
Authorization No:	Change Order No.7
Authorization Date:	September 9, 2015
Authorization Amount:	$8,650.00
Authorization Previously Billed:	$471.00
Authorization Billed to Date:	$2,614.00
Current Invoice Due:	$2,143.00
For Period Ending:	February 12, 2016

K ~
2/26/16

Curent Task (T301): Industrial Permit Assistance

Work completed this period involved assistance with the facilitys' industrial discharge permitting.

Due on Receipt

INVOICE

Invoice Number 1014055
Project Number 184030139

Top Task 301 Industrial Permit Assistance

Low Task 301.001 **Industrial Permit Assistance**

Professional Services

Category/Employee	Hours	Rate	Current Amount
Witty, James H	11.00	161.00	1,771.00
	11.00		**1,771.00**
Zeigler, Eric N	2.00	186.00	372.00
	2.00		**372.00**
Professional Services Subtotal	**13.00**		**2,143.00**

Low Task 301.001 Subtotal	**2,143.00**
Top Task 301 Total	**2,143.00**
Total Fees & Disbursements	$2,143.00
INVOICE TOTAL (USD)	**$2,143.00**

TERPSTRA HENDERSON, A
Professional Corporation
578 N. Wilma Avenue, Suite A (209) 599-5003
Ripon, CA 95366
Federal ID# 20-8735125

INVOICE

14316

Invoice submitted to:
Kevin Werner
City of Ripon
259 North Wilma Avenue
Ripon, CA 95366

February 25, 2016

File #: 1084-003; Matter: General

Professional Services

			Hrs/Rate	Amount
1/26/2016	THT	Emails to and from attorney for Charter, draft minor revisions and send to Charter's attorney.	0.75 275.00/hr	206.25
1/28/2016	THT	Review new appraisal for property, meet with Ruppel to outline steps for property sale.	0.75 275.00/hr	206.25
1/29/2016	THT	Emails, calls re BMR loan, review correspondence.	0.50 275.00/hr	137.50
2/1/2016	RAR	Review planning commission agenda and Ripon Municipal Code; Discuss same with T. Terpstra; Telephone call with K. Zuidervaart re same.	0.30 175.00/hr	52.50
	RAR	Review email and first amended complaint in intervention for qui tam lawsuit.	1.00 175.00/hr	175.00
	RAR	Review email and attachments from M. Johnston re day spa violations, conditions of use permit; Confer with T. Terpstra re same.	0.30 175.00/hr	52.50
	THT	Review and revise fireworks MOU, review PC agenda packet, emails on same; brief research on PC meeting schedule.	2.25 275.00/hr	618.75
2/2/2016	SLH	Conference & research regarding voting procedures for Planning Commission.	0.30 240.00/hr	72.00
	SLH	Review fee resolution. Correspondence with Client regarding the same.	0.20 240.00/hr	48.00

			Hrs/Rate	Amount
2/2/2016	THT	Meeting with Kevin and Ken re apartment project, meet with PC chairman to prepare for PC meeting, conference with John Anderson, attend PC meeting.	5.50 275.00/hr	1,512.50
2/3/2016	SLH	Conference regarding City matters and updated tasks. Conferences & correspondence with Staff regarding resolutions and public hearing notices. Draft fee resolution & amend fee schedule.	1.10 240.00/hr	264.00
	RAR	Conference re City matters and updated tasks.	0.30 175.00/hr	52.50
	THT	Email to Charter attorney, call to client regarding ordinance revisions, second reading and adoption, review and discuss client's proposed revisions to residential parking regulations.	1.00 275.00/hr	275.00
2/4/2016	SLH	Correspondence and conferences with Client regarding resolution and public hearing notices.	0.20 240.00/hr	48.00
	THT	Calls to and from Charter's attorney, emails regarding Cable ordinance; review and revise SIA for Eavenson project, emails re same.	0.75 275.00/hr	206.25
2/5/2016	THT	Emails and calls regarding Charter matter, DIVCA.	1.25 275.00/hr	343.75
2/8/2016	THT	Calls, emails, conference with council members and staff, review letter from Charter, emails on same; discuss Specific Plan fee and staff charges with client.	1.75 275.00/hr	481.25
2/10/2016	THT	Prepare for city council meeting, conference call with client to review agenda, calls, emails and letter from Charter attorney regarding cable ordinance, attend City Council meeting and closed session.	4.75 275.00/hr	1,306.25
2/11/2016	THT	Work on new Chapter 5.29, discuss with client, research on scope of DIVCA; emails to and from client regarding PC code of conduct	2.75 275.00/hr	756.25
2/15/2016	THT	Numerous emails regarding Ripon Gardens matter; emails regarding Charter Communications; confer with Ruppel regarding Wednesday's Council meeting	1.50 275.00/hr	412.50
2/17/2016	SLH	Prepare for and attend City Council meeting.	3.60 240.00/hr	864.00
	RAR	Email from co-counsel re qui tam action, status of amended complaint and next steps.	0.20 175.00/hr	35.00
2/23/2016	SLH	Review draft minutes from City Council meeting.	0.20 240.00/hr	48.00

			Hrs/Rate	Amount
2/23/2016	THT	Meet with client on task list items, meet with Ruppel on water service matter, emails to and from Charter Attorney, emails to client, review memo regarding upcoming hearing on apartment project.	2.25 275.00/hr	618.75
2/24/2016	RAR	Meet with code enforcement committee.	1.50 175.00/hr	262.50
2/25/2016	THT	Review letter and redline of cable ordinance, conference with client re noise standards in zoning code, follow up on pending projects.	1.50 275.00/hr	412.50
		For professional services rendered	36.45	$9,467.75
		Previous balance		$17,046.25
		Accounts receivable transactions		
2/16/2016		Payment - Thank You No. 52774		($17,046.25)
		Total payments and adjustments		($17,046.25)
		Balance due		$9,467.75

TERPSTRA HENDERSON, A
Professional Corporation
578 N. Wilma Avenue, Suite A (209) 599-5003
Ripon, CA 95366
Federal ID# 20-8735125

INVOICE

14313

Invoice submitted to:
Kevin Werner
City of Ripon
259 North Wilma Avenue
Ripon, CA 95366
USA

February 25, 2016

File #: 1084-004; Matter: Police Department Matters

Professional Services

			Hrs/Rate	Amount
2/1/2016	RAR	Review reports and calendar hearings for violations re door-to-door sales without business license.	0.50 175.00/hr	87.50
2/2/2016	RAR	Telephone calls to and from Manteca Court re status of citations/violations; Emails to and from C. Caro and L. Forks re same.	1.00 175.00/hr	175.00
	RAR	Telephone calls to and from defense attorney, J. Stovall, re open container violation; Review report; Telephone call to L. Forks re same.	0.70 175.00/hr	122.50
2/3/2016	RAR	Telephone calls with C. Caro and J. Stovall re open container violation/citation.	0.50 175.00/hr	87.50
2/10/2016	RAR	Meet with L. Fork re code enforcement issues.	0.50 175.00/hr	87.50
2/24/2016	RAR	Attend hearing on open container in public.	1.50 175.00/hr	262.50
	For professional services rendered		4.70	$822.50

Additional Charges :

2/24/2016	FD	To/Fr Manteca Court for Hearings.	8.05
	Total additional charges		$8.05
	Total amount of this bill		$830.55

Kevin Werner

		Amount
	Previous balance	$541.10
	Accounts receivable transactions	
2/16/2016	Payment - Thank You No. 52774	($541.10)
	Total payments and adjustments	($541.10)
	Balance due	$830.55

TERPSTRA HENDERSON, A
Professional Corporation
578 N. Wilma Avenue, Suite A (209) 599-5003
Ripon, CA 95366
Federal ID# 20-8735125

INVOICE

14315

Invoice submitted to:
Kevin Werner
City of Ripon
259 North Wilma Avenue
Ripon, CA 95366

February 25, 2016

File #: 1084-198; Matter: v. J-M Manufacturing Co. et al.

Professional Services

			Hrs/Rate	Amount
2/22/2016	RAR	Telephone call with Carla re presentation for discovery phase of litigation.	0.20 175.00/hr	35.00
2/25/2016	RAR	Attend conference call and web presentation re Phase 2 of Discovery.	1.20 175.00/hr	210.00
		For professional services rendered	1.40	$245.00
		Previous balance		$172.50
		Accounts receivable transactions		
2/16/2016		Payment - Thank You No. 52774		($172.50)
		Total payments and adjustments		($172.50)
		Balance due		$245.00

TERPSTRA HENDERSON, A
Professional Corporation
578 N. Wilma Avenue, Suite A (209) 599-5003
Ripon, CA 95366
Federal ID# 20-8735125

INVOICE

14312

Invoice submitted to:
Kevin Werner
City of Ripon
259 North Wilma Avenue
Ripon, CA 95366

February 25, 2016

File #: 1084-205; Matter: North Pointe Specific Plan

Professional Services

			Hrs/Rate	Amount
1/26/2016	THT	Work on nexus findings, fee justification and findings on NPSP fee, confer with client, research on necessary findings.	4.75 275.00/hr	1,306.25
1/27/2016	THT	Draft revisions to nexus findings, draft resolution for adoption of NPSP impact fee and Plan fee, discuss with client.	3.00 275.00/hr	825.00
1/28/2016	THT	Research and email advice to client on public hearing requirements and special notice required.	0.50 275.00/hr	137.50
	For professional services rendered		8.25	$2,268.75
	Previous balance			$412.50
	Accounts receivable transactions			
2/16/2016	Payment - Thank You No. 52774			($412.50)
	Total payments and adjustments			($412.50)
	Balance due			$2,268.75

TERPSTRA HENDERSON, A
Professional Corporation
578 N. Wilma Avenue, Suite A (209) 599-5003
Ripon, CA 95366
Federal ID# 20-8735125

INVOICE

14314

Invoice submitted to:
Kevin Werner
City of Ripon
259 N. Wilma Avenue
Ripon, CA 95366

February 25, 2016

File #: 1084-209; Matter: Ripon Gardens II

Professional Services

			Hrs/Rate	Amount
2/3/2016	THT	Conference with client regarding next steps on Ripon Gardens II, check on resolutions and ordinance for DA, confer with Ruppel on same.	1.00 275.00/hr	275.00
	For professional services rendered		1.00	$275.00
	Previous balance			$962.50
	Accounts receivable transactions			
2/16/2016	Payment - Thank You No. 52774			($962.50)
	Total payments and adjustments			($962.50)
	Balance due			$275.00

CONSENT CALENDAR

Resolutions

RESOLUTION NO. 16-__

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF RIPON AUTHORIZING DESTRUCTION OF
CERTAIN FINANCIAL RECORDS, DOCUMENTS,
INSTRUMENTS, BOOKS, AND PAPERS

WHEREAS, Section 34090 of the Government Code of the State of California provides that with the approval of the legislative body by resolution, and with the written consent of the City Attorney, the head of a city department may destroy any city record, document, instrument, book, or paper under his/her charge, without making a copy thereof, after the same is no longer required; and

WHEREAS, the City of Ripon desires that no record shall be destroyed or otherwise disposed of by any department of the City unless it is deemed that the record has no further administrative, legal, or fiscal value, and that the City Clerk has deemed that the record is inappropriate for preservation in the City archives; and

WHEREAS, the City of Ripon is desirous of destroying certain records that have outlived their usefulness to the City from a legal, fiscal, operational, and administrative standpoint; and

WHEREAS, these certain records hold no historical value to the City of Ripon; and

WHEREAS, these certain records have been identified for destruction pursuant to the City of Ripon Records Retention Schedule adopted on June 1, 2004; and

WHEREAS, the City Attorney has approved in writing and has consented to the destruction of certain records, as shown on Exhibit A attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ripon authorizes the destruction of certain records selected by the Deputy City Clerk, with written consent of each department head, and with the written consent of the City Attorney, certifying that these records have outlived their usefulness to the City from a legal, fiscal, operational, administrative, or historical standpoint within the guidelines of the California Government Code, Section 34090, for Destruction of Records.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this 8th day of March, 2016, by the following vote:

AYES
NOES:
ABSENT:
ABSTAINING:

THE CITY OF RIPON
A Municipal Corporation

By_____
Jacob Parks, Mayor

ATTEST:

By_____
LISA ROOS, City Clerk

FY 2007/2008
ACCOUNTING FILES

Projected Destruction Date: 1/16
Destruction Date:
Requested by:

Box 1
General Ledger Journals

Box 2
General Ledger Journals

Box 3
General Ledger Journals

Box 4
Bank Reconciliations
Redevelopment/Water/Sewer Bonds

Box 5
Bank Reconciliations

Box 6
Accounts Payable Reports
Accounts Receivable Reports
Booking Fees
Daily Bus Logs
Parking Citations

Box 7
Utility Billing Reports

Box 8
Utility Billing Reports

Box 9
Cash Receipts
County/Misc./State Income
Licenses/Permits

Box 10
Cash Receipts

Box 11
Cash Receipts

Box 12 to 20
Accounts Payable

RESOLUTION NO. 16-

RESOLUTION OF THE CITY OF RIPON
APPROVING THE FISCAL YEAR 2014-15 SURPLUS EXPENDITURES

WHEREAS, City of Ripon has completed the 2014-15 financial audit and determined a general fund surplus of $941,451 is available for certain uses; and

WHEREAS, previous hereto the City of Ripon has approved Resolution 14-58 adopting a Memorandum of Understanding for all employees of the City of Ripon Police Officer's Association for Fiscal Years 2014-15 and 2015-16; and

WHEREAS, previous hereto the City of Ripon has approved Resolution 14-59 adopting a Memorandum of Understanding for all employees of the City of Ripon Sergeant's Association for Fiscal Years 2014-15 and 2015-16; and

WHEREAS, previous hereto the City of Ripon has approved Resolution 14-60 adopting a Memorandum of Understanding for all employees of the City of Ripon working in the classification of Public Works Maintenance and Public Works Foreman for Fiscal Years 2014-15 and 2015-16; and

WHEREAS, previous hereto the City of Ripon has approved Resolution 15-23 adopting a Street and Road reserve policy that requires a minimum of 33 percent of general fund surplus to be set aside for the funding of reconstructing streets and roads in Ripon that have exceeded their useful life;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ripon that the City of Ripon does hereby approve obligating the Fiscal Year 2014-15 surplus to fund the following general fund expenditures:

Capital Items:

Police Department Patrol Vehicles (2 ea)	$110,000
Patrol Handgun/Rifle Ammunition	$8,500
Public Works Trucks (2 ea)	$80,000
Computers and Hardware	$45,600

Employee Compensation/Staff:

Unrepresented staff 3.5% off-schedule discretionary compensation	$72,800
Police Officers Association compensation	Included in MOU and budget
Ripon Sergeants Association compensation	Included in MOU and budget
Public Works Maintenance and Foreman compensation	Included in MOU and budget
200-Year Flood Plain Mapping (consulting services)	$36,000
Municipal Services Review (consulting services)	$40,000

Future Projects:

Reconstruct City parking lot @ Stockton Ave (total $500,000)	$147,872
Street and Road Reserve for future project	$310,679

Facility Improvements:

Replace spray heads w/ drip irrigation in various medians	$40,000
Irrigation Control System, Phase 2	$50,000

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this _____ day of _____, 2016, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

THE CITY OF RIPON
A Municipal Corporation

By _____
JACOB PARKS, Mayor

ATTEST:

By _____
LISA ROOS, City Clerk

CONSENT CALENDAR

Miscellaneous Items

PRICE PAIGE & COMPANY
Accountancy Corporation

The Place to Be

February 3, 2016

Mr. Kevin Werner
City Administrator
City of Ripon
259 North Wilma Avenue
Ripon, California 95366

Dear Mr. Werner:

We are pleased to confirm our understanding of the services we are to provide to the City of Ripon, California (the "City") for the year ended June 30, 2016. We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements, of the City as of and for the year ended June 30, 2016.

We have also been engaged to report on supplementary information that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements.

- Combining and Individual Fund Statements

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the City and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of City's financial statements. Our report will be addressed to the Honorable Mayor and City Council of the City of Ripon. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report

677 Scott Avenue
Clovis, CA 93612

tel 559.299.9540
fax 559.299.2344

www.ppcpas.com

on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the City is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of City's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing the financial statements and related notes of the City in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*.

Management Responsibilities

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address

significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the City; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Price Paige & Company and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to your cognizant agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Price Paige & Company personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for these engagements will be retained for a minimum of seven years after the report release date.

Our fees for the June 30, 2016 annual City audit and related services will be as follows:

Audit	
Annual Statement Audit	$32,000
Compilations	
Annual Report of Financial Transactions – City of Ripon	3,785
Annual Report of Financial Transactions of Transit Operators	695
Annual Report of Financial Transactions of Special Districts – Waste Disposal	695
Annual Street Report to the State Controller	1,945

Our fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our fees for these services will be billed at the hourly billing rates for the individual involved, plus out-of-pocket expenses. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our billing rates are reviewed annually and, where appropriate, adjusted for any increases due to inflation and other factors. We will issue a monthly billing statement for the work completed in that month. Payments for services are due when rendered and interim billings may be submitted as work progresses and expenses are incurred.

If any dispute pertaining to our work product arises among the parties hereto, the parties agree first to try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Rules for Professional Accounting and Related Services Disputes before resorting to litigation. The costs of any mediation proceeding shall be shared equally by all parties.

All work will be suspended if your account becomes 90 days past due. No work will be resumed until your account is fully paid. Client and accountant both agree that any dispute over fees charged by the accountant to the client will be submitted for resolution by arbitration in accordance with the Rules for Professional Accounting and Related Services Disputes of the American Arbitration Association. Such arbitration shall be binding and final. IN AGREEING TO ARBITRATION, WE BOTH ACKNOWLEDGE THAT, IN THE EVENT OF A DISPUTE OVER FEES CHARGED BY THE ACCOUNTANT, EACH OF US IS GIVING UP THE RIGHT TO HAVE THE DISPUTE DECIDED IN A COURT OF LAW BEFORE A JUDGE OR JURY AND INSTEAD WE ARE ACCEPTING THE USE OF ARBITRATION FOR RESOLUTION.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Fausto Hinojosa, CPA, CFE
Price Paige & Company

- - - - -

RESPONSE:

This letter correctly sets forth the understanding of the City of Ripon, California.

Management Signature	*Title*	*Date*

Mayor Signature	*Title*	*Date*

PRICE PAIGE & COMPANY
Accountancy Corporation

The Place to Be

February 3, 2016

Mr. Kevin Werner
City Administrator
City of Ripon
259 North Wilma Avenue
Ripon, California 95366

Dear Mr. Werner:

We are pleased to confirm our understanding of the services we are to provide for the City of Ripon Money Purchase Thrift Pension Plan ("the Plan") for the year ended June 30, 2016.

We will audit the financial statements of the Plan, which comprise the statement of net assets available for benefits, for the June 30, 2016 year-end, and the related statement of changes in net assets available for benefits for the year then ended, and the related notes to the financial statements.

We will also prepare and submit the State Controller's Report for the City of Ripon Money Purchase Thrift Pension Plan for the year ended June 30, 2016.

Audit Objective

The objective of our audit is the expression of an opinion about whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of your accounting records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our audit of the Plan's financial statements. Our report will be addressed to the Retirement Board of the City of Ripon Money Purchase Thrift Plan. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add an emphasis-of-matter or other-matter paragraph. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or withdraw from this engagement.

Audit Procedures

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and direct confirmation of investments, plan obligations, benefit obligations, and certain other assets and liabilities by correspondence with financial institutions, and other third parties. We may also request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

677 Scott Avenue
Clovis, CA 93612

tel 559.299.9540
fax 559.299.2344

www.ppcpas.com

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our audit will include obtaining an understanding of the Plan and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to you and those charged with governance internal control related matters that are required to be communicated under professional standards.

Management Responsibilities

You are responsible for establishing and maintaining internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; for establishing an accounting and financial reporting process for determining fair value measurements; for the acceptance of the actuarial methods and assumptions used by the actuary; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles. You are also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the Plan from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the written management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Plan involving (1) Plan management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Plan received in communications from employees, former employees, regulators, or others. In addition, you are responsible for identifying and ensuring that the Plan complies with applicable laws and regulations.

You agree to assume all management responsibilities for the actuarial services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, and/or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your personnel will prepare schedules, analyses, and all confirmations we request and will locate any invoices or other documents selected by us for testing.

The audit documentation for this engagement is the property of Price Paige & Company and constitutes confidential information. However, we may be requested to make certain audit documentation available to the U.S. Department of Labor pursuant to authority given to it by law. If requested, access to such audit documentation will be provided under the supervision of Price Paige & Company personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the U.S. Department of Labor. The U.S. Department of Labor may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

The audit documentation for this engagement is the property of Price Paige & Company and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to your cognizant agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Price Paige & Company personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for these engagements will be retained for a minimum of seven years after the report release date.

Our fees for the June 30, 2016 audit of the City of Ripon Money Purchase Pension Plan are not expected to exceed $7,960. Our fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our fees for these services will be billed at the hourly billing rates for the individual involved, plus out-of-pocket expenses. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. We will issue a monthly billing statement for the work completed in that month. Payments for services are due when rendered and interim billings may be submitted as work progresses and expenses are incurred.

If any dispute pertaining to our work product arises among the parties hereto, the parties agree first to try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Rules for Professional Accounting and Related Services Disputes before resorting to litigation. The costs of any mediation proceeding shall be shared equally by all parties.

All work will be suspended if your account becomes 90 days past due. No work will be resumed until your account is fully paid. Client and accountant both agree that any dispute over fees charged by the accountant to the client will be submitted for resolution by arbitration in accordance with the Rules for Professional Accounting and Related Services Disputes of the American Arbitration Association. Such arbitration shall be binding and final. IN AGREEING TO ARBITRATION, WE BOTH ACKNOWLEDGE THAT, IN THE EVENT OF A DISPUTE OVER FEES CHARGED BY THE ACCOUNTANT, EACH OF US IS GIVING UP THE RIGHT TO HAVE THE DISPUTE DECIDED IN A COURT OF LAW BEFORE A JUDGE OR JURY AND INSTEAD WE ARE ACCEPTING THE USE OF ARBITRATION FOR RESOLUTION.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Fausto Hinojosa, CPA, CFE
Price Paige & Company

- - - - -

RESPONSE:

This letter correctly sets forth the understanding of City of Ripon Money Purchase Thrift Pension Plan.

Management Signature	*Title*	*Date*
Mayor Signature	*Title*	*Date*

ORDINANCE NO.837

AN ORDINANCE OF THE CITY OF RIPON APPROVING THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF RIPON AND KDH GROUP LLC. (KIPER HOMES), A CALIFORNIA CORPORATION FOR THE DEVELOPMENT OF CERTAIN REAL PROPERTY IN THE CITY OF RIPON

WHEREAS, pursuant to Chapter 16.60 of the Ripon Municipal Code, the City may enter into a Development Agreement with the owners and/or developer of real property with the City.

WHEREAS, on the 13th day of October, 2015 the CITY OF RIPON ("City") entered into a Development Agreement with KDH Group LLC., A California Corporation ("Developer/Owner") for the development of certain real property in the City of Ripon, and

WHEREAS, The City of Ripon has determined that the Development Agreement is consistent with the Ripon General Plan; and

WHEREAS, the Development Agreement has been properly reviewed and assessed by the City pursuant to the California Environmental Quality Act in that the Mitigated Negative Declaration was prepared and certified in October 2015, and adequately reviews the environmental effects associated with the implementation of the project.

NOW, THEREFORE, BE IT ORDAINED by the City Council of The City of Ripon as follows:

Section 1: The Mayor and City Clerk of the City are hereby authorized to execute that certain Development Agreement as described above.

Section 2: All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

Section 3: This Ordinance shall become effective thirty days from and after the date of its final passage and adoption and shall be published at least once within fifteen days prior to its effective date in the Ripon Bulletin, the official newspaper of The City of Ripon.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council of the City of Ripon held on the 9th day of February, 2016, and by unanimous vote of the council member present, further reading was waived.

On a motion by councilperson _____, seconded by councilperson _____, the foregoing ordinance was duly passed and adopted by the City Council of the City of Ripon at a regular meeting thereof held on this 8th day of March, 2016, by the following vote, TO WIT:

AYES:
NOES:
ABSTAIN:
ABSENT:

THE CITY OF RIPON
A Municipal Corporation

By _____
JACOB PARKS, Mayor

ATTEST:

_____
LISA ROOS, City Clerk

ORDINANCE NO. 838

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF RIPON AMENDING CHAPTER 10.10.060 RIPON
MUNICIPAL CODE RELATING TO SPEED LIMITS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIPON AS FOLLOWS:

SECTION 1. AMENDMENT OF CODE.

Chapter 10.10.060 is hereby amended to the Ripon Municipal Code to read as follows:

SPEED LIMITS

10.10.060 Speed Limits Established on the Basis of Traffic and Engineering Survey.

General limit – The speed limit is 25 miles per hour on all streets within city limits unless otherwise posted.

Based upon an approved engineering and traffic survey conducted, the following prima facie speed limits are established and declared as indicated:

Canal Blvd	*Wilma Ave. to Jack Tone Rd.*	35 mph
Colony Rd.	*North Ripon Rd. to Fulton Ave.*	35 mph
Colony Rd.	*Fulton Ave. to Jack Tone Rd.*	35 mph
Doak Blvd.	*Stockton Ave. to Vera Ave.*	35 mph
Doak Blvd.	*Vera Ave. to S. Mohler Rd.*	35 mph
Frontage Rd. (north of hwy 99)	*E. Main St. to Acacia Ave.*	35 mph
Frontage Rd. (north of hwy 99)	*Arc Way to Brady Ln.*	35 mph
Fulton Ave.	*River Rd. to Hwy 99*	35 mph
Goodwin Dr.	*Colony Rd. to Frontage Rd.*	35 mph
Highland Ave.	*West Ripon Rd. to Doak Blvd.*	35 mph
Hoff Dr.	*Santos Ave. to Colony Rd.*	35 mph
Jack Tone Rd.	*Main St. to Doak Blvd.*	25 mph
Jack Tone Rd.	*Hwy 99 to Main St.*	45 mph
Jack Tone Rd.	*River Rd. to Santos Ave.*	45 mph
Main St. 99 Overcrossing	*E. Main St. to Stockton Ave.*	30 mph
Main St.	*Vera Ave. to Jack Tone Rd.*	35 mph

East Main St.	*Manley to Hwy 99 Overcrossing*	35 mph
Manley Rd.	*Milgeo Rd. to E. Main St.*	35 mph
Milgeo Ave.	*N. Stockton Ave. to Frontage Rd.*	30 mph
Milgeo Ave.	*450 east of Cypress Point Dr. to N. Stockton Ave.*	30 mph
Mohler Rd.	*West Ripon Rd. to Doak Blvd.*	35 mph
North Ripon Rd.	*Diamond Ln. to River Rd.*	35 mph
North Ripon Rd.	*River Rd. to Milgeo Ave.*	35 mph
River Rd.	*North Ripon Rd. to Jack Tone Rd.*	45 mph
Robert Ave.	*Main St. to Doak Blvd.*	30 mph
Santos Ave.	*North Ripon Rd. to Fulton Ave.*	35 mph
Second St.	*Stockton Ave. to Wilma Ave.*	30 mph
Stockton Ave.	*Milgeo Ave. to Frontage Rd.*	35 mph
Stockton Ave.	*Second St. to Doak Blvd.*	35 mph
West Ripon Rd. (eastbound)	*Jack Tone Rd. to S. Highland Ave.*	35 mph
Wilma Ave.	*Canal Blvd. to Main St.*	30 mph
Wilma Ave. Hwy 99 Overcrossing	*Wilma Ave. to Fulton Ave.*	35 mph

SECTION 2.

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION 3.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be effective without the invalid provision or application, and to this end the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this ordinance irrespective of the validity of any particular portion thereof.

SECTION 4.

This ordinance shall become effective thirty days after its final passage and shall be published at least once within fifteen days prior to its effective date in the Ripon Record, the official newspaper of the City of Ripon.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council of the City of Ripon held on the 9th day of February, 2016, and by majority vote of the council members present, further reading was waived.

On a motion by Councilperson _____, seconded by Councilperson _____, the foregoing ordinance was duly passed and adopted by the City Council of the City of Ripon at a regular meeting thereof held on this 8th day of March, 2016, by the following vote, TO WIT:

AYES:
NOES:
ABSENT:
ABSTAINING:

THE CITY OF RIPON,
A Municipal Corporation

By: _____
JACOB PARKS, Mayor

ATTEST:

_____
LISA ROOS, City Clerk

PROPOSAL FOR CEQA COMPLIANCE DOCUMENTS - WELL NO. 19

February 19, 2016

Submitted By:

J.B. ANDERSON
LAND USE PLANNING

139 South Stockton Ave.
Ripon, CA 95366
Phone: 209.599.8377
Fax: 209.599.8399

TABLE OF CONTENTS

Section 1 Introduction.....2

Section 2 Scope of Services and Cost Proposal.....3

SECTION 1 INTRODUCTION

J.B. Anderson Land Use Planning is pleased to present this proposal to the City of Ripon for the preparation of CEQA compliance documents for a project known as Well No. 19 (hereinafter referred to as the Project).

The Project consists of the development of a municipal water well on a 5.63-acre site located within the City of Ripon and what the City's General Plan identifies as the Clinton South Planning District. The Project site is designated Park (P) by the City's 2040 General Plan, and is located within the Public/semi-Public zone district. The property currently has a Williamson Act Contract (Contract No. WA-74-C1-081) that remains active.

The Project generally consists of a water supply well and pump station with minor improvements including, fencing around the perimeter of the project site. In addition, the Project includes furnishing and installing a conductor casing with grout seal, furnishing and installing well casing, placing gravel envelope and associated work, and developing and testing of the well to determine capacity and draw down curve. Upon installation, the desired continuous yield for the Project is between 750 and 3,000 gallons per minute.

Located in the Central Valley, and established in 1994, J.B. Anderson Land Use Planning is vastly experienced and knowledgeable in preparing CEQA compliance documents, and has worked on a variety of projects within the Central Valley, Sierra Nevada Foothills, and Sierra Nevada Mountain Range.

Our Firm has extensive knowledge and experience preparing CEQA compliance documents, including Initial Studies and Negative Declarations, throughout the Central Valley and Sierra Nevada Foothills. Most recently, our Firm has prepared CEQA compliance documents for other development projects and entitlement applications in the City of Ripon.

For the purposes of organization, this Proposal is presented in the following sections:

Section 1, Introduction: This Section provides City of Ripon staff with a description of how this Proposal is organized, as well as our understanding of the Project.

Section 2, Scope of Services, Cost Proposal, and Schedule: This Section provides City of Ripon staff a description of the Scope of Work associated with preparing the Project's CEQA compliance documents, a Cost Proposal for costs associated with performing Project tasks, and a schedule in which the noted tasks will be performed.

SECTION 2 SCOPE OF WORK AND COST PROPOSAL

Based on a review of the Project, as well as discussions with City staff, J.B. Anderson Land Use Planning is recommending the preparation of an Initial Study/Negative Declaration for the Project in accordance with Section 15063 and Article 6 of the CEQA Guidelines. It is anticipated that the Project's CEQA compliance document will be tiered from the City's 2040 General Plan EIR.

The Scope of Work presented below provides a summary of tasks necessary to prepare the Project's Initial Study and Negative Declaration.

TASK 1 PROJECT KICK-OFF MEETING AND BACKGROUND RESEARCH

JBA Staff shall coordinate with City staff and the Client to schedule and attend a Project Kick-Off Meeting. The purpose of this meeting will be to obtain project related documents and potential mitigation measures from the City's General Plan EIR that may affect the project.

Part of this task shall also include background information and research. Various documents, most notably the City's 2040 General Plan and EIR, and City Department Comments shall be reviewed in preparation of the Project Description and CEQA analysis. In addition, JBA Staff will coordinate with the City's Engineer for any documents/information related to the design of the Project.

Deliverables: Meeting Minutes of the Project Kick-Off Meeting shall be provided via email.

Meetings: One (1) Project Kick-Off Meeting is anticipated for this task.

TASK 2 INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

JBA Staff shall initiate and prepare of the Project's Initial Study/Mitigated Negative Declaration. The Project's Initial Study shall be prepared in accordance with Section 15603 of the CEQA Guidelines.

Based on discussions with City of Ripon staff, the format of the Initial Study shall follow the standard format utilized by our office, which is modeled directly from Appendix G of the CEQA Guidelines.

The Initial Study shall consist of the following:

1. Background
2. Sources
3. Environmental Factors Potentially Affected
4. Determination

5. Summary of Mitigation Measures
6. Background and Introduction
7. Project Description
8. Environmental Evaluation
    - Aesthetics
    - Agricultural and Forestry Resources
    - Air Quality
    - Biological Resources
    - Cultural Resources
    - Greenhouse Gas Emissions
    - Hazards and Hazardous Materials
    - Hydrology and Water Quality
    - Land Use and Planning
    - Mineral Resources
    - Noise
    - Population and Housing
    - Public Services
    - Recreation
    - Transportation and Traffic
    - Utilities and Service Systems
    - Mandatory Findings of Significance
9. Appendices (if applicable)

JBA Staff shall first prepare an Administrative Review Draft Initial Study/Mitigated Negative Declaration for review by the City of Ripon. City staff shall be provided up to three (3) hard copies and one (1) electronic copy for review and comment. Upon review and comment, JBA Staff shall incorporate comments from the City, and prepare the Public Review Draft Initial Study/Mitigated Negative Declaration (IS/MND) for submittal to the City.

It is anticipated that City of Ripon staff will be responsible for distributing the Public Review Draft IS/MND as well as preparing and posting the required Public Notices (i.e. Notice of Intent, Notice of Completion, etc.).

Deliverables: Three (3) Hard Copies and One (1) copy each of the Administrative Draft and Public Review Draft Initial Study/Mitigated Negative Declaration.

Meetings: There are no meetings anticipated for this task. However, Conference Calls may be warranted to conduct discussions on the Project's IS/MND

TASK 3 PUBLIC REVIEW PERIOD

Based on discussions with City staff, we assume that the City will be responsible for distributing the Public Draft IS/MND for the mandated 30-day review period.

However, once the 30-day Public Review period has closed, JBA Staff may be asked to assist in responding to any comments received during the Public Review period. Therefore, this task includes time necessary to assist in responding to comments.

This task may also include preparation of the Project's Mitigation Monitoring Plan, as requested by City staff.

Deliverables: If necessary, Response to Comment Letters.

Meetings: There are no meetings anticipated for this task.

COST PROPOSAL

The following Cost Proposal has been prepared based on our understanding of the Project and the tasks described above:

Task 1	**Project Kick-Off Meeting and Background Research**	**$600.00**
Task 2	**Initial Study/Mitigated Negative Declaration**	**$4,000.00**
Task 3	**Public Review Period**	**$500.00**
Admin. Expenses (Copies)		**$500.00**
TOTAL (NOT TO EXCEED):		**$5,600.00**

ASSUMPTIONS

1. J.B Anderson Land Use Planning distributes Invoices on the 1st of each Month.
2. This proposal reflects the preparation of the Project's Initial Study and Mitigated Negative Declaration, in the format typically used by J.B. Anderson Land Use Planning.
3. Exhibits used as part of the Initial Study will be provided by the Client (i.e. Location Map, Tentative Map, etc).
4. Based on discussions with City of Ripon staff, the City shall be responsible for producing and distributing copies of the IS/MND for the mandated 30-day Public Review Period. The City will also be responsible for preparing the necessary Staff Report and Resolutions associated with the Project and CEQA document.
5. Attendance at future Planning Commission and City Council Public Hearings will not be required. If J.B. Anderson Land Use Planning is asked to attend, a separate Scope and Cost Estimate shall be prepared.

MEMO

Engineering Department

TO: Honorable City Council

FROM: James Pease, Engineering Supervisor

SUBJECT: Padilla & Associates Services Agreement – Disadvantage Business Enterprise (DBE) Annual DBE Requirements for Federally Funded Projects

DATE: February 26, 2016

BACKGROUND

The City of Ripon is obligated to comply with the code of federal regulations and Caltrans procedures regarding Disadvantage Business Enterprises (DBE), due to receiving federal funds. As part of these regulations the City must complete a *"DBE Implementation Agreement for Local Agencies"* form (Caltrans Exhibit 9-A) as the City's formal acknowledgement to implement the Caltrans DBE Program within the Local Assistance Procedures Manual. The City must also provide Caltrans with a completed *"Local Agency DBE Annual Submittal Form"* (Exhibit 9-B), by June 30 of each year following the Federal Fiscal Year. Also, for each individual construction contract which receives federal funding the City is required to develop contract specific DBE goals. The purpose of the DBE program is to ensure that federally assisted contracts for highway, transit and aviation projects are made available for small business concerns owned and controlled by socially and economically disadvantaged individuals.

FISCAL IMPACT

Engineering Department staff requested a proposal from Padilla & Associates to perform the DBE required services. Padilla & Associates, Inc. has successfully assisted with DBE requirements previously for the City. A proposal to complete the various tasks for the City DBE program has been provided; the services agreement has a not-to-exceed amount of $3,375.

RECOMENDATION

Attached is the City's standard General Services Agreement with Padilla & Associates, Inc. I am requesting Council approve the Agreement and authorize the Mayor to sign and for staff to proceed.

GENERAL SERVICES AGREEMENT BETWEEN THE CITY OF RIPON AND PADILLA & ASSOCIATES, INC.

This Agreement for General Services ("Agreement") is entered into on, March 8, 2016 (the "Effective Date") between the City of Ripon, a California municipal corporation ("City") and Padilla & Associates, Inc. ("Consultant"), (together sometimes referred to as the "Parties").

Section 1. **SERVICES**. In accordance with the terms and conditions set forth in this Agreement, Consultant agrees to perform all services described in the Consultant's Scope of Services attached hereto as Exhibit A. In the event of a conflict in or inconsistency between the terms of this Agreement and said scope of services, this Agreement shall prevail.

1.1 **Term of Services.** This Agreement shall begin upon signature by all Parties and shall end when Consultant completes the work described in said scope of work,, or no later than two (2) years from the date this Agreement was signed by City, which ever is longer, unless the term of the Agreement is otherwise terminated or modified, as provided for herein. Notwithstanding the foregoing,

1.2 **Standard of Performance.** Consultant shall diligently perform all services required in connection with this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged in the geographical area in which Consultant practices its profession.

1.3 **Assignment of Personnel.** Consultant shall assign only competent personnel to perform services in connection with this Agreement.

1.4 **Termination.** City may cancel this Agreement at any time and without cause upon written notification to Consultant. In the event of termination, Consultant shall be entitled to compensation for services satisfactorily completed as of the date that written notice of termination is received by consultant; City, however, may condition payment of such compensation upon Consultant delivering to City documents and records identified in Section 8.1 of this Agreement.

Section 2. **COMPENSATION.**
City hereby agrees to pay Consultant an amount **NOT TO EXCEED** Three Thousand Three Hundred Seventy Five Dollars ($3,375) for all work described within the Cost Proposal set forth in Exhibit A and made a part of this Agreement.

2.1 **Invoices.** Consultant shall submit invoices as necessary during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date.

2.2 **Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred.

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

Section 3. **INSURANCE REQUIREMENTS.** Before beginning any work under this Agreement, Consultant, at its own cost and expense, shall procure the types and amounts of insurance listed below for the period covered by the Agreement.

3.1 **Workers' Compensation.** If Consultant employs any person, Consultant shall maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant with limits of not less than ONE MILLION DOLLARS ($1,000,000.00) per accident.

3.2 **Commercial General and Automobile Liability Insurance.** Consultant shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS ($1,000,000.00) per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting there from, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles. At the sole option of the City, the City shall be named as an additional insured and insurance shall provide primary coverage with respect to the City.

3.3 **All Policies Requirements.**

3.3.1 **Verification of Coverage.** Prior to beginning any work under this Agreement, Consultant shall, at the sole option of the City, provide City with (1) certified Certification of Insurance that demonstrates compliance with all applicable insurance provisions contained herein; (2) certified policy endorsements to the general liability policy adding the City of Ripon as an Additional Insured and declaring such insurance primary in regard to work performed pursuant to this Agreement; or (3) upon request by the City, complete certified copies of all policies and/or complete certified copies of all endorsements that demonstrate compliance with this Section 4

3.3.2 **Notice of Reduction in or Cancellation of Coverage.** A copy of the cancellation provisions must be attached to all insurance obtained in accordance with this Agreement.

Section 4. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.

4.1 Consultant shall to the fullest extent allowed by law, with respect to all services performed in connection with this Agreement, indemnify, defend and hold harmless the City and its officials, officers, employees, agents and volunteers from and against any and all claims that arise out of, pertain to or relate to the negligence, recklessness or willful misconduct of the Consultant. Consultant will bear all losses, costs, damages, expense and liability of every kind, nature and description that arise out of, pertain to, or relate to such Claims, whether directly or indirectly ("Liabilities"). Such obligations to defend, hold harmless and indemnity the City shall not apply to the extent that such Liabilities are caused by the sole negligence, recklessness, , or willful misconduct of the City.

Section 5. STATUS OF CONSULTANT.

5.1 **Independent Consultant.** At all times during the term of this Agreement, Consultant shall be an independent Consultant and shall not be an employee of City. Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent.

Section 6. LEGAL REQUIREMENTS.

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

6.2 **Compliance with Applicable Laws.** Consultant and any sub-Consultants shall comply with all laws applicable to the performance of the work in connection with this Agreement.

6.3 **Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any sub-Consultants have all licenses, permits, qualifications, and approvals of whatsoever nature, that are legally required to practice their respective professions.

6.4 **Nondiscrimination and Equal Opportunity.** In compliance with federal, state and local laws, Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, sub-Consultant, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement.

6.5 **Work Requiring Payment of Prevailing Wages.** In accordance with California Labor Code Section 1771, not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which these services are to be performed, and not less than the general prevailing rate of per diem wages for

holiday and overtime work fixed as provided in the California Labor Code shall be paid to all workers engaged in performing the services under this Agreement.

Section 7. MODIFICATION.

7.1 **Amendments.** The Parties may amend this Agreement only by a writing signed by all the Parties.

7.2 **Assignment and Subcontracting.** Consultant may not assign this Agreement or any interest therein without the prior written approval of the City. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the sub-Consultants noted in the proposal, without prior written approval of the City.

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

7.4 **Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:

7.4.1 Immediately terminate the Agreement;

7.4.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant in accordance with this Agreement;

7.4.3 Retain a different Consultant to complete the work described in said scope of work not finished by Consultant; or

7.4.4 Charge Consultant for City's excess cost of completion of the unfinished work described in Exhibit A, if any. City's excess costs shall be reimbursed by Consultant where City's reasonable cost of completion paid to another qualified new consultant exceeds the amount City would have paid to Consultant pursuant to Section 2 absent the material breach; provided, however that any such excess cost reimbursement shall not exceed 25% of Consultant's quoted price for any unfinished task. Thus, by way of example, if following a material breach by Consultant a specific task which is budgeted at $10,000 has not commenced or adequately completed, and City must retain another new qualified consultant to complete that specific task Consultant would be responsible to reimburse City in the amount of up to $2,500 (25% of the Consultant's $10,000 quoted price for the subject task). By way of further example, if the Consultant's cost of completion of that specific task is $14,000, Consultant would be responsible to reimburse City

in the amount of up to $3,500 (25% of the Consultant's $14,000 quoted price for the subject task).

Section 8. KEEPING AND STATUS OF RECORDS.

8.1 **Records Created as Part of Consultant's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains in accordance with this Agreement and that relate to the matters covered under the terms of this Agreement shall be the property of the City. This clause does not include instruments of service.

8.2 **Consultant's Books and Records.** Consultant shall maintain any and all records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement.

8.3 **Confidential Information and Disclosure.** During the term of this Agreement, either party (the "Disclosing Party") may disclose confidential, proprietary or trade secret information (the "Information"), to the other party (the "Receiving Party"). The Receiving Party shall hold the Disclosing Party's Information in confidence and shall take all reasonable steps to prevent any unauthorized possession, use, copying, transfer or disclosure of such Information. Consultant understands that the City is a public entity and is subject to the laws that may compel it to disclose information about Consultant's business.

Section 9 MISCELLANEOUS PROVISIONS.

9.1 **Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

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

9.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect.

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

9.5 **Contract Administration.** This Agreement shall be administered by James Pease, who shall act as the City's representative. All correspondence shall be directed to or through the representative.

9.6 **Notices.**

Any written notice to Consultant shall be sent to:

Patricia K. Padilla
Principal
Padilla & Associates, Inc.
211 E. City Place Drive
Santa Ana, CA 92705

Any written notice to the City shall be sent to:

Mr. Kevin Werner
Administrator/City Engineer
City of Ripon
259 N. Wilma Avenue
Ripon, CA 95366

9.7 **Integration; Incorporation.** This Agreement, including all the exhibits attached hereto, represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral. All Exhibits attached hereto are incorporated by reference herein.

9.8 **Alternative Dispute Resolution.** If any dispute arises between the Parties that cannot be settled after engaging in good faith negotiations, City and Consultant agree to resolve the dispute in accordance with the following:

Each party will designate a senior management or executive level representative to negotiate the dispute. Through good faith negotiations, the representatives will attempt to resolve the dispute by any means within their authority. If dispute remains unresolved after fifteen (15) days of good faith negotiations, the Parties shall attempt to resolve the disagreement by mediation through a disinterested third person as mediator selected by both Parties. Mediation will begin within thirty (30) days of the selection of this disinterested third party, and will end fifteen (15) days after commencement. The Parties shall equally bear the costs of any third party in any alternative dispute resolution process.

The alternative dispute resolution process is a material condition to this Agreement and must be exhausted as an administrative remedy prior to either party initiating legal action. This alternative dispute resolution process is not intended to nor shall be construed to change the time periods for filing a claim or action specified by Government Code Section 900, *et. seq.*

9.9 **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

The Parties have executed this Agreement as of the date signed by the City.

CITY OF RIPON

_____

Jacob Parks, Mayor

CONSULTANT

_____

Patricia K. Padilla, Principal

Attest:

_____

Lisa Roos, City Clerk

Approved as to Form:

_____

Thomas Terpstra, City Attorney

<u>EXHIBIT A:</u> **Proposed Scope of Services, dated February 25, 2016 - attached**

PADILLA
& ASSOCIATES INC.

Specialized Management, Public Contract Compliance Monitoring,
Training & Strategic Outreach Consulting

TRANSMITTED VIA E-MAIL: crodriguez@cityofripon.org

February 25, 2016

Carla Rodriguez
City of Ripon - Engineering Secretary
Ripon, CA 95366

RE: City of Ripon: FHWA DBE Services

Dear Ms. Rodriguez,

Padilla & Associates, Inc. is pleased to submit for your review and consideration the enclosed Proposal to provide assistance to the City of Ripon in the development of its FHWA DBE Services in accordance the (***U.S. DOT DBE Program (Title 49 CFR Part 26)*** and the Caltrans Local Assistance Procedures Manual (LAPM).

Padilla & Associates Inc. is highly qualified to perform all proposed services, and possesses the required depth of qualifications and relevant experience, as our firm:

- Brings extensive industry and technical background, particularly in the design, development, administration, and oversight of Federal and State DBE/small business programs;
- Offers a highly qualified professional team, with specialized expertise in the facilitation of federal DBE programs, contract-specific goal setting, certification, monitoring, evaluation, and reporting;
- Possesses extensive knowledge of industry standards, processes, and practices, including Federal Highway Administration (FHWA), Federal Transit Administration (FTA), Federal Aviation Administration (FAA) and Federal Railroad Administration (FRA) experience; and
- A distinguishable and unmatched record of success in meeting intended program directives.

Padilla & Associates, Inc. is confident our proposed approach will facilitate our clients' timely response and ensure full compliance with all applicable regulatory requirements.

Please forward a letter of commitment and/or purchase order via U.S. Mail, e-mail or fax confirming your interest in Padilla & Associates, Inc. performing the proposed scope of services:

Padilla & Associates, Inc.
211 E. City Place Drive
Santa Ana, CA 92705
E-mail: lpadilla@padillainc.com
Fax (714) 973-1229

Should you have any questions regarding any aspect of the enclosed Proposal or have a need to effectively respond to other DOT Operating Administration's DBE Program requirements, please do not hesitate to contact Lauren Padilla or me at (714) 973-1335. We look forward to working with you on this important program.

Sincerely,

Patricia K. Padilla

Patricia K. Padilla
President
Enclosures

PROPOSED SCOPE OF WORK

Understanding of the City of Ripon's Objectives and Work Requirements

Padilla & Associates Inc. proposes to perform the tasks delineated in "*Exhibit A*: *Scope of Services and Associated Cost Proposal*" to effectuate City of Ripon's full compliance with DBE directives and regulatory requirements.

Please refer to the attached *"Exhibit A: Scope of Services and Associated Cost Proposal."*

FHWA/Caltrans

Exhibit 9A

Objective 1
Padilla & Associates will assist the City of Ripon in its completion of "DBE Implementation Agreement for Local Agencies" (Exhibit 9A) as the City's formal acknowledgement to the local agency's commitment to implement the Caltrans DBE Program and Local Assistance Procedures Manual.

Exhibit 9B due June 30 of each calendar year

Objective 1
Padilla & Associates, Inc. will develop a "Local Agency DBE Annual Submittal Form" (Exhibit 9-B), which also includes preparation of all required correspondence (transmittal letters) for submission to City of Ripon's Caltrans DLAE to facilitate their respective approvals.

Objective 2
Padilla & Associates, Inc. will assist the City of Ripon in the identification of their Disadvantaged Business Enterprise Liaison Officer (DBELO), which is responsible for administering the California Department of Transportation Race-Conscious DBE Program and the development of their Organizational Chart regarding staff assigned to implementing the DBE Program.

Objective 3
Padilla & Associates, Inc. will ensure the City of Ripon's prompt payment and full payment to the prime contractors and subcontractors selection is in compliance with the prompt payment clauses. Additionally, Padilla & Associates, Inc. will provide guidance to the City of Ripon's regarding their selected monitoring and enforcement mechanisms ensuring all subcontractors, including DBEs are promptly paid, which is required to be reported on the City of Ripon's Exhibit 9-B.

Contract-Specific Goal(s)

Objective 1
Padilla & Associates, Inc. will develop contract-specific DBE participation goal(s) in accordance with Caltrans requirements in accordance with the U.S. DOT DBE Program (Title 49 CFR Part 26) requirements and federally prescribed goal-setting methodology, as well as Caltrans methodology.

Determine the market area and percentage of work the Prime will be performing. Find Work Category Codes that fit into the scope of work being proposed for the project and the number of available DBEs in the market area.

Pre-proposal/ Pre-bid DBE Presentation Coverage

Objective 1

Development contract-specific PowerPoint presentation based on review of solicitation documents to reference the correct DBE documents and provide applicable guidance to the City's contracting community. Any inconsistencies regarding DBE requirements will be identified and provided to the City. Presentation will include a networking component to encourage teaming and partnering between primes and Small Businesses as well as assisting in providing them access to the City of Ripon's key procurement individuals.

EXHIBIT A
Scope of Services and Associated Cost Proposal

City of Ripon's DBE Services

1) Exhibit 9A Preparation of the "DBE Race-Neutral Implementation Agreement for Local Agencies (Exhibit 9-A)", as applicable, to initiate compliance or report required updates/changes.	**$375.00**
2) Exhibit 9B Preparation of Caltrans Exhibit 9-B (identification of City of Ripon's DBELO), organizational chart, and Prompt Payment including preparation of all required correspondence necessary for submission to Caltrans and/or other DOT Operating Administrations to facilitate their respective approvals. Preparation of the City of Ripon's election of the "Prompt Payment" options available, preparation of the required Race-Neutral Measures the City's plans to implement in accordance with 49 CFR Part 26.51 and provide guidance to the City regarding the monitoring & enforcement mechanisms in place, which are required to be reported.	**$250.00**
3) Contract-Specific Goal(s) Develop contract-specific DBE Goal(s) and determination of Race-Neutral and/or Race-Conscious application in accordance with Caltrans' published directives.	**$750.00 (each)**
4) Pre-proposal/Pre-bid DBE Presentation Coverage and Networking component Develop contract-specific PowerPoint presentation based on review of solicitation documents to reference the correct DBE documents and provide applicable guidance. Presentation will include a networking component to encourage teaming and partnering between primes and Small Businesses as well as assisting in providing them access to the City of Ripon's key procurement individuals.	**$1,250.00 (each)**

Additional DBE Support Services Available: (contact us for cost proposal)

- Additional Contract-Specific DBE Goal Development and Determination of Application
- Good Faith Efforts Reviews/ Determination of Responsiveness
- Tailored Outreach Strategies

Notes: 1. The tasks shown are fixed price.
2. Printing and reproduction are not included in the above Cost Proposal.

PUBLIC HEARINGS

City Council Staff Report

City Council Meeting March 8, 2016

Project Title: ***Ripon Gardens II Apartment Project***

Request: ***A public hearing on the following applications in order to construct a multiple-family residential project on 6.43 acres located on the west side of North Ripon Road just south of River Road.***

- ***General Plan Amendment (GP15-04)***
- ***Rezone (Z15-04)***
- ***Tentative Parcel Map (PM15-02)***
- ***Major Site Review (SR15-08)***
- ***Development Agreement (DA15-03)***

Location: ***122 W. River Road and 1663 N. Ripon Road***

Planner: ***Ken Zuidervaart, Director of Planning***

PRELIMINARY DISCUSSION:

The applicant, JKB Living, is requesting a General Plan Amendment, Rezone, Minor Subdivision Map, a Major Site Plan and a Development Agreement to consider a residential and commercial development on 10.51 acres located at the south/west corner of North Ripon Road and River Road. The project site is currently designated for Community Commercial land uses under the Ripon General Plan 2040, dated September 19, 2006. In addition, the Subject Property is currently zoned C2 – Community Commercial.

At this time, the Applicant is proposing to develop a one-hundred twelve (112) unit multi-family development on 6.13 net acres, with a density of 18.27 units per acre, located on the southern portion of the project site. The remaining 4.06 acres will be re-designated and rezoned to Neighborhood Commercial for future commercial opportunities on the corner of River Road and North Ripon Road. Any and all future proposed commercial projects on the commercial site will require subsequent approvals by the City of Ripon's Planning Commission.

GENERAL PLAN AMENDMENT AND REZONE:

The current General Plan land use for the property is CC (Community Commercial) meant for providing for the development of a full range of commercial and service establishments to supply the commercial and service demands of the local and area residents. Community Commercial is meant to house either singular retail sales establishments or a combination of such establishments on a single parcel where the total square footage of the buildings exceeds 50,000 square feet, but does not exceed 100,000 square feet, such as shopping centers. Community Commercial sites are a minimum of 5 acres with a maximum of 15 acres in size.

The applicant is therefore requesting a General Plan amendment in order to amend the General Plan land use map to facilitate the approval and construction of their project. Along with the General Plan amendment, the applicant must also rezone the property to match the proposed General Plan land use designation. The applicant is therefore requesting the following General Plan land use amendments and zoning district amendments to facilitate the proposed project.

- ✓ Current General Plan Land Use Designation – CC (Community Commercial
- ✓ Proposed General Plan Land Use Designations – NC (Neighborhood Commercial) and VHD (Very High Density Residential)

- ✓ Current Zoning map designation – C2 (Community Commercial)
- ✓ Proposed Zoning map designation – C1 (Neighborhood Commercial) and R4U (Multiple Family Residential Urban)

The proposed General Plan land use designation and zoning map designation will allow the property to be set up to facilitate the proposed project. 6.13 acres will be zoned and designated for Multi-Family, while the remaining 4.0 acres will be zoned and designated for Neighborhood Commercial. Neighborhood Commercial is intended to provide for the development of small, localized retail and service businesses that serve immediate residential neighborhoods. Neighborhood Commercial is meant to house either singular retail sales establishments or a combination of such establishments on a single parcel where the total square footage of the buildings does not exceed 50,000 square feet. As such the allowable uses within the Neighborhood Commercial district are substantially less than what is allowed in the Community Commercial district.

TENTATIVE PARCEL MAP:

As part of the application packet, the Applicant is requesting a Tentative Parcel Map for the creation of an apartment site (6.13 acres – Parcel 1) and to divide the remaining commercial lot into three (3) lots (1.89 acres – Parcel 2, 0.96 acres – Parcel 3, and 1.15 acres – Parcel 4). With approval of the General Plan amendment and rezone, the tentative

parcel map would be consistent with the goals and objectives of the City of Ripon's General Plan.

MAJOR SITE REVIEW (APARTMENT BUILDINGS):

The Applicant is requesting approval for the construction of a one hundred and twelve (112) unit multiple-family residential apartment complex on a 6.13 acre parcel located on North Ripon Road between Ripon Gardens I apartment complex (currently under construction) and River Road. The parcels, located at 1663 N. Ripon Road and 122 W. River Road, is being proposed to be zoned R4U (Multiple Family Residential Urban) which per the City of Ripon's Development Code will allow up to 22 units per gross acre. The density of the current project being proposed is 18.27 units per acre.

The site is proposed to be constructed with fourteen (14) 2-story apartment complexes and one (1) clubhouse. The apartment buildings contain a total of twelve (12) 1-bedroom units, sixty-eight (68) 2 –bedroom units and thirty-two (32) 3-bedroom units. The 1-bedroom units have approx. 801 square feet of living space, the 2-bedroom units have approx. 980 to 998 square feet of living space, and the 3-bedroom units have approx. 1,150 square feet of living space. In addition, each unit has a small patio attached, and each unit will contain hookups for laundry.

The exterior of the buildings appear to be stucco with foam stucco accents adorning the windows. The buildings also contain cultured stone veneer which wrap around patio columns and portions of the buildings for additional architectural features. The roof material will be concrete tile.

OTHER SITE AMENITIES:

The site also contains a clubhouse at the main entrance. The clubhouse appears to be approx. 1,200 square feet and contains a reception and office area for apartment rental, a community center area with kitchen and a fitness center for the residents. The clubhouse will be constructed to compliment the architecture of the main residential units on site.

Other architectural features of the site include garage units which will be stucco with foam stucco accents adorning the garage doors. The site will also contain some areas with covered carport parking.

Other amenities of the site include an on-site swimming pool, a decomposed granite walking path around the complex, entry accent paving, sitting areas around the project site, containers for vegetable gardens, play equipment areas for kids, picnic areas, outdoor fitness stations and heavy landscaping of the site.

ACCESS, CIRCULATION AND PARKING:

Access to the site will be provided by one (1) main commercial driveway approach off of North Ripon Road which is a planned 102 foot right-of-way minor arterial street. The applicant will be required to dedicate, widen, and improve their frontage of their side of North Ripon Road which includes sufficient dedication of land for their half of North Ripon Road; installation of a six (6) foot sidewalk; a ten (10) foot landscaped parkway; curb and gutter; utility extensions as required; and widening of the asphalt street section. The commercial driveway to the project will be constructed per the City of Ripon's standard commercial driveway requirements.

Circulation on site will be provided via a twenty-five (25) foot wide main driveway and drive isles that circle the site. Additional circulation will also be provided via a connection with Ripon Gardens I apartment project in the south/west area of the project site. This interconnection between projects provides better circulation for both projects as well as provides necessary emergency vehicle access for both sites. Another twenty (20) foot wide emergency vehicle access gate and driveway is being provided in the north/west area of the project site connecting into the future commercial site. The emergency access gate will remain closed at all times and will only be used for emergency access situations from either the Ripon Fire Department or Ripon Police Department on an as needed basis.

The site plan shows that there is adequate parking for the site and the project complies with the City of Ripon's standard parking requirements for multiple-family residential projects. The applicant is proposing to provide some of the required parking as enclosed garage units, which is an added amenity for a project of this nature. The remaining parking provided will be a mix of covered and uncovered parking spaces and a mixture of compact and standard stalls as well.

The off-street parking facility provides a total of approx. 240 spaces which meets the required parking spaces by local regulations, and all the stalls meet the City's standard dimensions which are 10 x 19 for standard stalls and 8 ½ x 17 for compact stalls. There are no bike spaces shown on the plan, however bike stalls will be incorporated into the site design per City of Ripon Standards. Although there is no lighting indicated on the plans, adequate lighting for security around the building and the parking facility has been incorporated into the conditions of approval, and all lighting shall be shielded so that direct glare and reflections are contained within the boundaries of the parcel, and must be directed downward and away from adjoining properties and public rights-of-way.

TRAFFIC

A detailed traffic analysis was performed for the project. Existing traffic conditions and levels of service where analyzed for the North Ripon Road/River Intersection. Presently the intersection operates at a level of service A in the a.m. peak hour (7:30 am to 8:30 am) and level of service B in the p.m. peak hour (5:00 pm to 6:00 pm), both well above City of

Ripon's minimum standard level of service, which is LOS D. Traffic counts were conducted for the existing conditions at the North Ripon/ River Road intersection. During the AM peak hour approx. 581 vehicles passed through the intersection this calculates to approx. 1 vehicle every 6 seconds passing through the intersection in the AM peak hour. During the PM peak hour approx. 688 vehicles passed through the intersection, this calculates to 1 vehicle every 5 seconds passing through the intersection.

The project anticipates adding another 137 vehicles in the AM peak hour and an additional 182 vehicles in the PM peak hour. Under the proposed development scenario (Apartments and Neighborhood Commercial) the levels of service at the North Ripon Road/River Road intersection would be LOS B in the a.m. peak hour and LOS B in the p.m. peak hour. This is still well below the City of Ripon's minimum LOS requirements, which again is LOS D. Anticipated traffic counts with the proposed project would mean that in the AM peak hour approx. 1 vehicle every 5 seconds would pass through the intersection and in the PM peak hour approx. 1 vehicle every 4 seconds would pass through the intersection.

For your information Level of Service Definitions are listed below for both roadway segments and at-grade intersection.

Roadway Segments

- LOS A – Free flow traffic. Traffic flows at or above the posted speed limit and motorists have complete mobility between lanes.
- LOS B – Reasonably free flow. LOS A speeds are maintained, maneuverability within the traffic stream is slightly restricted.
- LOS C – Stable flow, at or near free flow. Ability to maneuver through lanes is noticeably restricted and lane changes require more driver awareness.
- LOS D – Approaching unstable flow. Speeds slightly decrease as traffic volumes slightly increase. Freedom to maneuver within the traffic stream is much more limited and driver comfort levels decrease. (City of Ripon's minimum standard).
- LOS E – Unstable flow, operating at capacity. Flow becomes irregular and speed varies rapidly because there are virtually no usable gaps to maneuver in the traffic stream and speeds rarely reach the posted limit.
- LOS F – forced or breakdown flow. Every vehicle moves in lockstep with the vehicle in front of it, with frequent slowing required. Travel time cannot be predicted, with generally more demand than capacity. Traffic Jam conditions.

At-Grade Intersections – The Highway Capacity Manual defines LOS for signalized and unsignalized intersections as a function of the average vehicle control delay.

LOS	Signalized Intersection	Unsignalized Intersection
A	≤10 seconds	≤10 seconds
B	**10 – 20 seconds**	**10 – 15 seconds**
C	20 - 35 seconds	15 – 25 seconds
D	35 – 55 seconds	25 – 35 seconds
E	55 – 80 seconds	35 – 50 seconds
F	≥80 seconds	≥50 seconds

Average Daily Trip (ADT) generation was identified for both the proposed project and for the site if developed as currently zoned (community commercial). Traffic impacts identified were quite a bit less under the proposed project scenario as opposed to if it was developed as entirely Community Commercial (current zoning). If the site was developed under current zoning (entirely community commercial) the average daily trips would amount to approx. 5,814 ADT. In comparison the average daily trips under the proposed project scenario would amount to approx. 3,962 ADT. This is a substantial decrease of approx. 1,852 ADT from how the site was originally proposed to be developed (entirely commercial).

WATER:

Another concern that was brought up during the planning commission meeting was the concern of water usage. Any and all proposed projects are required to meet the latest Green Building Code for structures and the most current State of California Model Water Efficient Landscape Ordinance (MWELO) for all landscaping. Both of these codes ensure that any new development is built to the latest and greatest energy and water efficiencies.

Staff spent some time analyzing water usages of various projects and zoning districts within our community. Please keep in mind that the water usages that were analyzed were from the most current projects built, however those projects were not constructed using the latest energy and water standards because of when they were built. Therefore new projects would more than likely use less energy and water then the averages of the projects that staff analyzed.

Staff analyzed three different commercial sites within the City of Ripon and two different high density projects that both have the same densities as the proposed Ripon Gardens II site (18 units per acre). Essentially the least water impact of that site would be to leave the site in its current condition, which is fallow land, however the property is within City limits and is zoned therefore the likelihood of the property sitting fallow forever or even long term is unrealistic. If the site were to be developed under its current zoning (community

commercial), the entire 10 acre site would use approx. 21,222 gallons of water per day. Conversely if the 10 acre site were to be developed as proposed (Ripon Gardens II with Neighborhood Commercial), the site would use approx. 31,613 gallons per day. This is a difference of 10,391 gallons of water per day. Based on the City of Ripon's average daily water usage in 2013, this difference amounts to 0.24% of the City's entire daily usage. Also keep in mind that the average daily usages of the projects analyzed are more than likely higher then what would be required to be developed today.

LANDSCAPING:

Although detailed landscape plans have not been submitted with the project, the conceptual landscape plan indicates the landscaping concept. Submittal of detailed landscape plans for review and approval from the City of Ripon has been made a condition of approval for this project. Also included in the conditions of approval is the requirement that 50% of the trees along the western border of the project site be 36" box trees or larger and the remaining 50% of those trees shall be 24" box trees or larger. This is being requested to provide for quicker screening of this project onto the adjacent residential uses to the west. The landscaping is also being required to be connected to the City's non-potable water supply.

MISCELLANEOUS:

The project will be required to construct an eight (8) foot masonry block wall along the entire western border of the proposed residential and commercial project site and between the residential and commercial portion of the project. The block wall design will be the same as the block wall built with Ripon Gardens I and the one that currently faces River Road as part of the Chesapeake Landing Senior Project.

There will be four (4) trash enclosures within the project, and as depicted on the site plan they will be located between some of the garage units. As always, the trash enclosures will be constructed per City of Ripon Standards.

DEVELOPMENT AGREEMENT:

As always, the purpose of the agreement is to insure that the development of the project is in the best interests of the City, and will provide for orderly growth and development of the area consistent with the city's planning goals and objectives. The essential part of the agreement is Exhibit C (conditions of approval) which specifies the developer's performance, such as the dedication of real property for public rights-of-way; construction of improvements; payment of mitigation fees, etc.

The City has agreed to issue one hundred twelve (112) multi-family building permits over

two (2) cycles in one cycle for the project starting on June 1, 2016. All permits being allocated to this project fall within the City's 3% to 6% growth goals and policies as listed in the City of Ripon General Plan. Other than the conditions indicated in Exhibit C of the Development Agreement, the agreement is similar to those previously obtained from developers, and the length of the agreement is 10 years, which is typical, and will be binding on future owners, if any.

Some of the key components of the Development Agreement are listed below:

- Owner/Developer shall be required to complete all necessary improvements on the projects side (west side of North Ripon Road). Improvements will include demolition of the old house and barn on North Ripon Road, undergrounding the overhead utilities along North Ripon Road, widening of North Ripon Road on the projects side to its ultimate width and installation of curb, gutter and sidewalk. This essentially will complete the improvements for North Ripon Road on the west side all the way up to River Road.
- Only approx. 60% (64 multi-family) permits will be issued in cycle one. Cycle two (remaining 48 permits) will not commence until commercial development has commenced and received final inspection for either commercial parcel 2, 3 or 4 and all the commercial frontage improvements along with frontage landscaping have been completed for all of the commercial properties.
- Owner/Developer shall construct an 8' masonry wall along the entire western edge of the project between the apartments/commercial and the medium density Chesapeake Landing community. As part of the construction of that wall, the owner/developer further agrees to install an emergency vehicle access gate at the rear of the Chesapeake Landing Community where an emergency vehicle access exists. Such EVA access gate shall be as approved by the City of Ripon's Planning Department and Ripon Consolidated Fire Department.
- Owner/Developer agrees to provide an entry feature to consist of concrete pavers to match Ripon Gardens I entrance.
- Owner/Developer agrees to design the apartment buildings so as to hide/screen the electric and gas meters as well as the AC condenser units.
- Owner/Developer shall be required to install three (3) MESH Wireless Access Point and City Security Video Cameras on security lighting poles around the complex and/or project site.

On October 27, 2015, a meeting was held with the applicant and project review committee to review the project and discuss concerns and conditions of approval. The comments and conditions of approval received during the review period have been incorporated into the staff report where appropriate.

The Planning Commission held a public hearing on February 2, 2016 regarding this project. At that meeting a group of concerned citizens spoke up in opposition of the project and even submitted a petition in opposition of the project. The main concerns of the group can be reviewed in the attached minutes and have also been addressed to some extent in the staff report.

Subsequently, the Planning Commission took action to recommend that the City Council approve the project as presented with no recommended amendments with a 4-1 vote. The Planning Commission minutes have been attached to this staff report for reference.

Findings:

1. That the proposed development is consistent with the goals, policies, standards, and maps of the General Plan, any applicable Master Plan, Specific Plan, any Specific Purpose Plan, and any other applicable plan adopted by the City of Ripon.
2. The site is physically suitable for the type of development and for the intensity of development.
3. That the approval of the request and issuance of the permit will not be detrimental to the health, comfort, or welfare of persons residing or working in the neighborhood of the proposed use nor will it be contrary to the general public welfare.
4. That the approval of the request and issuance of the permit will not be detrimental to the health, comfort, or welfare of persons residing or working in the neighborhood of the proposed use nor will it be contrary to the general public welfare.
5. That the use is compatible with adjoining land uses.
6. That the Ripon Municipal Code expressly allows for such use under certain conditions, and the project meets those conditions.
7. That the proposed Development Agreement is consistent with the goals, objectives, policies, programs and general land uses specified in the City of Ripon General Plan.
8. That the proposed Development Agreement is compatible with the uses authorized, and the regulations prescribed for in the zone in which the real property is located.
9. That the proposed Development Agreement will not adversely affect the orderly development of the community.
10. That the design of the project or the proposed improvements will not cause substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat.
11. That the design of the project or the type of improvements will not conflict with

easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the planning commission may approve a map if it finds that alternate easements, for access or for use, will be provided and that these will be substantially equivalent to ones previously acquired by the public. This finding will apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.

12. The proposed amendment is consistent with the goals, policies, standards, and programs of the General Plan land use element.

13. The proposed zone change is consistent with the General Plan land use designation as amended.

14. The uses permitted as a result of the zone change are compatible with the goals, policies, and objectives of the General Plan.

Conditions of Approval: (Unless otherwise specified, all conditions must be complied with prior to the issuance of any required permit).

Building Department – Ted Johnston (599-0283)

1. Demolition, construction and placement of all structures on the site will be as approved and in compliance with all applicable building, electrical, plumbing codes, and that any changes to the plans, as approved by the Planning Commission, will be submitted to the Planning Department for review.

2. Proponent shall abandon any existing septic systems and water wells under permit of the San Joaquin County Health District, and provide such proof of abandonment to the Building Department.

3. Proponents shall submit appropriate building plans and obtain all necessary building permits for any and all construction on site.

4. Proponent shall provide and install all necessary water meters and backflow prevention devices per City of Ripon Standard Specifications and Standard Details.

5. Proponent shall be required to provide an ADA path of travel from all facilities to the public right-of-way.

6. Proponent shall provide trash enclosures in locations as shown on the site plan, and in accordance with City of Ripon's standards. Trash enclosures shall also include a covered roof system, designed to compliment the project, in order to keep rain water from entering the trash enclosures and leaking out of the receptacles.

Engineering Department – Kevin Werner (599-0235)

7. Proponent shall provide detailed landscape, irrigation and lighting plans to the City Engineer, Public Works Director, and Director of Planning for review and approval. Landscaping and irrigation will comply with the provisions of Ripon Municipal Code Chapter 13.06 (Water Efficient Landscape), the most current State of California Model Water Efficient Landscape Ordinance (MWELO) and the City of Ripon's most current Landscape Design Standards where applicable. Proponent shall also provide any and all back flow prevention devices as required and as approved by the Public Work Department.

8. Proponent shall provide civil drawings (on and off-site improvement plans for streets, driveways, drainage, grading, etc. to include SWPPP in compliance with attachment 4) to the Engineering Department for review and approval.

9. Proponent shall obtain an encroachment permit from the City of Ripon Engineering Department for any work to be performed within the City of Ripon's Right-of-Way (sidewalk installation, curb and gutter replacement, etc.)

10. Proponent shall provide Non-Potable water to the site to use for landscaping irrigation purposes.

11. Proponent shall enter into a project improvement agreement with the Engineering Department prior to issuance of any encroachment permit.

Planning Department – Ken Zuidervaart (599-0222)

12. Proponent shall construct an 8' masonry wall along the western edge of the entire project site (residential and commercial) as well as between the residential and commercial project sites. Wall shall match the wall constructed for Ripon Gardens I and along River Road as part of the Chesapeake Landing senior housing project, as approved by the City of Ripon Planning Department.

13. Fifty percent of the onsite trees along the western border of the project shall be 36" box or greater, and the remaining fifty percent of those trees shall be 24" box or greater. The larger trees shall be placed along that edge to maximize the screening of the project from the adjacent residential land use.

14. Proponent shall comply with, and provide for, the recommended mitigation measures identified in the Mitigated Negative Declaration (PEA 15-20).

15. Any signage for the complex shall be under a separate permit and in accordance

with the local regulations.

16. All off-street parking areas shall comply with local regulations (i.e., number of stalls, circulation system, access driveways, size of stalls, lighting, landscaping, etc.).

    a. Driveway entrances to the site shall have radius curbs in accordance with City of Ripon Standards.

    b. Handicap stalls shall be provided pursuant to ADA regulations.

Ripon Consolidated Fire Department– Dennis Bitters (599-4209)

17. That the proponent shall comply with the standard conditions of the Ripon Consolidated Fire District, including but not limited to providing a 'Knox lock' on the emergency access gates, providing a 'Knox box' for the entire facility with a grand master key for all facilities on site, on-site hydrant locations, fire extinguisher locations on all buildings, etc.

18. That the proponent shall provide civil drawings (on-site improvement plans for hydrant placement, emergency accessibility, fire lane markings, fire hydrant locations, etc.) to the Ripon Consolidated Fire Department for their review and approval.

19. That the proponent shall provide an automated external defibrillator (AED) device on-site in the community center room as approved by the Ripon Consolidated Fire District.

Ripon Police Department – Ed Ormonde (599-2102)

20. Provide adequate security lighting throughout the project, as approved by the Ripon Police Department.

21. Provide and install three (3) MESH Wireless Access Point and City Security Video Cameras on a security lighting pole and/or pole around the complex/project site. Site lighting plans shall be submitted to the Police Department, for approval of Camera and Wireless Access Point placement.

Miscellaneous

22. Proponent shall comply with the conditions in the attached email dated January 26, 2016 from the San Joaquin Valley Air Pollution Control District.

22. Proponent shall comply with the conditions in the attached letter from the San

Joaquin Council of Governments regarding the San Joaquin County Multi-Species Habitat Conservation & Open Space Plan dated August 25, 2015.

23. Proponent shall comply with the conditions in the attached letter from the San Joaquin Council of Governments regarding the Regional Congestion Management Plan dated September 2, 2015.

Environmental Analysis:

In accordance with the California Environmental Quality Act and the Guidelines, a Mitigated Negative Declaration (PEA 15-20) has been prepared for this project.

Recommended Action:

Should the City Council agree with the Planning Commission's recommendation, the following motions would be appropriate:

"The City Council:

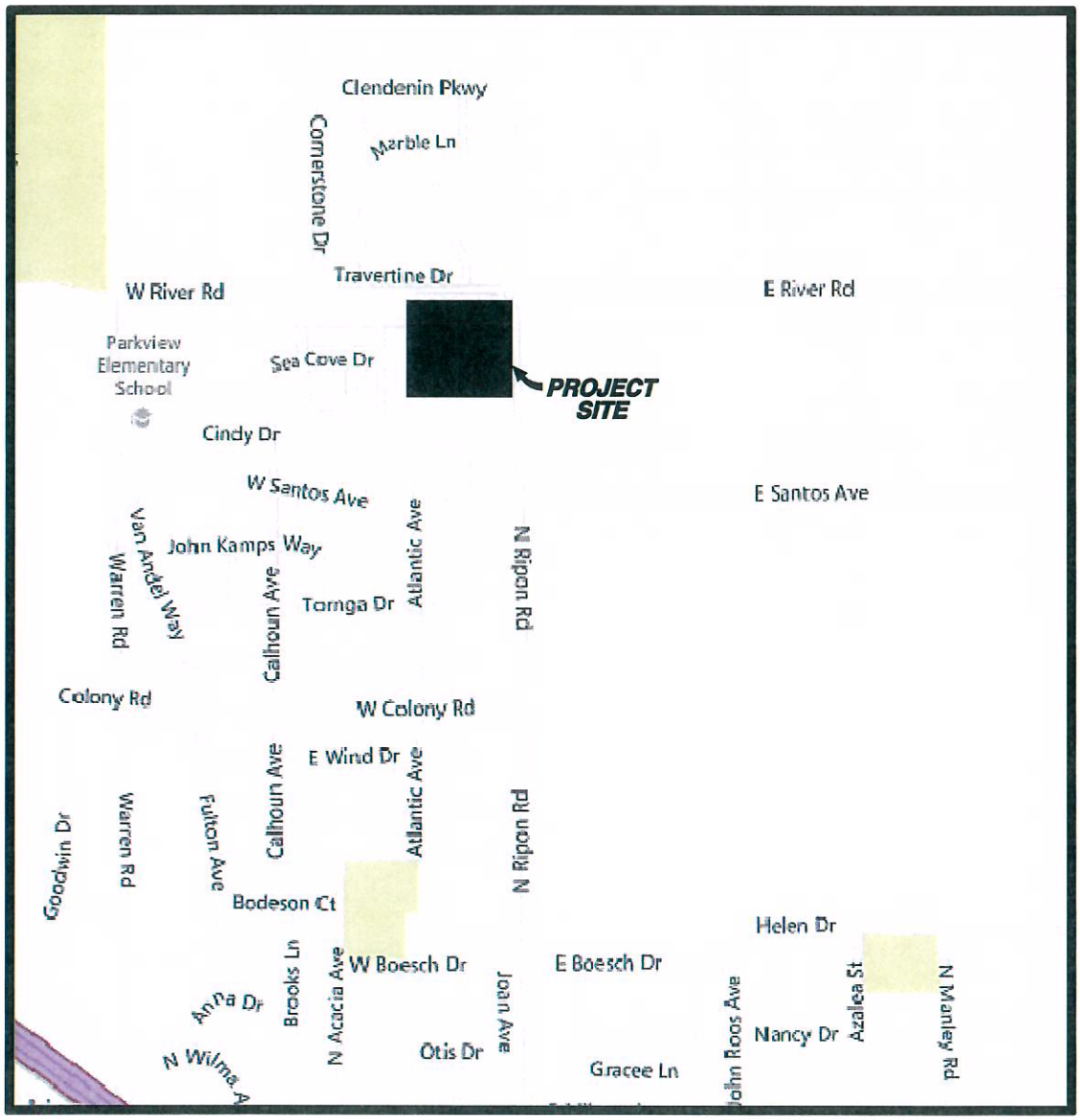
1. Adopts the Resolution approving General Plan Amendment (GP15-04); and
2. Waives the first reading and introduces the ordinance to approve the Rezone (Z15-04); and
3. Adopts the Resolution approving the tentative parcel map (PM15-02) and Major Site Plan (SR15-08) for Ripon Gardens II; and
4. Waives the first reading and introduces the ordinance to approve the Ripon Gardens II Development Agreement (DA15-03); and
5. Adopts the Mitigated Negative Declaration (PEA 15-20) and mitigation monitoring and reporting program for the project, all based on the findings and subject to the conditions of the staff report and the Development Agreement."

General Application Information:

- Owner/Applicant: Delta Bank / JKB Living
- Application#: General Plan Amendment (GP15-04)
  Rezone (Z15-04)
  Tentative Parcel Map (PM15-02)
  Major Site Review (SR15-08)
  Development Agreement (DA15-03)
- GP Designation: NC (Neighborhood Commercial) and VHD (Very High Density Residential)
- Zoning: C1 (Neighborhood Commercial) and R4U (Multiple Family Residential Urban)

Attachments:

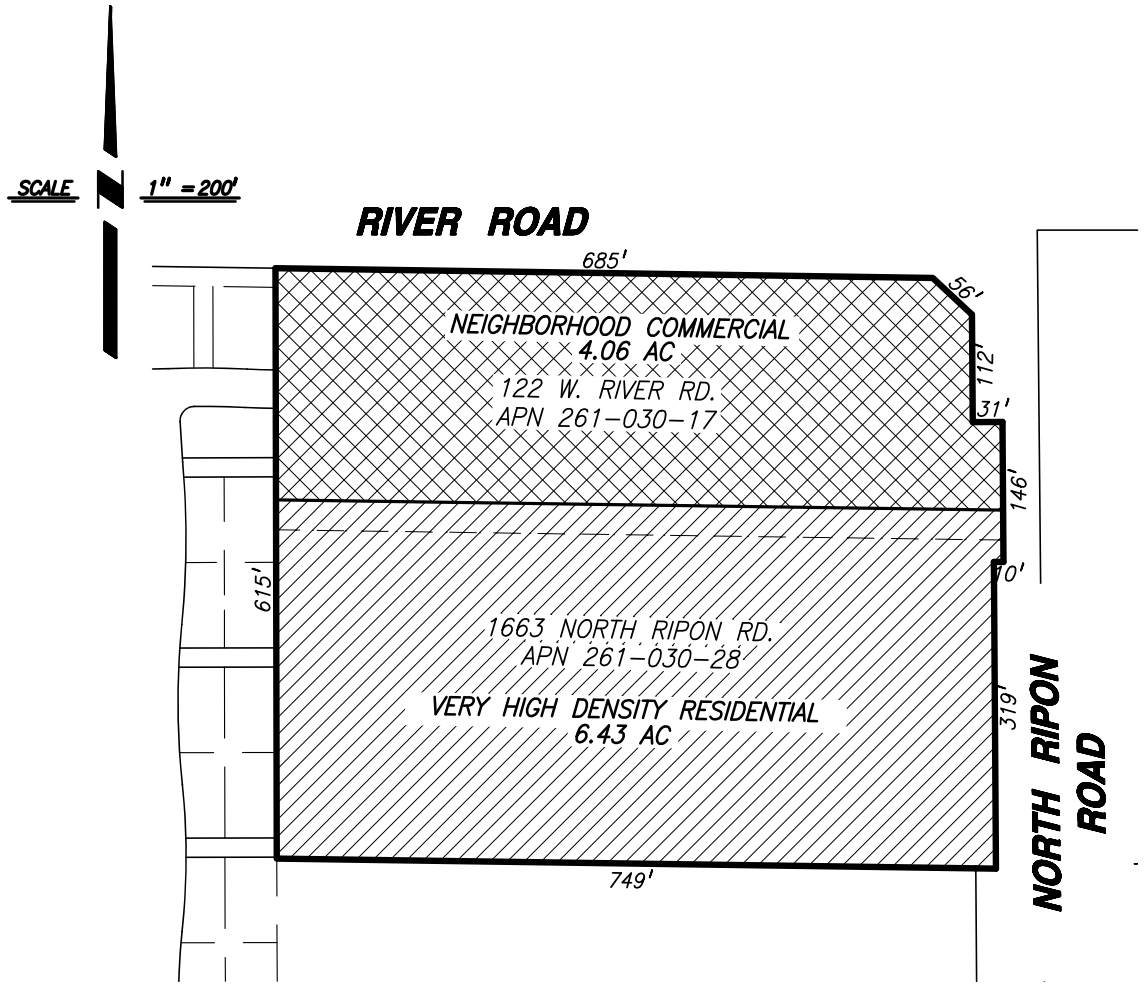
A. Vicinity Map
B. General Plan Amendment and Rezone Exhibits
C. Tentative Parcel Map Exhibit
D. Ripon Gardens II Site Plan
E. Ripon Gardens II conceptual landscape plan
F. Apartment and Garage Elevation Drawings
G. Apartment Floor Plans
H. Development Agreement for Ripon Gardens II project
I. Mitigated Negative Declaration for the Project (CEQA) with Traffic Assessment for Ripon Gardens II project
J. Notice of Public Hearing
K. Condition Letters
L. Planning Commission Minutes from February 2, 2016
M. Project Petition submitted
N. Resolution approving an amendment to the City of Ripon's General Plan
O. Ordinance amending the zoning map of the City of Ripon to rezone certain property
P. Resolution approving the Tentative Parcel Map and Major Site Plan for the Ripon Gardens II project.
Q. Ordinance approving the Development Agreement for the Ripon Gardens II project.



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

RIPON GARDENS II
VICINITY MAP
RIPON, CALIFORNIA

DRAWN BY: TM
DATE: 8/21/14
SHEET: 1 OF 1
FILE: K:\202109\Planning\VTSM.



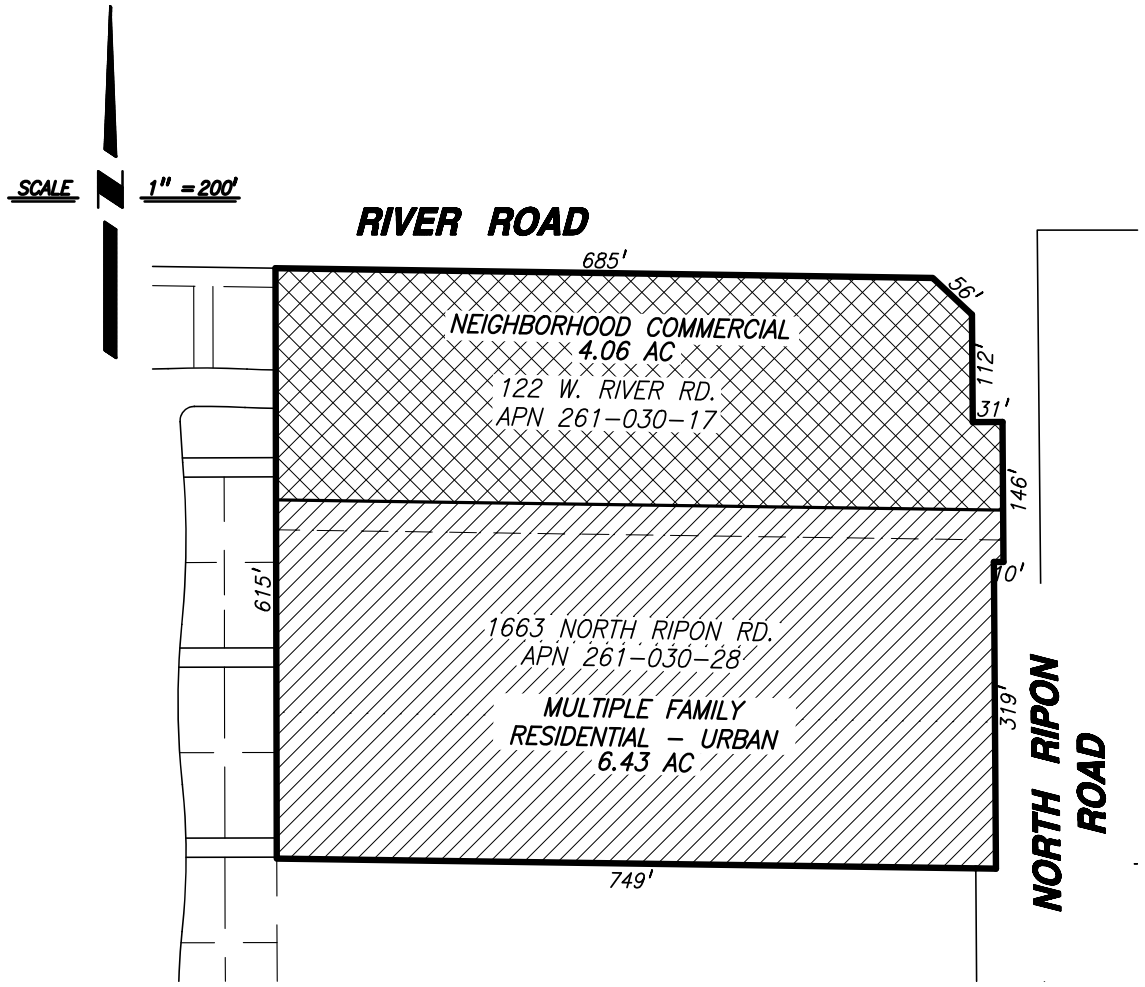
PROPOSED GENERAL PLAN DESIGNATIONS EXHIBIT

Project Name:	**Ripon Gardens II**
Address:	**122 W. River Rd., 1663 North Ripon Rd.**
Acreage:	**10.51 Gross Acres**
Existing G.P.:	**CC - Community Commercial**
Proposed G.P.:	**VHD - Very High Density Residential** **NC - Neighborhood Commercial**

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD- SUITE 1 - MODESTO, CALIFORNIA - 95355
(209) 549-9300 FAX:(209) 549-9305

GENERAL PLAN EXHIBIT
RIPON GARDENS II
RIPON, CALIFORNIA

DRAWN BY:	TM
DATE:	1/27/16
SHEET:	1 OF 1
JOB:	202109



PROPOSED ZONING DISTRICT EXHIBIT

Project Name:	**Ripon Gardens II**
Address:	**122 W. River Rd., 1663 North Ripon Rd.**
Acreage:	**10.51 Gross Acres**
Existing Zoning:	**C2 - Community Commercial**
Proposed Zoning:	**R4U - Multiple Family Residential-Urban** **C1 - Neighborhood Commercial**

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD- SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 549-9300 FAX:(209) 549-9305

ZONING DISTRICT EXHIBIT
RIPON GARDENS II
RIPON, CALIFORNIA

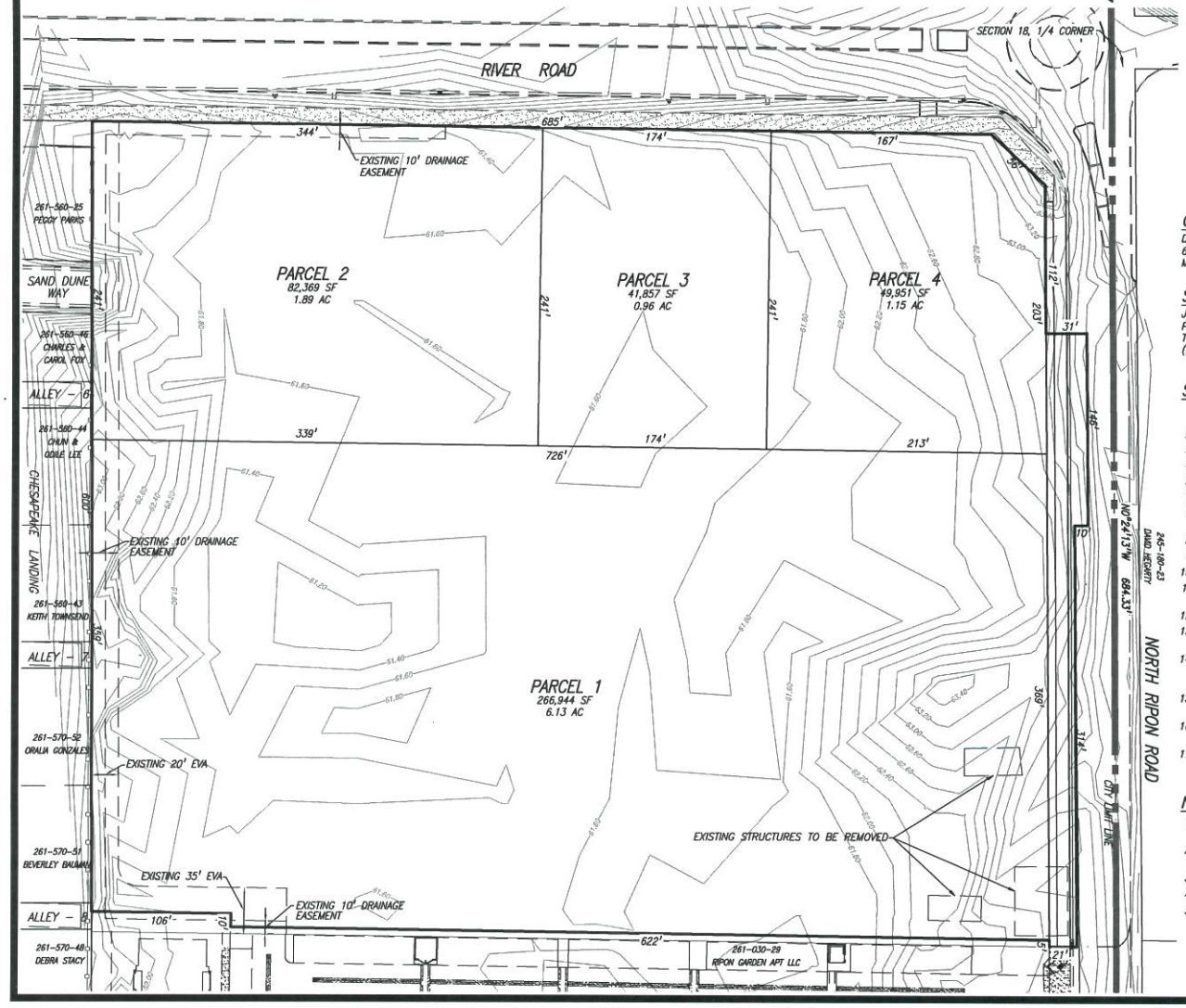
DRAWN BY:	TM
DATE:	1/27/16
SHEET:	1 OF 1
JOB:	202109

TENTATIVE PARCEL MAP FOR:

RIPON GARDENS II

RIPON, CALIFORNIA

BEING A PORTION OF PARCEL 2 AND "DESIGNATED REMAINDER" AS SHOWN ON THE MAP FILED IN BOOK 17 OF PARCEL MAPS, AT PAGE 38, CITY OF RIPON, SAN JOAQUIN COUNTY, MOUNT DIABLO BASE AND MERDIAN.



VICINITY MAP
NTS

OWNER

DELTA BANK
611 N. MAIN ST.
MANTECA, CA 95336

SUBDIVIDER:

JKB LIVING INC.
PO BOX 2998
TURLOCK, CA 95381
(209) 632-2647

STATEMENT OF SUBDIVIDER

1. ASSESSORS PARCEL NO: 261-030-17, 261-030-28
2. EXISTING ZONING: C2
3. PROPOSED ZONING: C1, R4U
4. EXISTING GENERAL PLAN: CC
5. PROPOSED GENERAL PLAN: VHD, NC
6. EROSION CONTROL PER CITY OF RIPON ORDINANCES AND STANDARDS.
7. FRONT YARD DEPTHS AND BUILDING LINES PER CITY OF RIPON ORDINANCES AND STANDARDS.
8. WATER SUPPLY: BY CITY OF RIPON.
9. SEWAGE DISPOSAL: BY CITY OF RIPON.
10. STORM DRAINAGE: BY CITY OF RIPON.
11. A 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
12. TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF RIPON.
13. ALL IMPROVEMENTS AND PUBLIC FACILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT.
14. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1.
15. ALL PROPOSED LOTS ARE PROPOSED TO BE GRADED TO DRAIN TO A PUBLIC STREET WITHOUT FLOWING ONTO ANY OTHER ADJOINING LOTS.
16. A GENERAL PLAN AMENDMENT, REZONE AND SITE PLAN WILL BE FILED CONCURRENTLY WITH THIS MAP.
17. RECIPROCAL ACCESS EASEMENTS FOR INGRESS/EGRESS AND PARKING WILL BE PROVIDED FOR PARCELS 2-4.

NOTES:

1. STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF RIPON STANDARD SPECIFICATIONS.
2. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER COUNTY HEALTH DEPT. STANDARDS
3. THE SITE IS BASICALLY FLAT.
4. NO AREAS ARE SUBJECT TO INUNDATION BY FLOOD WATERS.
5. TOTAL AREA OF THIS SUBDIVISION IS 10.5 ACRES± CONTAINING 4 PARCELS.

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

TENTATIVE PARCEL MAP

RIPON GARDENS II
RIPON, CALIFORNIA

JOB NO. 202109
DATE 07/27/2015
DR BY TM
CK BY
SCALE AS SHOWN

SHEET NUMBER 1 OF 1 SHEETS

RIPON GARDENS II

RIPON, CALIFORNIA

OWNER

DELTA BANK
611 N. MAIN ST.
MANTECA, CA 95336

SUBDIVIDER:

JKB LIVING INC.
PO BOX 2988
TURLOCK, CA 95381
(209) 632-2647

SITE AREA ANALYSIS

LOT AREA:	6.13 AC (266,944 SF)
BUILDING AREA:	75,726 SF (28%)
LANDSCAPE AREA:	81,470 SF (31%)
HARDSCAPE AREA:	35,435 SF (13%)
PAVED AREA:	74,313 SF (28%)
TOTAL:	6.13 AC

APN : 261-030-028 AND A PORTION OF 261-030-17
ADDRESS: 1663 NORTH RIPON ROAD

REQUIRED PARKING STALLS

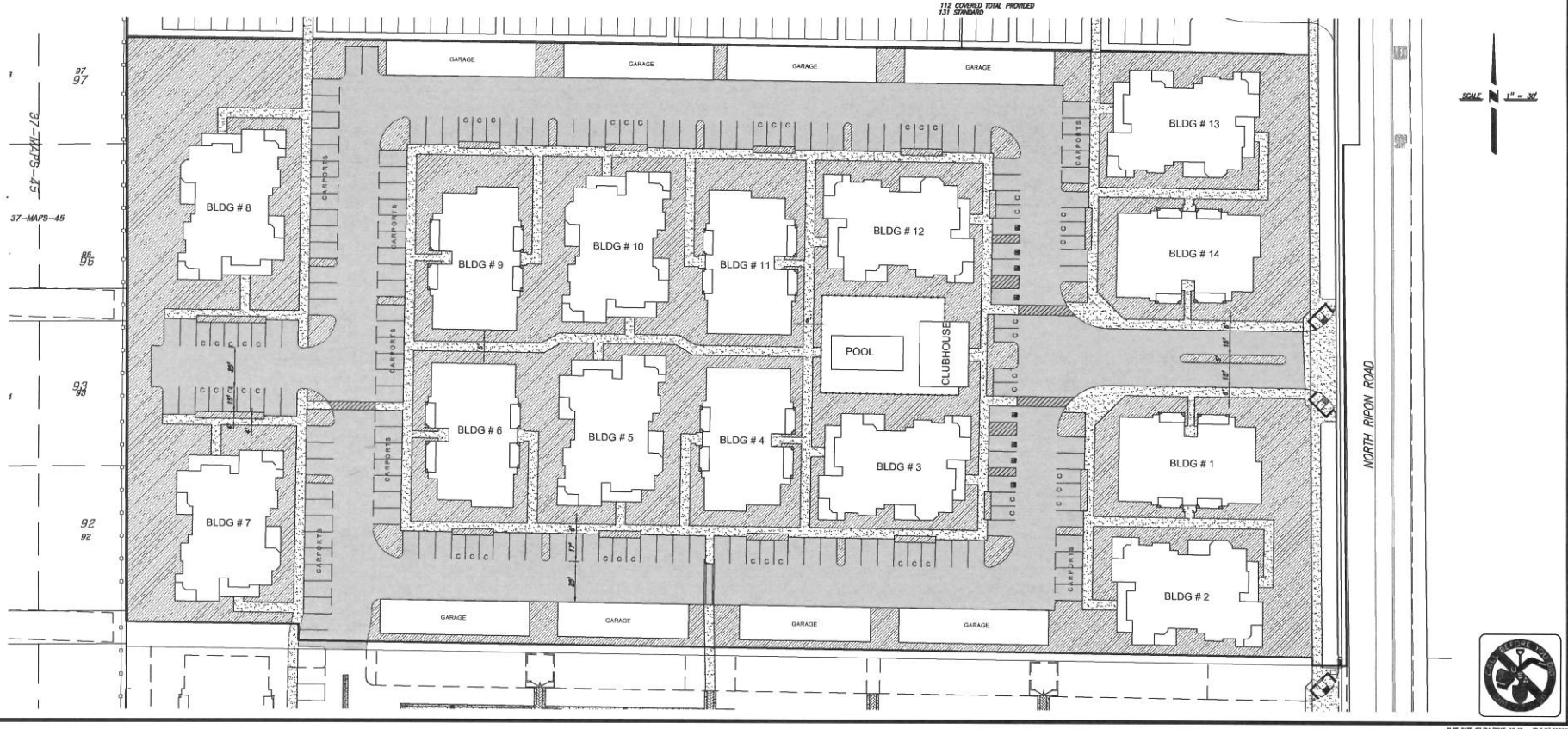
	PLAN	PLANS PER BUILDING	TOTAL NUMBER UNITS	NUMBER OF BEDROOMS PER UNIT	PARAMETERS FOR PARKING REQUIREMENT	REQUIRED STALLS
BUILDINGS 1, 4, 8, 11, 14	PLAN A	3	18	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	18 COVERED 22 STANDARD
	PLAN A1	3	18	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	18 COVERED 22 STANDARD
	PLAN B	1	6	1	1 COVERED, 0.5 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	6 COVERED 5 STANDARD
	PLAN B1	1	6	1	1 COVERED, 0.5 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	6 COVERED 5 STANDARD
BUILDINGS 2, 3, 5, 6, 7, 9, 10, 12, 13	PLAN C	2	16	3	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	16 COVERED 17 STANDARD
	PLAN C1	2	16	3	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	16 COVERED 17 STANDARD
	PLAN D	1	8	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	8 COVERED 10 STANDARD
	PLAN D1	1	8	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	8 COVERED 10 STANDARD
	PLAN E	1	8	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	8 COVERED 10 STANDARD
	PLAN E1	1	8	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	8 COVERED 10 STANDARD
	TOTAL =	8	112			112 COVERED TOTAL REQUIRED 128 STANDARD
						112 COVERED TOTAL PROVIDED 131 STANDARD

LEGEND

- LANDSCAPE AREAS (GRASS, SHRUBS AND TREES TO BE DETERMINED)
- AC PAVED AREAS
- CONCRETE AREAS

COVERED (GARAGE AND CARPORT) PARKING STALLS PROVIDED: 112
STANDARD (SHOWN AT 9'X19') PARKING STALLS PROVIDED: 75
COMPACT (SHOWN AT 8.5'X17') PARKING STALLS PROVIDED: 48
HANDICAP PARKING STALLS PROVIDED: 8

VICINITY MAP
NTS



PREPARED UNDER THE DIRECTION OF:

NO	DESCRIPTIONS	DATE	APPROVED
	REVISIONS		

DATE:

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 546-9300 FAX:(209) 546-9305

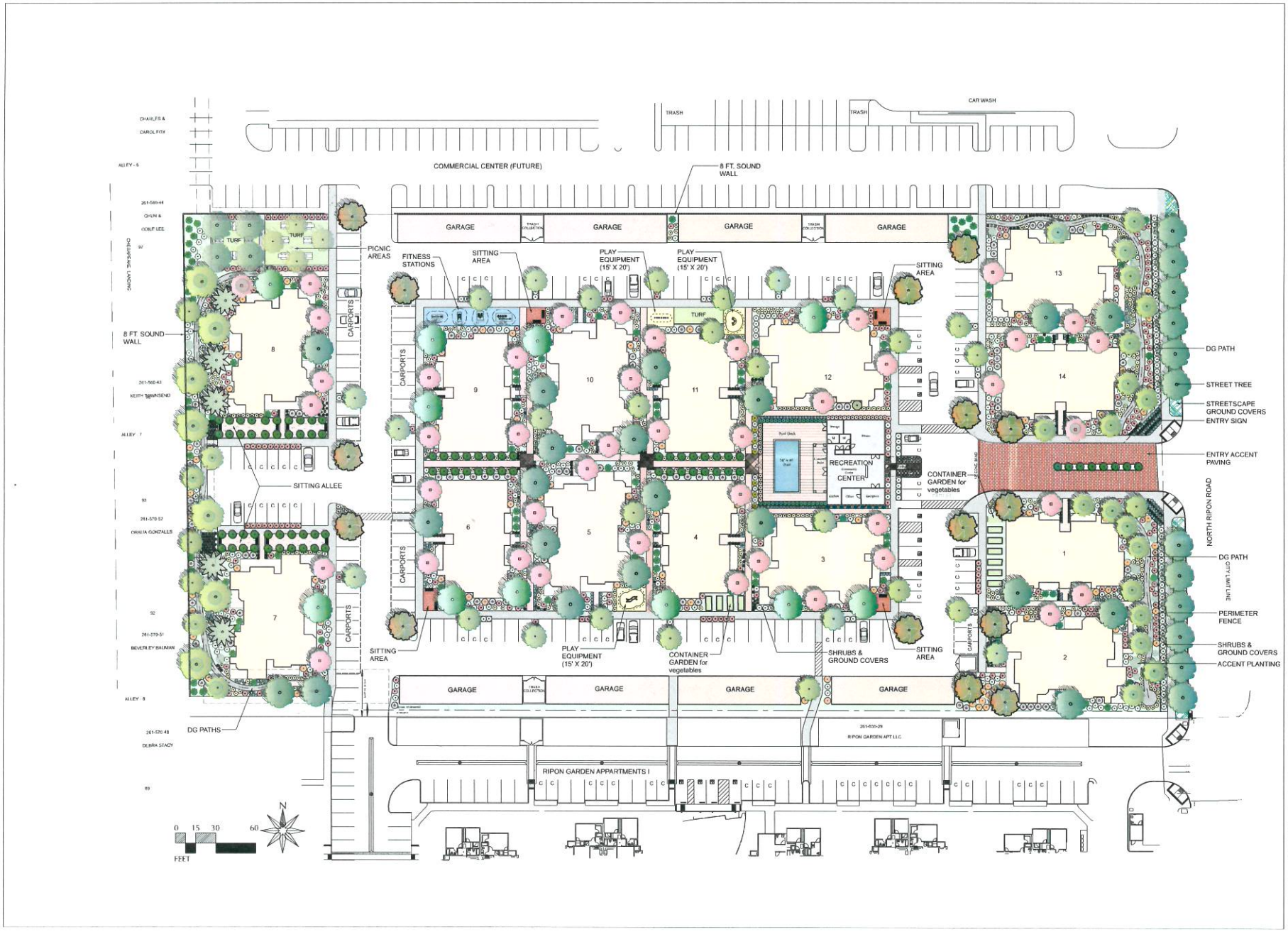
SITE PLAN

RIPON GARDENS II
RIPON, CALIFORNIA

JOB NO. 202109
DATE 07/24/2015
DR BY TM
CK BY
SCALE AS SHOWN

SHEET NUMBER 1 OF 1 SHEETS

PLOT DATE: 07/24/2015 10:42 FILE:K:\202109\Planning\SITE PLAN (rev 7-17-15).dr



M D FOTHERINGHAM

LANDSCAPE ARCHITECTS

1700 North Broadway, Suite 390
Walnut Creek, CA 94596
Telephone: 925-939-8292
Fax: 925-939-8292
email: md@mdfotheringham.com

License Stamp

Consultants

Project

Ripon Garden Apartments II

Ripon, CA

Client

JKB Living

Turlock, CA

Sheet Title

CONCEPTUAL LANDSCAPE PLAN

Preliminary Design Submittal

Scale

Designed by MDF/DES

Drawn by

Checked by MDF

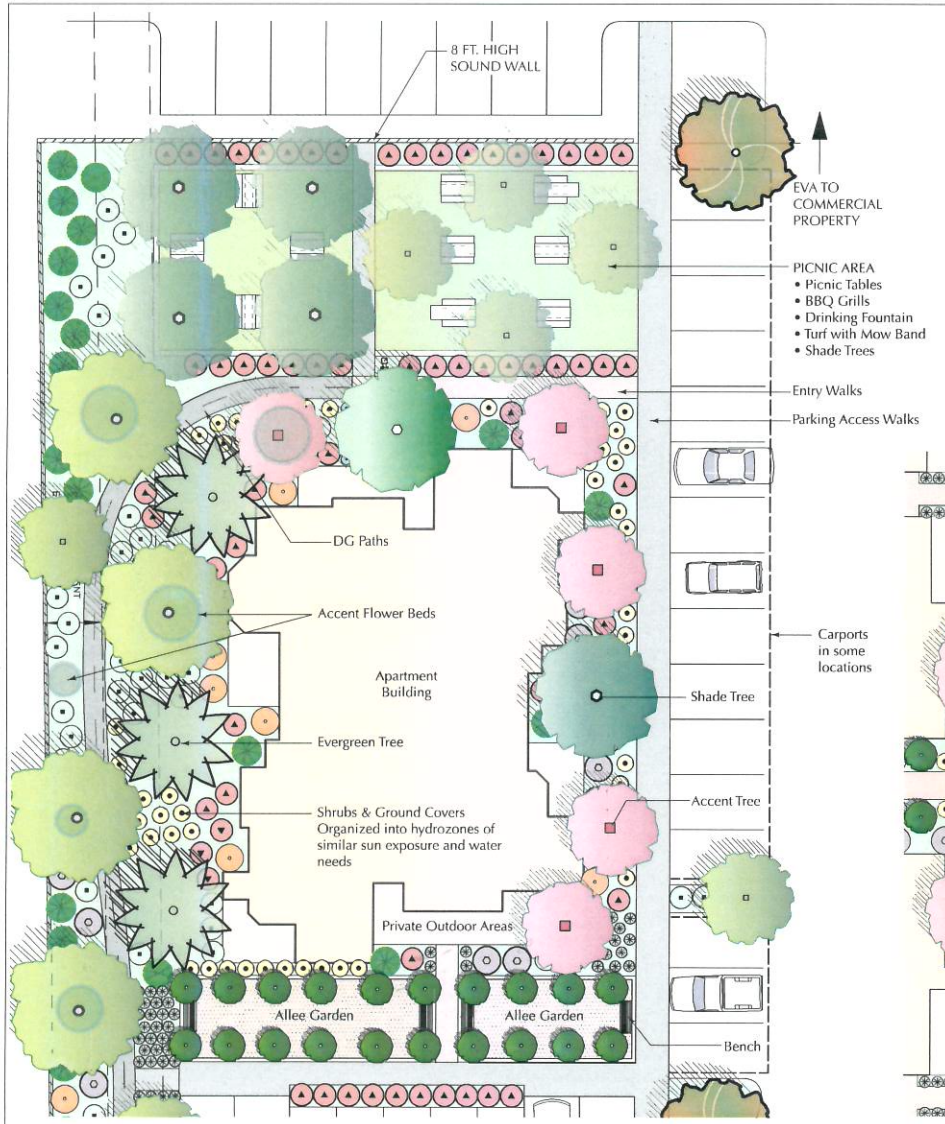
Revisions

Date JANUARY 2014

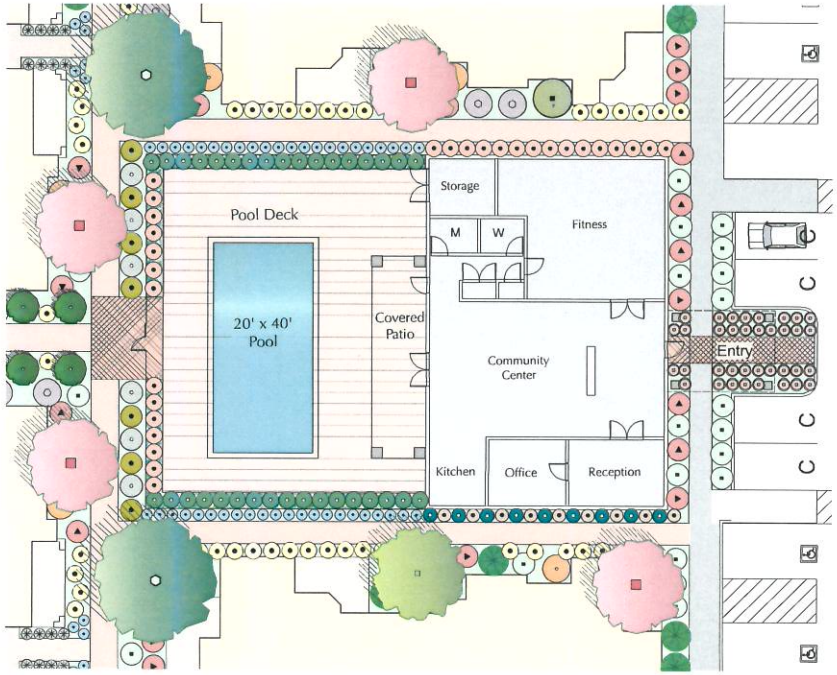
Project Number 1513

Sheet Number

L1 of 3



TYPICAL BUILDING & PICNIC AREA LANDSCAPE PLAN
1" = 10'-0"



CLUBHOUSE LANDSCAPE PLAN
1" = 10'-0"

M D FOTHERINGHAM
LANDSCAPE ARCHITECTS
1700 North Broadway, Suite 200
Walnut Creek, CA 94596
Telephone: 925-939-8293
Fax: 925-939-0293
email: mdf@mdfotheringham.com

License Stamp

Consultants

Project
Ripon Garden Apartments II
Ripon, CA

Client
JKB Living
Turlock, CA

Sheet Title
CLUBHOUSE & TYPICAL BUILDING LANDSCAPE

Preliminary Design Submittal

Scale

Designed by
MDF/DES

Drawn by

Checked by
MDF

Revisions

Date
JANUARY 2016

Project Number
1513

Sheet Number
L2 of 3

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

1 FRONT ELEVATION

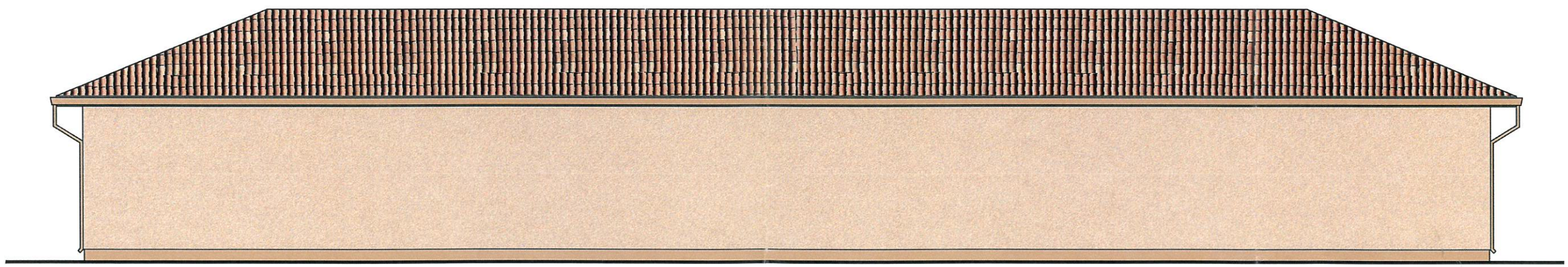
Note: Conceptual rendering. Stone placement to be determined during construction.

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

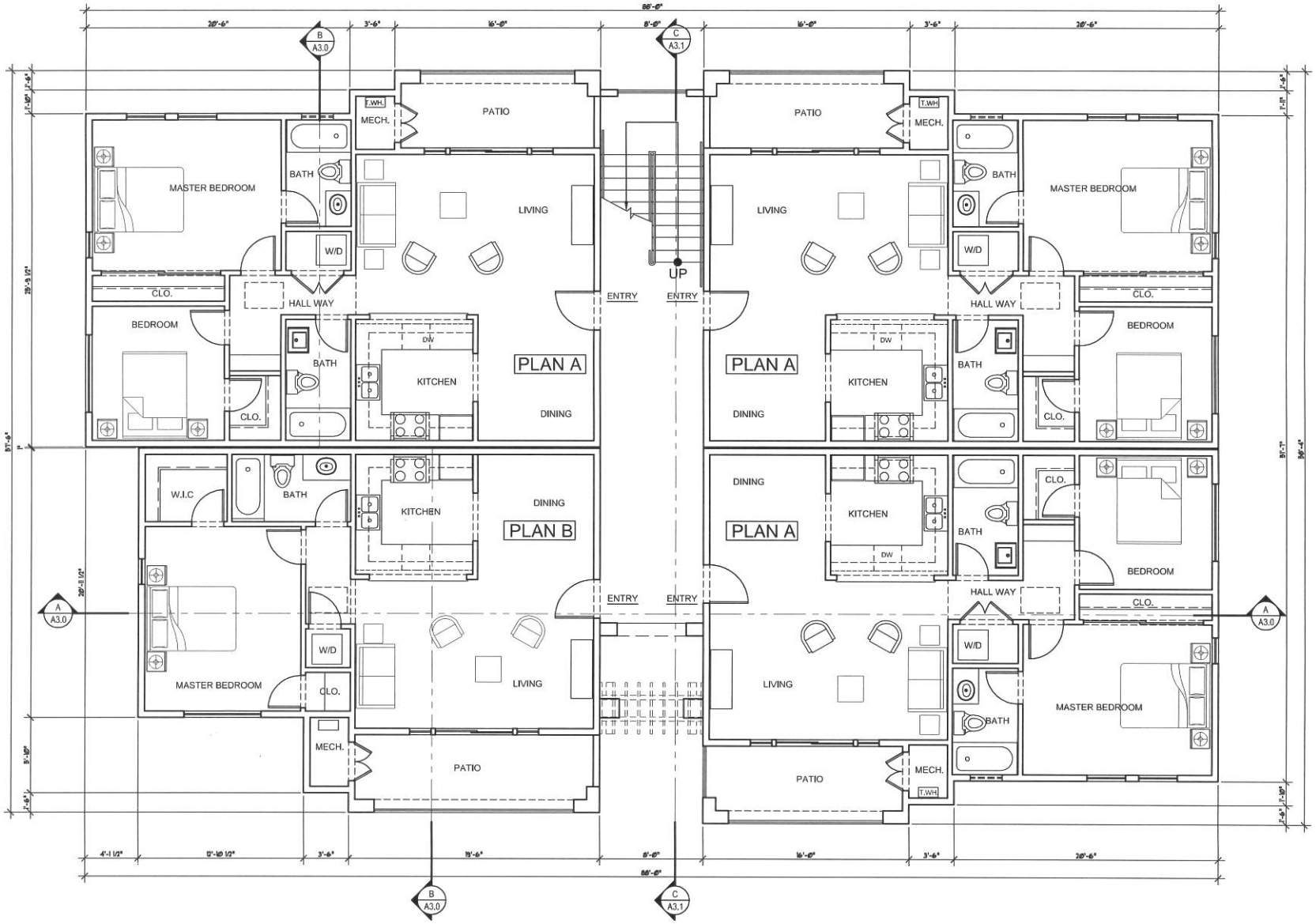
2 REAR ELEVATION

3 SIDE ELEVATIONS

FRONT ELEVATION - 7 CAR GARAGE-OPTION



REAR ELEVATION 7- CAR GARAGE-OPTION

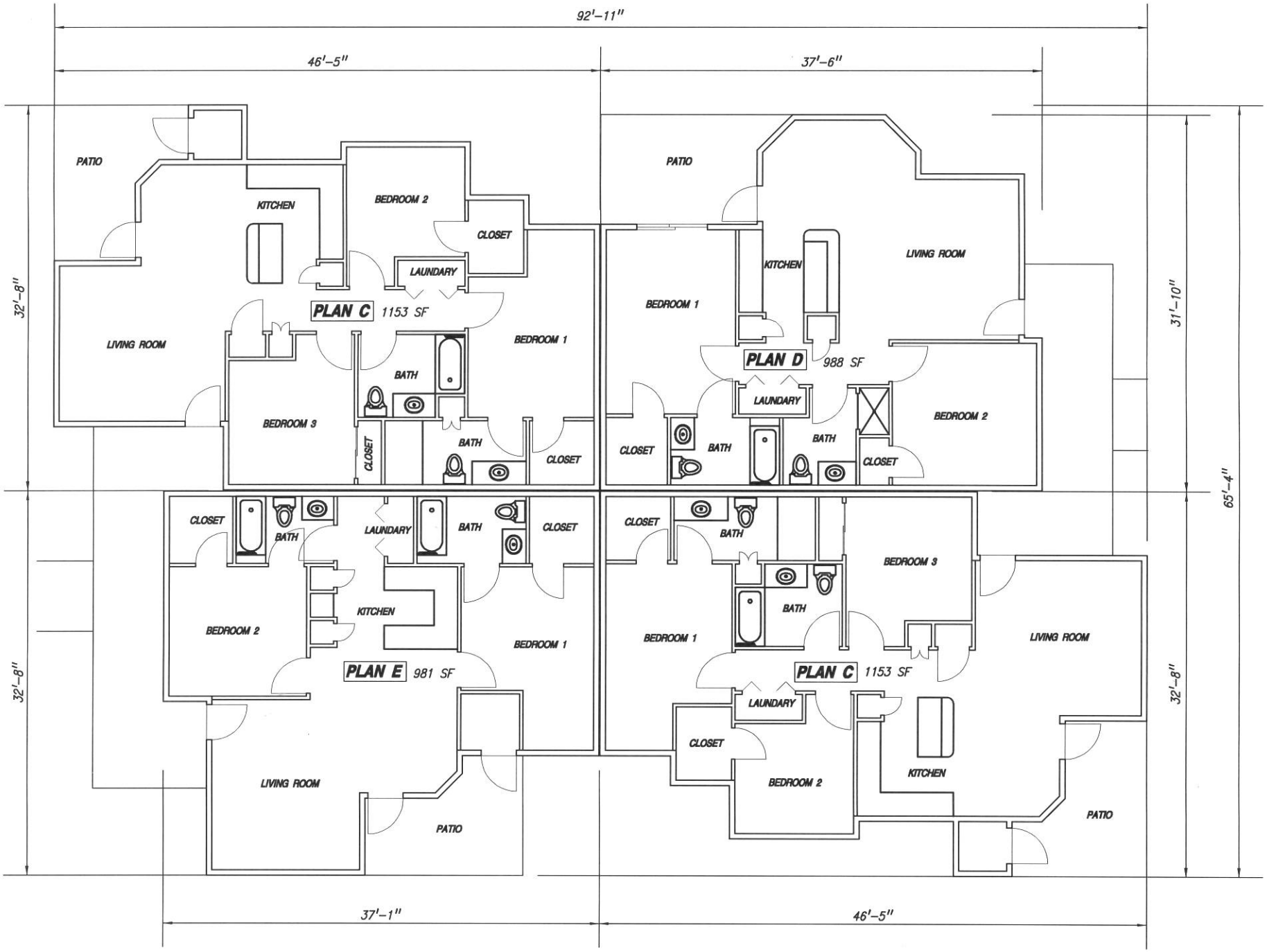


FIRST FLOOR PLAN_ BLDGS. 1, 4 & 7 ; BLDGS. 2, 5 & 6 SIM.

AREA OF PLAN A - 998 SQ.FT. PLAN B - 801 SQ.FT.

TOTAL AREA - 3,795 SQ.FT. (EXCLUDING PATIO ,COMM. AREA & STAIRS)

Attachment G



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

City of Ripon
c/o Jeanne Hall
Deputy City Clerk
259 N. Wilma Avenue
Ripon, California 95366

Exempt from recording fees (Government Code Section 6103)

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") entered into this ____ day of March, 2016, between the CITY OF RIPON, a Municipal corporation, hereinafter referred to as "City" and JKB LIVING, INC., A California Corporation ("Developer/Owner"), pursuant to the provisions of Article 2.5 of Chapter 4 of Division 1 of Title 7 of the California Government Code, Sections 65864 through 65869.5.

RECITALS

A. The Legislature of the State of California adopted Section 65864, et seq., of the Government Code to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risks of development. These sections authorize the City and an applicant for a development project to enter into a development agreement, establishing certain development rights in the real property which is subject to the development project application or applications.

B. The City, pursuant to Ordinance No. 349 and Title 16 of the Ripon Municipal Code, has adopted certain rules and regulations and established procedures and requirements for consideration of development agreements. Owners and Developer have a legal interest in and propose to develop that certain real property (the "Property") in the City of Ripon as shown on the map attached hereto as Exhibit "A" (the "Project") subject to compliance with all terms and conditions of the Development Plan and this Agreement, including the Conditions of Approval. The Property is more particularly described in the legal description of the Property attached hereto as Exhibit "B" and also incorporated herein by reference.

C. The City has previously approved a General Plan Amendment, rezoning, Major Site Plan Permit and Minor Subdivision application (collectively, the "Entitlements") for Developer's project to consist of a 112 unit apartment complex with related amenities (the "Project").

D. The City desires to approve the Project, and finds and determines that this Project will result in the creation of a physical environment which will conform to and compliment the goals of the community and is consistent with the goals and policies of the City's General Plan.

E. Implementation of the Project by Developer pursuant to the terms and conditions set forth herein is in the best interest of the City and will provide for orderly development of the Project area consistent with the City's General Plan, Zoning Ordinance, and planning goals and objectives.

F. Owners and Developer have requested that the City of Ripon enter into a development agreement to assure that Developer may proceed with development of the Project pursuant to the Provisions of this Agreement, including the Conditions of Approval set forth in Exhibit "C" and any attachments thereto, and those rules, regulations, ordinances, design, improvement and construction standards and specifications, and policies of City applicable to implementation of this Project as such rules, regulations, ordinances, design, improvement and construction standards and specifications, and policies existed on the date of the approval of this Agreement.

G. The Project and related approvals ("Project Approvals") and this Agreement have all been properly reviewed and assessed by the City pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000, et seq. ("CEQA"), and the "CEQA Guidelines", 14 California Administrative Code Section 15000 et seq., promulgated thereunder. Pursuant to the CEQA, a Mitigated Negative Declaration (PEA 15-20) has previously been certified with respect to the Project.

AGREEMENT

SECTION 1. THE PROJECT. The Property is that real property shown on the "Tentative Map" (Exhibit "A") and as described in Exhibit "B". The Project approved pursuant to this Agreement shall be as described in the Recitals.

SECTION 2. TERM. Those provisions of this Agreement which provide for Developer's vested right to develop the Property, and limit the City's right to impose additional fees and/or other development related exactions shall be effective for a period of ten (10) years (the "Initial Term"), beginning thirty (30) days after approval of the ordinance approving this Agreement, unless extended or amended by mutual consent of the parties pursuant to Section 16 or unless this Agreement is terminated or modified pursuant to the provisions of Sections 6 and 8. Notwithstanding any other provision of this Agreement, Owners and Developer's obligations with respect to the Property to be developed, as set forth in this Agreement and the Conditions of Approval including, but not limited to, all dedications of land or other exactions, shall survive the expiration or termination of this Agreement, unless such obligations are expressly waived in writing by City.

SECTION 3. PERMITTED USES. The permitted uses of the Property, the intensity of use, the maximum height and size of proposed buildings, and the provisions for reservation or dedication of land for public purposes, the construction, installation and extension of public improvements, and other terms and conditions of development applicable to the subject property shall be those set forth in the following:

a. The City Zoning Ordinance and General Plan as amended.

b. Any conditions or requirements in the approved Entitlements and the final approved improvement plans, or other agreements for the Property, as the case may be.

c. The "Conditions of Approval" attached hereto as Exhibit "C", as incorporated herein by reference.

d. This entire Agreement and the ordinance adopting this Agreement.

e. If not set forth in a, b, c, or d, then as set forth in the applicable ordinances, rules, regulations, and official policies of the City in force at the time of execution of this Agreement.

In the event of a conflict between the provisions of a, b, c, or d, and the ordinances, rules, regulations and official policies of the City, the provisions of a, b, c, or d shall prevail over any conflicting provisions of the ordinances, rules, regulations, and official policies of the City.

SECTION 4. RULES, REGULATIONS, AND OFFICIAL POLICIES. During the Initial Term of this Agreement or the Extended Term, if applicable, the City may apply only such new or modified rules, regulations, ordinances, laws, general or specific plans, community plans, adopted building codes and official policies which are not in conflict with those in effect on the date of this Agreement, or the terms, spirit and intent of this Agreement. No ordinance or other restriction, whether adopted by the City Council or the voters of the City, shall have the effect of limiting the rate or construction of development of the Subject Property. Development Impact Fees, as set forth in the City of Ripon Public Facilities Finance Plan ("PFFP") (see Attachment 1 to Exhibit "C") shall be subject to annual indexed adjustments as provided in the Ripon Municipal Code. Except as set forth above, and throughout the term of this Agreement, provided Developer is not in default under the terms hereof, the Project shall not be subject to revised PFFP fees or new development impact fees, except those imposed by third party government agencies. This Section, however, shall not preclude the application to the Property of any changes in city laws, regulations plans or policies, the terms of which are specifically mandated and required by change in state or federal laws or regulations. In the event such changes in state or federal laws prevent or preclude compliance with one or more provisions of this Agreement in implementation of the development of the Project, the parties shall take action pursuant to or proceed in accordance with, Section 16 of this Agreement. This section shall not be construed to limit the authority or obligation of the City to hold necessary public hearings, to limit discretion of the City or any of its officers or officials, with regard to rules, regulations, ordinances, laws and entitlements of use which require the exercise of discretion by the City or any of its officers or officials, provided that subsequent discretionary actions contemplated by this Agreement shall not prevent development of the Property in accordance with the terms and conditions of this Agreement.

SECTION 5. APPLICATION OF REVISED ADMINISTRATIVE FEES. Application fees, processing fees and inspection fees that are revised during the term of this Agreement shall apply to the Project pursuant to this Agreement provided that:

a. Such fees apply to all private projects or works within the City;

b. Their application to the Project is prospective only; and

c. Their application to the Project would not conflict with the terms, spirit and intent of this Agreement, nor frustrate implementation of this Agreement.

SECTION 6. DEFAULT. Developer shall be in default under this Agreement upon the happening of one or more of the following events or conditions:

a. If a warranty, representation or statement made or furnished in writing by Developer to City is false or proves to have been false in any material respect when it was made.

b. If Developer fails to substantially satisfy any of the Conditions of Approval, including the timely payment of mitigation fees as set forth therein. In the event Developer fails to make timely payment of any mitigation fees, in addition to any other remedies contained herein, all remaining deferred mitigation fees shall become immediately due and payable.

c. If a finding and determination is made by City, following a periodic review under the procedure provided for in Section 8 of this Agreement, that upon the basis of substantial evidence the Developer has not complied in good faith with the terms and conditions of this Agreement. Upon default, the City may terminate or modify this Agreement in accordance with the procedure adopted by City in Chapter 16.60 of the Ripon Municipal Code. City shall not be held to have waived any claim of defect in performance by Developer for failure to propose to modify or terminate this Agreement upon discovery of the defect in its annual review under Section 8, as long as City notifies Developer in writing of such defect. Non-performance shall not be excused because of any failure of a third party. Adoption of a law or other governmental activity by any governmental agency other than City which makes performance by Developer unprofitable or more difficult or more expensive shall not excuse the performance of the obligation by the Developer. Non-performance shall be excused only when it is prevented or delayed by acts of God or an emergency declared by the Governor. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing development agreements are available to the parties in the event of breach. In no event shall Developer be entitled to any damages against City upon termination or breach of this Agreement.

SECTION 7. IMPLEMENTATION OF DEVELOPMENT. Developer agrees to proceed in good faith and in a reasonable and diligent manner to implement development of the Project in accordance with the Project Approvals and the terms and conditions of this Agreement, and agrees to make prompt payment of mitigation fees as set forth in the Conditions of Approval.

SECTION 8. ANNUAL REVIEW. The provisions of this Agreement shall be reviewed on an annual basis on such date as shall be established by the City, at which time Developer shall be required to demonstrate good faith compliance with the terms of this Agreement. If, as a result of such periodic review, the City Council finds and determines, on the basis of substantial

evidence, that Developer has not complied in good faith with the terms and conditions of this Agreement, the City shall notify the Developer of such non-compliance in writing within thirty (30) days. Unless so notified, it shall be presumed that Developer is in compliance with this Agreement. Upon a finding of non-compliance and written notice thereof being given to Developer, and upon failure of Developer to correct or remedy the default within thirty (30) days of Developer's receipt of said notice, the City may modify or terminate this Agreement pursuant to the provisions of Chapter 16.60 of the Ripon Municipal Code.

SECTION 9. BINDING NATURE OF AGREEMENT. The burden of this Agreement shall be binding upon and the benefits of this Agreement shall inure to the benefit of the successors in interest of the parties hereto.

SECTION 10. ASSIGNMENT. Developer may sell, assign or transfer this Agreement with all of its rights, title and interest herein provided that for any transfer of three or more parcels of undeveloped land to another developer (as opposed to an "end user", which shall not require City's consent) Developer shall first provide the City with written notice of its intent to sell, assign or transfer this Agreement at least thirty (30) days in advance of such action, and City shall then have approved an Assignment and Assumption Agreement approving the proposed sale, assignment or transfer, such approval not to be unreasonably withheld. Developer further agrees that in the event of any transfer of any parcel within the Project, Developer shall furnish the transferee with a copy of this Agreement.

SECTION 11. INDEMNIFICATION. Developer hereby agrees to, and shall indemnify and hold the City, its elective and appointive council, boards, commissions, officers, agents, and employees harmless from any liability for damages or claims for damage for personal injury, including death, as well as from claims for property damage ("Claims") which may arise from Developer or Developer's contractors', subcontractors', agents', or employees' operations under this Agreement, whether such operations by Developer, or any of Developer's contractors, subcontractors, or by any one or more person directly or indirectly employed by, or acting as agent for Developer or any of Developer's contractors or subcontractors. Developer agrees to and shall defend the City and its elective and appointive council, boards, commissions, officers, agents and employees from any suits or actions at law or in equity for all damage caused, or alleged to have been caused, by reason of any of the aforesaid operations. Notwithstanding anything in this Section 11 to the contrary, Developer shall have no obligation to indemnify, defend or hold harmless the City, its elective or appointive council, boards, commissions, officers, agents and employees ("Indemnified Parties") for, from or against the intentional misconduct or gross negligence of any Indemnified Party. City shall provide prompt notice of any Claim to Owner and Developer, to enable Owner and Developer to adequately defend the Claim.

SECTION 12. NO LEGAL RELATIONSHIP. It is specifically understood and agreed among the parties hereto that the Property is a private development project. No partnership, joint venture, or other association of any kind is formed by this Agreement. The only relationship between the City, the Owners and the Developer is that of a government entity regulating the development of private property and the owners and developer of such private property.

SECTION 13. DUTY TO DEFEND. In the event of any legal action instituted by a third party or any governmental entity or official challenging the validity of any provision of this Agreement, Developer agrees to defend such action at its sole expense and with City's full and complete cooperation.

SECTION 14. ENFORCEABILITY. The City agrees that unless this Agreement is amended or canceled pursuant to the provisions of Sections 8 and 16, this Agreement shall be enforceable by any party hereto notwithstanding any change hereafter in any applicable general plan, specific plan, zoning ordinance, subdivision ordinance or building regulation adopted by the City which changes, alters, or amends the rules, regulations and policies applicable to the development of the Property at the time of approval of this Agreement, as provided by Government Code Section 65866. Nothing herein shall be construed to limit the authority of the City to fix the amount of fees for general application upon other projects in the City which may otherwise be lawfully imposed by the City upon such project.

SECTION 15. WAIVER OF PROTESTS. As a material condition of this Agreement, Developer agrees that it hereby waives and forever forfeits any right which Developer may have to protest any of the following:

a. The application, amount or propriety of any fee, dedication, or other exaction expressly set forth in this Agreement, including, but not limited to, any protest which may have been available to Developer under California Government Code Sections 66000 - 66020; and

b. Any other Condition of Approval expressly provided for in this Agreement.

SECTION 16. AMENDMENT OF AGREEMENT. Except as provided in Section 8, this Agreement may be amended in whole or in part only by mutual consent of the parties or their successors in interest, and in the manner provided by Government Code Sections 65867, 65867.5, and 65868. This Agreement and the approvals granted pursuant hereto, and any other related approvals, grants, entitlement, or agreements may, from time to time, be amended or modified in the following manner:

a. Administrative Amendments. Upon the written request of Developer for an amendment or modification to this Agreement or other related approvals or entitlement, the City Administrator or his designee shall determine: 1) whether the requested amendment or modification is minor; and 2) whether the requested amendment or modification is consistent with this Agreement and City's General Plan, and applicable provisions of the City's zoning and subdivision regulations and other regulations, policies, and standards in effect as of the effective date of this Agreement. If the City Administrator or his designee finds that the proposed amendment is both minor and consistent with this Agreement, the General Plan, and the applicable provisions of the City zoning and subdivision regulations and other regulations, the City Administrator or his designee may approve the proposed amendment without notice and public hearing. Such minor amendments or modifications approved pursuant to this Section shall not constitute subsequent discretionary approvals subject to further CEQA review

b. Non-Administrative Amendments. Any request by Developer for an amendment or modification to this Agreement or other related approvals or entitlement which are determined not to be minor by the City Administrator or his designee shall be subject to the applicable substantive and procedural provisions of the City's General Plan, zoning, subdivision, and other applicable land use ordinances and regulations (i.e., City review and approval) in effect when such an amendment or modification request is approved. Any such approved amendment or modification shall be reflected in an amendment to this Agreement and/or its pertinent exhibits.

SECTION 17. SEVERABILITY. If any term, provision, covenant or condition of this Agreement or the application of any provision of this Agreement to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the parties.

SECTION 18. INSURANCE. Before commencing work pursuant to any City-approved permit or other entitlement relating to the Project, Developer shall obtain the insurance required under this Section.

a. Compensation Insurance. Developer or contractors employed by Developer shall maintain workers' compensation insurance for all work done pursuant to this Agreement or pursuant to any applicable improvement agreement. Developer shall require each contractor and subcontractor similarly to provide workers' compensation insurance for their respective employees. Developer agrees to indemnify the City for damage resulting from Developer's failure to take our and maintain such insurance.

b. Evidence of Insurance. Developer shall furnish City, concurrently with the execution of this Agreement, satisfactory evidence of the insurance required. Developer shall also provide evidence that the carrier is required to give the City at least ten (10) days' prior written notice of the cancellation or reduction in coverage of a policy.

SECTION 19. ATTORNEY'S FEES. If legal action is brought by either party against the other for breach of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.

SECTION 20. NOTICES. All notices required by this Agreement, the enabling legislation, the procedures pursuant to Government Code Section 65867, et seq., or Ripon Ordinance No. 349 shall be in writing and delivered in person or sent by certified mail, postage prepaid.

Notices required to be given to the City shall be addressed as follows:

City Administrator
City of Ripon
259 North Wilma Avenue

Ripon, California 95366

Notices required to be given to the Developer/Owner shall be addressed as follows:

JKB Living, Inc.
Post Office Box 2998
Turlock, California 95381

Any party may change the address stated herein by giving notice in writing to the other parties and thereafter notices shall be addressed and transmitted to the new address.

SECTION 21. PUBLIC INTEREST. The City hereby finds and determines that execution of this Agreement is in the best interest of the public health, safety, and general welfare.

SECTION 22. EFFECTIVE DATE. Prior to execution of this Agreement by the City, the Developer shall execute the Agreement and the City shall authorize execution of this Agreement by ordinance. The effective date of this Agreement shall be thirty (30) days after adoption of the Ordinance approving this Agreement.

SECTION 23. RECORDATION. Within thirty (30) days after final approval of the ordinance approving this Agreement, or as soon thereafter as legally possible, the City Clerk shall cause this Agreement to be recorded with the County Recorder. If the parties to this Agreement or their assigns or their successors-in-interest amend or cancel this Agreement as provided in Government Code Section 65865.1 for failure of the applicant to comply in good faith with the terms or conditions of this Agreement, the City Clerk shall cause notice of such action to be recorded with the County Recorder.

SECTION 24. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

SECTION 25. MORTGAGE PROTECTION.

a. The Parties hereto agree that this Agreement shall not prevent or limit the Developer, in any manner, at the Developer's sole and absolute discretion, from encumbering the Property or any portion thereof or any improvements thereon with any mortgage or deed of trust securing financing with respect to the construction, development, use or operation of the Project. The City acknowledges that mortgagee may request certain modifications to this Agreement, and the City agrees, upon request, from time to time, to meet with Developer and/or any representatives of such Mortgagee to negotiate in good faith any such request for modification. Any mortgagee and its successor and assigns shall be entitled to the rights and privileges set forth in this section.

b. This Agreement shall be superior and senior to the lien of any mortgage or deed of trust. Notwithstanding the foregoing, no breach of this Agreement shall defeat, render

invalid, diminish or impair the lien of any mortgage or deed of trust made in good faith and for value, and any acquisition or acceptance of title or any right or interest in or with respect to the Property or any portion thereof by a mortgagee (whether pursuant to foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination or otherwise) shall be subject to all of the terms and conditions of this Agreement. However, notwithstanding these provisions, no mortgagee shall have any obligation or duty under this Agreement to perform the obligations of the Developer or other affirmative covenants of Developer hereunder, or to guarantee such performance, except that, to the extent that any covenant to be performed by the Developer is a condition to the performance of a covenant by the City, the performance thereof shall continue to be a condition precedent to the City's performance hereunder.

SECTION 26. NOTICE OF DEFAULT TO MORGAGEE; RIGHT TO CURE.

a. Timely Notice to City Clerk. If the City Clerk timely receives notice from a Mortgagee requesting a copy of any Notice of Default given to Owner under the terms of the Agreement, the City shall endeavor the Notice of Default to Owner. City shall have no liability for damages or otherwise to Owner, Owner's successor, or to any Mortgagee or successor therefore for failure to provide such notice.

b. Mortgage Right to Cure. The Mortgagee shall have the right, but not the obligation, for a period up to ninety (90) days after the receipt of such Default unless a further extension of time to cure is granted in writing by the City. However, a Mortgagee to avail itself of the rights provided by this Section must notify the City in writing of its intent to attempt to remedy or cure within twenty (20) days of the date of Notice of Default from City to Mortgagee. A failure by a Mortgage to provide such timely notice to City shall extinguish the rights and protections provided by this section. By providing the notice to City, Mortgagee is agreeing and consenting to the provisions of this Section and is further waiving the right to claim a prior lien on the Property. If the Default is of a nature which can only be remedied or cured by such Mortgagee upon obtaining possession, such Mortgagee shall seek to obtain possession with diligence and continually through foreclosure, a receiver, or otherwise, and shall thereafter remedy or cure the Default within thirty (30) days after obtaining possession. If the Default cannot, with diligence, be remedied or cured within this thirty (30) day period, then the Mortgagee shall have such additional time as the City Council determines is reasonable necessary to remedy or cure the Default, it the Mortgagee commences cure during the thirty (30) day period and thereafter diligently pursues and completes the cure.

c. City Council Review of Mortgagee's Efforts. Such diligence by the Mortgagee on effectuating such cure shall be reviewed by the City's City Council every thirty (30) days thereafter until any and all Defaults are cured. If at any such review, the City Council determines that the Mortgagee is not making good faith efforts to cure any and all Defaults, the City Council shall have the authority to terminate this Agreement at its sole and complete discretion.

d. Reservation of City's Rights During Cure Period. In return for City granting to Owner, Owner's successors and transferees, and the Mortgagees of each of them, an extended time to remedy or cure a Default, Owner, Owner's successors and transferees and the

Mortgagees of each of them agree that once a Default is declared by City's City Council, the City may take the actions set forth below and lien and burden the Property for the costs thereof – irrespective of any lien priority, construction loan, deed of trust, or other encumbrance. Such actions include the following:

(i) Abate public nuisances following the City-adopted public nuisance ordinance;

(ii) Remedy any health or safety threat posed by the Property, construction, or other activities going on, on the Property;

(iii) Control storm water run-off from the Property;

(iv) Screen any unsightly appearance on the Property for aesthetic purposes;

(v) Abate weeds; and,

(vi) Control noise, dust, or other offensive conditions on the Property.

e. Mortgage Extension of Cure to Possession of Agency. In the event any obligation of Owner is for the payment of money or fees, other than standard permit or processing fees, and a Default is declared by City based upon such failure to pay, a Mortgagee may be granted an extended time to remedy or cure until such time as Mortgagee obtains possession of the Property; provided, Mortgagee agrees that any money due City which remains unpaid shall bear the higher of the legal rate of interest or the United States Department of Labor San Francisco-Oakland-San Jose Consumer Price Index as the measure of inflation.

IN WITNESS WHEREOF, this Agreement was executed by the parties thereto on the dates set forth below.

"City"

THE CITY OF RIPON,
A Municipal corporation

By: _____ Dated: _____
Jake Parks, Mayor

ATTEST:

By: _____ Dated: _____
Lisa Roos, City Clerk

APPROVED AS TO FORM:

By: _____ Dated: _____
Thomas H. Terpstra, City Attorney

"Developer/Owner"
JKB Living, Inc.

By: _____ Dated: _____

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

State of California
County of _____

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

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

WITNESS my hand and official seal.

Signature _____ (Seal)

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

State of California
County of _____

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

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

WITNESS my hand and official seal.

Signature _____ (Seal)

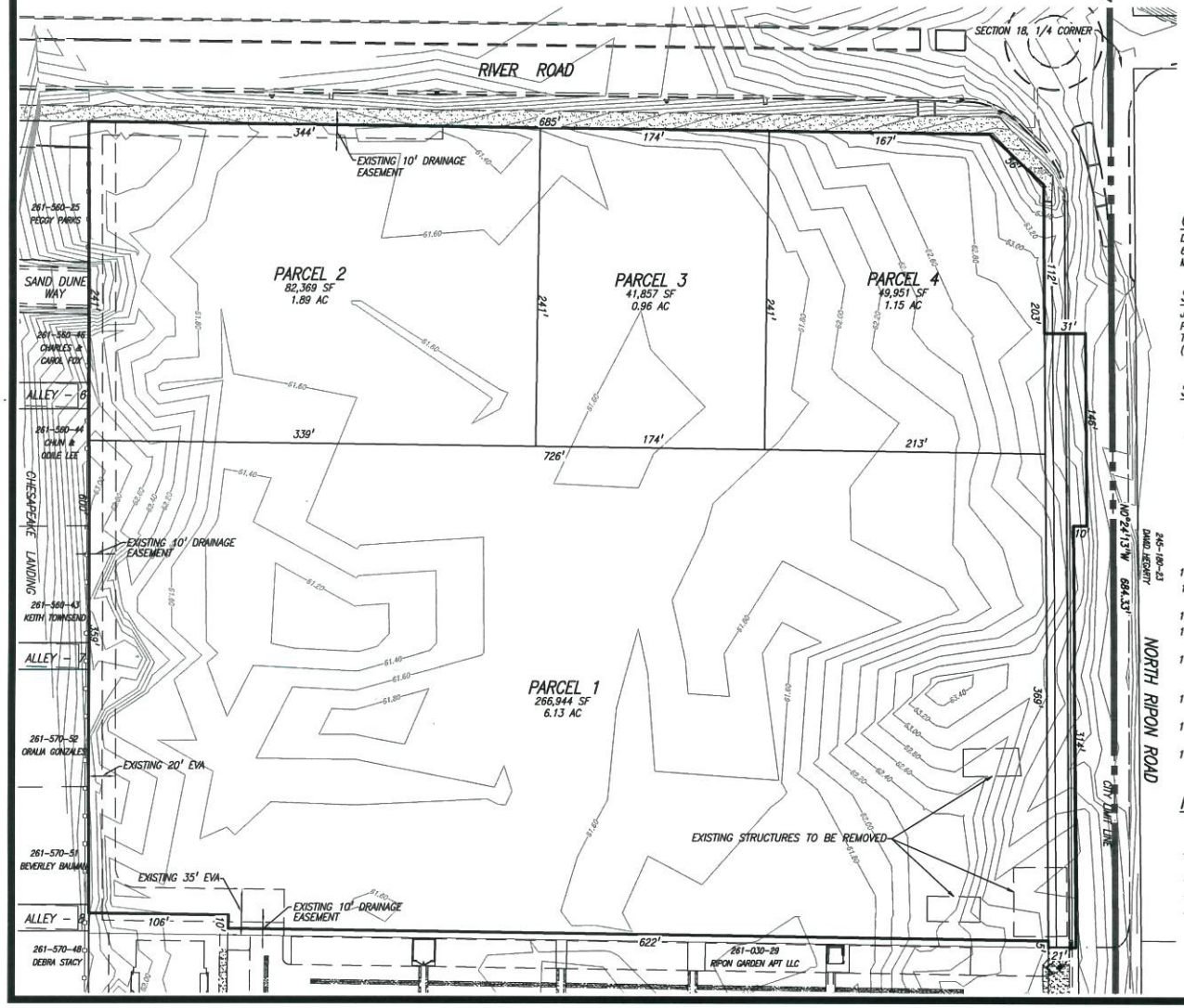
TENTATIVE PARCEL MAP FOR:

RIPON GARDENS II

RIPON, CALIFORNIA

BEING A PORTION OF PARCEL 2 AND "DESIGNATED REMAINDER" AS SHOWN ON THE MAP FILED IN BOOK 17 OF PARCEL MAPS, AT PAGE 38, CITY OF RIPON, SAN JOAQUIN COUNTY, MOUNT DIABLO BASE AND MERDIAN.

SCALE 1" = 60'



VICINITY MAP
NTS

OWNER
DELTA BANK
611 N. MAIN ST.
MANTECA, CA 95336

SUBDIVIDER:
JKB LIVING INC.
PO BOX 2998
TURLOCK, CA 95381
(209) 632-2647

STATEMENT OF SUBDIVIDER

1. ASSESSORS PARCEL NO: 261-030-17, 261-030-28
2. EXISTING ZONING: C2
3. PROPOSED ZONING: C1, R4U
4. EXISTING GENERAL PLAN: CC
5. PROPOSED GENERAL PLAN: VHD, NC
6. EROSION CONTROL PER CITY OF RIPON ORDINANCES AND STANDARDS.
7. FRONT YARD DEPTHS AND BUILDING LINES PER CITY OF RIPON ORDINANCES AND STANDARDS.
8. WATER SUPPLY: BY CITY OF RIPON.
9. SEWAGE DISPOSAL: BY CITY OF RIPON.
10. STORM DRAINAGE: BY CITY OF RIPON.
11. A 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
12. TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF RIPON.
13. ALL IMPROVEMENTS AND PUBLIC FACILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT.
14. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1.
15. ALL PROPOSED LOTS ARE PROPOSED TO BE GRADED TO DRAIN TO A PUBLIC STREET WITHOUT FLOWING ONTO ANY OTHER ADJOINING LOTS.
16. A GENERAL PLAN AMENDMENT, REZONE AND SITE PLAN WILL BE FILED CONCURRENTLY WITH THIS MAP.
17. RECIPROCAL ACCESS EASEMENTS FOR INGRESS/EGRESS AND PARKING WILL BE PROVIDED FOR PARCELS 2-4.

NOTES:

1. STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF RIPON STANDARD SPECIFICATIONS.
2. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER COUNTY HEALTH DEPT. STANDARDS
3. THE SITE IS BASICALLY FLAT.
4. NO AREAS ARE SUBJECT TO INUNDATION BY FLOOD WATERS.
5. TOTAL AREA OF THIS SUBDIVISION IS 10.5 ACRES± CONTAINING 4 PARCELS.

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

TENTATIVE PARCEL MAP

RIPON GARDENS II

RIPON, CALIFORNIA

JOB NO. 202109
DATE 07/27/2015
DR BY TM
CK BY
SCALE AS SHOWN

SHEET NUMBER 1 OF 1 SHEETS

Exhibit A

5A

EXHIBIT "B"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIPON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL THAT CERTAIN PROPERTY IDENTIFIED AS "DESIGNATED REMAINDER" PARCEL AS SHOWN UPON PARCEL MAP FILED FOR RECORD IN BOOK 17 PARCEL MAPS AT PAGE 38, SAN JOAQUIN COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 8 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID QUARTER, NORTH 88° 25' WEST, 643.0 FEET; THENCE SOUTH 0° 18' WEST, 882 FET; THENCE SOUTH 88° 25' EAST, 643 FEET TO THE EAST LINE OF SAID QUARTER; THENCE NORTH ALONG SAID QUARTER SECTION LINE 882 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION ALONG THE EAST LINE LYING WITHIN THE COUNTY ROAD.

ALSO EXCEPTING THEREFROM PARCELS 1 AND PARCEL 2 AS SHOWN UPON PARCEL MAP FILED FOR RECORD IN BOOK 17 OF PARCEL MAPS AT PAGE 38, SAN JOAQUIN COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND LYING WITHIN THE EXTERIOR BOUNDARY LINES OF THAT CERTAIN SUBDIVISION ENTITLED, "CHESAPEAKE LANDING", FILED FOR RECORD SEPTEMBER 24, 2002, IN BOOK 37 OF MAPS AND PLATS, AT PAGE 45, SAN JOAQUIN COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF RIPON, BY GRANT DEED RECORDED MAY 15, 2003, AS INSTRUMENT NO. 2003-105140, SAN JOAQUINCOUNTY RECORDS.

PARCEL TWO:

LOT 1 OF "RIPONA TRACT" ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN VOLUME 3 OF MAPS AND PLATS, PAGE 57, SAN JOAQUIN COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION ALONG THE EAST LINE LYING WITHIN THE COUNTY ROAD.

ALSO EXCEPTING THEREFROM PARCELS 1 AND PARCEL 2 AS SHOWN UPON PARCEL MAP FILED FOR RECORD IN BOOK 17 OF PARCEL MAPS AT PAGE 38, SAN JOAQUIN COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND LYING WITHIN THE EXTERIOR BOUNDARY LINES OF THAT CERTAIN SUBDIVISION ENTITLED, "CHESAPEAKE LANDING", FILED FOR RECORD SEPTEMBER 24, 2002, IN BOOK 37 OF MAPS AND PLATS, AT PAGE 45, SAN JOAQUIN COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF RIPON, BY GRAND DEED RECORDED MAY 15, 2003, AS INSTRUMENT NO. 2003-105140, SAN JOAQUIN COUNTY RECORDS.

4th DRAFT

RIPON GARDENS II PROJECT DEVELOPMENT AGREEMENT

Exhibit "C"

Conditions of Approval

(January 27, 2015)

1. Project Development Fees:

City and Owner/Developer, its successors and assigns, agree that not withstanding any other provision of law, the imposition and accounting for these fees shall not be subject to the requirements of the Mitigation Fee Act (Government Code Sections 66000-66025). Owner/Developer, its successors and assigns, waive any and all rights to protest or demand accounting of the fees imposed pursuant to this development.

Owner/Developer shall pay those fees in connection with the actual development of the Project as follows:

a. Public Facilities Financing Plan (PFFP) fees. Owner/Developer shall pay those fees identified in the 2016 PFFP Fee Schedule (FS-16) "Base Fee", as shown in Attachment 1 to this Exhibit "C", and adjusted annually. PFFP fee amounts, "Base Fee" plus the annual adjustments, shall be established at the time of the building permit application so long as the building permit is issued within one hundred twenty (120) days of the application date, otherwise fees will be established based on the building permit issuance date. "Base Fees", plus the annual adjustments, shall be collected at time of the building permit final for each multi-family residential unit.

b. Building Permit Fee. Owner/Developer shall pay those fees associated with the

issuance of a building permit (Building Permit, Plan check, Energy compliance, Plumbing, Mechanical, Electrical, SMIP, etc.), as indexed annually, at the time of issuance of a building permit for each multi-family residential unit.

c. Garbage Fee. Owner/Developer agrees to pay a Garbage fee as identified on the 2016 PFFP Fee Schedule (FS-16), as shown in Attachment 1 to this Exhibit "C", and adjusted annually, at the time of the building permit final for each multi-family residential unit.

d. School Mitigation Fee. Owner/Developer agrees to pay, at the time of issuance of a building permit, those fees adopted and imposed by the Ripon Unified School District. Fees listed in the 2016 PFFP Fee Schedule (FS-16), as shown in Attachment 1 to this Exhibit "C", are per Ripon Unified School District's Development Impact Fee Study dated June 15, 2012, actual fees to be paid shall be those fees in affect at the time of issuance of a building permit.

e. Fire Facilities Impact Fee. Owner/Developer agrees to pay, in lieu of the Fire Facilities Fee established in the Ripon Municipal Code Chapter 15.49 which is calculated on a square footage basis, the following flat fee for that development allowed in the zone designation of $1,961.36 per multi-family dwelling unit. In addition, the owner/developer further agrees to pay $0.36 per square foot for any detached garage units within the project. The Fire Facilities Impact Fee shall be collected at time issuance of a building permit for each residential unit and will be annually indexed based on the Engineers News Construction Index as published by the City of Ripon Department of Planning and Economic Development.

f. County Facilities Fee. Owner/Developer agrees to pay a County Facilities Fee based on Fee Schedule 2016 (FS-16), as shown in Attachment 1 to this Exhibit "C", and adjusted annually, at the time of issuance of a building permit for each multi-family residential unit.

g. Traffic Signalization Fee. Owner/Developer agrees to pay a Traffic Signalization fee as identified on the 2016 PFFP Fee Schedule (FS-16), as shown in Attachment 1 to this Exhibit "C", and adjusted annually, at the time of the building permit final for each multi-family residential unit.

h. General Mitigation Fee. Owner/Developer agrees to pay a General Mitigation fee as identified on the 2016 PFFP Fee Schedule (FS-16), as shown in Attachment 1 to this Exhibit "C", and adjusted annually, at the time of the building permit final for each multi-family residential unit.

i. Habitat Mitigation Fee. Owner/Developer agrees to pay a Habitat Mitigation fee of $7,807.00 per acre based upon 10.49 acres, and adjusted annually on January 1st, at the time of issuance of a grading permit for the site or upon execution of the Project Improvement Agreement, whichever comes first.

j. Benefit Assessment District Fee. Owner/Developer agrees to pay a Benefit Assessment fee based on the FY-2012 as shown in Attachment 2 and 3 to this Exhibit "C". Benefit District Fees shall be paid upon execution of the Project Improvement Agreement.

k. Regional Transportation Impact Fee. Owner/Developer agrees to pay a Regional Transportation Impact Fee based on Fee Schedule 2016 (FS-16), as shown in

Attachment 1 to this Exhibit "C", and adjusted annually, at the time of issuance of a building permit for each multi-family residential unit.

l. Engineering Fees. Owner/Developer agrees to pay an Engineering fee as identified on the 2016 PFFP Fee Schedule (FS-16), as shown in Attachment 1 to this Exhibit "C". Engineering Fees shall be paid at time of execution of a project improvement agreement for the project.

2. Easements:

Owner/Developer shall obtain, at Owner/Developer's sole expense and subject to the provisions of this Agreement, if applicable, any and all easements or real property which may be required for the development of the real property of the Owner/Developer, and which may be necessary and required in order for Owner/Developer to comply with the terms of this Agreement, and the applicable ordinances and resolutions of the City.

3. Building Permit Cycles:

The City agrees to issue one hundred twelve (112) multi-family building permits in cycles over the term of this Agreement beginning on June 1, 2016. This Agreement will cover two (2) cycles with building permits issued at a rate of sixty-four (64) building permits during cycle one and the final forty-eight (48) building permits issued in the second and final cycle. Cycle two will not commence until the following has occurred:

a. At least fifty percent (50%) of the multi-family development authorized by the permits issued in cycle one has received final inspection from the City Building Department, and the masonry walls as well as the emergency access gate for Chesapeake Landing has been constructed; and

b. Commercial development has commenced and received final inspection for either commercial parcel 2, commercial parcel 3, or commercial parcel 4; and all frontage improvements, perimeter landscaping and all commercial driveways have been completed as shown in Attachment 4 to this Exhibit "C"; and

c. The Pool and Clubhouse for Ripon Gardens II has been issued a building permit and the clubhouse has received its framing inspection and the pool has received its pre-gunite inspection.

4. Timing of Development:

It is understood and agreed by the Owner/Developer that in the event that the Project Improvement Agreement for the apartments is not executed and construction has not commenced at the end of calendar year 2018, the Owner/Developer will be in default and the Development Agreement shall be automatically terminated, without the need for any further action by the City, and the City may record a Notice of Termination or similar instrument. Notwithstanding the preceding sentence, Owner/Developer may file a written request for a one-year extension of the date for execution of the Project Improvement Agreement, provided such request is filed no later than October 1, 2018. The City Council may grant or deny such extension in its sole discretion.

5. Project Development Requirements:

Owner/Developer agrees to the following provisions for the development of the Project:

a. General Plan Designation and Zone District Designation for Project Property. City agrees that the Project property indicated on the development plan (Attachment 5) will have the following general plan and zone district designations:

1) The Project property will have a VHD (Very High Density Residential) and NC

(Neighborhood Commercial) General Plan designation and have an R4U (multiple family residential urban) and C1 (Neighborhood Commercial) zone designation.

b. Phasing Plan A phasing plan for the project shall be submitted to the City of Ripon's Planning Department for review and approval. The phasing plan shall depict how the project will be phased and what infrastructure and amenities are anticipated to be put in with each phase.

c. Site Access Access to both the Multiple Family Residential and the Commercial property shall be as shown in attachment 4 for the Commercial Sites and attachment 6 for the multi-family residential site to this Exhibit "C". Future access may be limited at certain driveways along North Ripon Road upon development of the east side of North Ripon Road. A more detailed traffic analysis will be done at that time to determine site accessibility in relation to traffic safety issues.

d. Structure Setbacks.

1. All apartment building structure setbacks on the Multiple Family Site shall have the setbacks as depicted on the site plan as shown in attachment 6 to this Exhibit "C". Buildings 7 and 8 shall be a minimum of thirty (30) feet from the block wall separating the multiple family site from the medium density senior development to the west. Buildings 1, 2, 13 and 14 shall have a minimum setback of thirty (30) feet from the front property line along North Ripon Road.

2. All garage setbacks on the Multiple Family Site shall be as depicted on the site plan as shown in attachment 6 to this Exhibit "C". Garage units along the

northern property line, may abut directly against the block wall separating the multiple family site with the neighborhood commercial site to the north.

e. Floor Plans. Owner/Developer agrees that the project will have apartment buildings with floorplans as depicted on the site plan as shown in attachment 6 to this Exhibit "C".

1) Buildings 1, 4, 6, 9, 11 and 14 shall have six (6) two (2) bedroom units and two (2) one (1) bedroom units per building, as depicted in the floorplans as shown in attachments 7 and 8 to this Exhibit "C".

2) Buildings 2, 3, 5, 7, 8, 10, 12 and 13 shall have four (4) three (3) bedroom units and four (4) two (2) bedroom units per building, as depicted in the floorplans as shown in attachment 9 to this Exhibit "C".

f. Exterior Treatment. Owner/Developer agrees that the exterior elevations and treatments of the apartment buildings, garages and clubhouse on site will be in substantial conformance with the elevation drawings as shown in attachments 10,11 and 12 to this Exhibit "C".

g. Landscaping and Irrigation System. Owner/Developer agrees to provide landscaping throughout the apartment project as depicted on the conceptual landscaping plan as shown in attachment 13 to this Exhibit "C". All landscaping within the project shall be watered with non-potable water.

1) Owner/Developer further agrees that the trees on the western border of the project shall be a mixture 50/50, of 24" and 36" box trees or greater to maximize the screening of the project from the adjacent residential land uses to the west.

2) Owner/Developer further agrees to submit irrigation plans to the Public Works Director for review and approval of compliance with the most current State of California Model Water Efficient Landscape Ordinance (MWELO) and comply with the City of Ripon's most current Landscape Design Standards.

3) Owner/Developer further agrees that all trees shall be planted using a method as approved by the Public Works Director to include over-excavation and an engineered backfill. A tree planting plan shall be submitted and approved by the Public Works Director.

4) Landscaping shall be completed commensurate with final inspections for each building as a percentage of the project. For example if two (2) buildings receive final inspection, then approximately 14% of the landscaping shall be completed.

h. Miscellaneous Features. Owner/Developer agrees to provide the following:

1) Owner/Developer agrees to construct an 8' masonry wall along the entire western edge of the project between the apartments/commercial and the medium density Chesapeake landing community. Owner/Developer further agrees to construct an 8' masonry wall along the entire northern edge of the apartment project, separating it from the Commercially Zoned property along River Road. Said masonry wall shall match the wall as constructed in Ripon Gardens I and as shown in attachment 14 and 15 to this Exhibit "C". The masonry walls and emergency access gate for Chesapeake Landing shall be constructed during cycle one of the apartment permits. It is further understood that the proposed masonry wall between Ripon Garden Apartments Phase I and II will no longer be

necessary.

2) Owner/Developer agrees to provide an entry feature to consist of concrete pavers to match Ripon Gardens I entrance. Entry feature shall be in substantial conformance with the site plan drawing as shown in attachment 14 to this Exhibit "C".

3) Owner/Developer agrees to design the apartment buildings so as to hide/screen the electric and gas meters as well as the AC condenser units. Such screening shall be as approved by the Planning Department.

4) Owner/Developer agrees to include such site amenities as shown on the conceptual landscaping plan as shown in attachment 14 to this Exhibit "C". Such amenities shall include but not be limited to sitting areas, raised garden containers for vegetable gardens, play equipment, picnic areas, DG paths, etc.

6. Subdivision Improvements: It is agreed and understood by Owner/Developer that all improvements which are outside the boundaries of the proposed Development, shall be constructed in accordance with City Standards as the same are in effect as of the date of this Agreement, and as required by the City Engineer of the City of Ripon. Owner/Developer shall confer with the City Engineer to determine the scope and nature of on-site and off-site improvements necessary to serve the Development, and shall enter into the appropriate project improvement agreements with the City to secure performance of its obligations. Said improvements shall include, but not necessarily be limited to the following:

a. Non-Potable Water System. A non-potable water system shall be installed throughout the project in accordance with city standards. All landscaping within the project shall be

watered using non-potable water.

b. Undergrounding of Utilities. Owner/Developer agrees to pay for the undergrounding of all existing and planned utilities within or immediately adjacent to the Development, and as required by City.

c. North Ripon Road Dedication and Improvements. Owner/Developer agrees to dedicate and improve property along the frontage of the Project sufficient to provide for their half of the full width one-hundred two (102) foot right-of-way for North Ripon Road, as shown in attachment 16 of this Exhibit "C". Improvements shall include, but not necessarily be limited to; installation of six (6) foot sidewalk along North Ripon Road, the handicap ramps at the entrance to Ripon Gardens II Apartments and the commercial access along North Ripon Road and Storm Drain lines as required by the City Engineer. Owner/Developer further agrees to repair any and all damaged sidewalk along the property frontage prior to receiving final inspection.

d. River Road Improvements. Owner/Developer agrees to improve property along the frontage of the Project for River Road, as shown in attachment 17 of this Exhibit "C". Improvements shall include, but not necessarily be limited to; installation of commercial driveways with handicap ramps at the entrances to the commercial parcels along River Road, as required by the City Engineer. Owner/Developer further agrees to repair any and all damaged sidewalk along the property frontage prior to receiving final inspection.

e. Street Lights and Lighting. Owner/Developer agrees to provide and pay for the costs of all street lights, lighting, and electrical costs, as may be required by the Ripon Lighting District, prior to acceptance of any portion of the project into the Ripon Lighting District.

f. Irrigation Facilities. It is understood and agreed that if there are any irrigation district facilities on or near the real property to be developed, the owner/developer shall provide improvement details pertaining thereto acceptable to the South San Joaquin Irrigation District and the City of Ripon for all such improvements of those existing irrigation district facilities which may be required as a result of the owner/developer's project, and owner/developer shall pay the costs thereof.

g. Water Metering Devices. Owner/Developer agrees to install water meters with automated meter reading telemetry and backflow preventers for the development. Said water metering devices and backflow preventers shall comply with City Standards and be of a type and quality as approved by the City Engineer.

h. Public Utility Easement. Owner/Developer agrees to dedicate a ten (10) foot wide public utility easement (PUE) along the frontages of all streets, as approved by the City Engineer. Owner/Developer further agrees to provide cable, telephone, gas and electric to each multiple family residential unit.

i. Existing Private Wells and Septic Systems. Prior to acceptance of the subdivision, Owner/Developer agrees that any existing private water wells within the Project shall be destroyed under permit and inspection by the San Joaquin County Environmental Health Division, and any existing septic tanks/systems shall be destroyed by inspection of the San Joaquin County Environmental Health Division.

7. Other Project Improvements and Requirements:

Owner/Developer further agrees to the following provisions for the development of the Project:

a. Affordable Housing Units (Below Market Rate Housing Program). City agrees that this project shall not be subject to the Below Market Rate Housing Program provisions as defined in Chapter 16.194 of the Ripon Municipal Code.

b. City of Ripon Traffic Safety. Owner/Developer shall be required to purchase and install three (3) MESH Wireless Access Point and City Security Video Cameras on a security lighting pole and/or pole around the complex. Sight lighting plans shall be submitted to the Police Department for approval of Camera and Wireless Access Point placement.

c. Emergency Vehicle Access Gates. Owner/Developer shall be required to provide an emergency vehicle access gate near building #8 and adjacent to the garage unit for purposes of emergency vehicle access into and through the commercial parcel. Said emergency access to the apartment project shall be for emergency access only and shall remain closed at all times unless in emergency situations. Such emergency vehicle access shall have a recorded access easement. Owner/Developer further agrees to provide a similar type of emergency vehicle access gate along the emergency vehicle access into the senior residential community to the west lining up with Sand Dune Way. Again said emergency vehicle access shall have a recorded access easement. Such EVA accesses shall be as approved by the City of Ripon's Planning Director and Ripon Consolidated Fire Department's Fire Chief.

d. Construction Traffic. Owner/Developer agrees that, during any construction within or as part of the overall Development, all existing roadways as of the date of this Agreement shall, at all times, remain passable to a minimum of two lanes of traffic, one in each direction, unless as otherwise approved by the City Engineer. Owner/Developer shall also control any dust problems, which may occur in connection with the actual construction of the Project.

Owner/Developer further agrees that at any time the Ripon Police Department determines that there are insufficient useable traffic lanes or that a dust problem exists in the area of construction, Owner/Developer shall immediately cease work upon written demand of City until the traffic and/or dust problem is remedied.

e. Construction Noise. Owner/Developer agrees to comply with the City of Ripon's Construction Noise provisions as defined in Chapter 16.16.030 (O) of the Ripon Municipal Code, which states that no construction activity generating noise above 70db at the property line on any lot shall occur before 7:00 a.m. or after 7:00 p.m., Monday through Saturday, and before 10:00 a.m. or after 6:00 p.m. on Sunday.

f. Compliance With Other Conditions. Owner/Developer shall comply with all conditions of the approved Tentative Subdivision Map, as well as any mitigation measures imposed pursuant to the Mitigated Negative Declaration.

Attachment 1

Fee Schedule 2016 (FS-16)

ENI: 2.4%

PUBLIC FACILITY FINANCING PLAN - PFFP FEES

Facility Type	Single Family (per unit)	Multi-Family (per unit)	Commercial (per land sq ft)	Office (per land sq ft)	Industrial (per land sq ft)	Mixed Use (per land sq ft)
Transportation	6,755.75	3,222.09	1.79	1.55	0.96	1.63
Water	9,957.22	6,638.51	0.46	0.46	0.46	0.46
Wastewater	4,127.49	2,579.41	0.74	0.74	1.03	0.84
Storm Drainage	2,638.03	602.51	0.38	0.38	0.46	0.38
Parks & Recreation	14,173.73	8,858.58	0.20	0.20	0.08	0.15
Library	471.15	294.20	0.00	0.00	0.00	0.00
City Hall	1,157.26	723.02	0.07	0.07	0.02	0.05
Police Station	540.63	338.71	0.03	0.03	0.01	0.02
Corporation Yard	1,502.49	939.05	0.08	0.08	0.03	0.07
Total	**$41,323.77**	**$24,196.09**	**$3.73**	**$3.50**	**$3.04**	**$3.59**

Building Permit Fees: based on construction specifics

Garbage: per unit/Single Family; Multi-Family, Commercial/ Office/Industrial-based on usage $720.59

School Fees: RUSD Res. #10-13 and Res. #07-11

Residential : per sq.ft.	$3.36
Retail : per sq.ft.	$0.54
Office : per sq.ft.	$0.54
Industrial : per sq.ft.	$0.54
Warehouse : per sq.ft.	$0.54
Self Storage : per sq.ft.	$0.54

Fire Fees: Pursuant to City of Ripon Res. 01-3 and Taussig Report-Nov. 1, 2000 & RMC 16.180

Residential:	
Single Family:per unit	$2,942.04
Multi-Family: per unit	$1,961.36
Non Residential:	
Commercial: per 1,000 sq.ft.	$1,667.15
Office: per 1,000 sq.ft.	$1,961.36
Industrial: per 1,000 sq.ft.	$1,078.75

County Facilities Fees:

Residential:	
Single Family: per unit	$1,926.00
Multifamily: per unit	$1,651.00
Non-Residential :	
Retail Commercial: per sq ft	$0.44
Commercial/Office: per sq ft	$0.39
Industrial: per sq ft	$0.22

Phone Numbers:
School District: 209-599-2131
Fire District: 209-599-4209
Building Dept. 209-599-2613
Planning Dept. 209-599-2108
Engineering Dept. 209-599-2108

Traffic Signalization: Based on rate of - per trip end units (TEU) using $34.69

Single Family: multiply times 9.57 TEU $332.03
Multi-Family: multiply times 6.13 TEU $212.68
Commercial/Off/Ind - depends on type & size of facility

Examples: 3,500 sqft fast food restaurant w/drive thru window-$58,830 (3.5 x 33.88 x 496.12 ave. TEU); 5,000 sqft gen. office $1,865 (5 x 33.88 x 11.01); 100,000 sqft warehouse $15,585 (100 x 33.88 x 4.6 TEU)

General Mitigation:

Single Family: per unit	$9,214.72
Multi Family: per unit	$5,620.98
Commercial/Off/Ind: per acre	$2,948.71

Habitat Mitigation Fee: Fees established are revised fee amounts as per California Construction Cost Index.

Category A/no pay zone $0/acre	$0.00
Category B/pay zone A (multi-purpose)	$7,807.00
Category C/pay zone B (agriculture) - per acre	$15,596.00
Category D/pay zone C (natural) - per acre	$15,596.00
Category E/pay zone C (vernal pools) - per acre	$90,273.00
(wetted); per acre (upland)	$46,869.00

Benefit Assessment Fees: Site specific; may or may not apply

Regional Transportation Impact Fee (RTIF)

Residential:	
Single Family: per unit	$3,141.34
Multifamily: per unit	$1,884.80
Non-Residential :	
Retail Commercial: per building sq ft	$1.25
Office/Service: per building sq ft	$1.58
Commercial/Indus: per building sq ft	$0.95
Warehouse: per sq ft	$0.40

Engineering Fees: (7% of total improvement costs)

Plan Check - 3% of total improvement costs
Inspection - 3% of total improvement costs
Mapping/GIS - 1% of total improvement costs

1/1/16 - Updated Fees:
1/1/16 - Habitat Fees
7/1/15 - CO. Facility Fee;
6/13/14 - RUSD Fees
7/1/15 - RTIF

Disclaimer: Fees are subject to change without notice.

BENEFIT ASSESSMENT FEES

Parcel No. **261-030-17*** *(Formerly 261-030-12, now obsolete 10/27/05)*
Owner **David D. & P.A. Reece**
Address **North Ripon Road**
Acreage **5.02**

1997	1998	1999	2000	2001	2002	2003	2004
	$427.96	$449.36	$471.83	$495.42	$520.19	$546.20	$573.51
	$451.45	$474.02	$497.72	$522.61	$548.74	$576.18	$604.99
	$1,771.15	$1,859.71	$1,952.69	$2,050.33	$2,152.84	$2,260.49	$2,373.51
$0.00	**$2,650.56**	**$2,783.09**	**$2,922.24**	**$3,068.35**	**$3,221.77**	**$3,382.86**	**$3,552.00**

BENEFIT ASSESSMENT FEES

Parcel No. **261-030-17** *(Formerly 261-030-12, now obsolete 10/27/05)*
Owner **David D. & P.A. Reece**
Address **North Ripon Road**
Acreage **5.02**

2005	2006	2007	2008	2009	2010	2011	2012
$602.18	$632.29	$663.91	$697.10	$731.96	$768.55	$806.98	$847.33
$635.24	$667.00	$700.35	$735.36	$772.13	$810.74	$851.28	$893.84
$2,492.19	$2,616.80	$2,747.63	$2,885.02	$3,029.27	$3,180.73	$3,339.77	$3,506.76
$3,729.60	**$3,916.08**	**$4,111.89**	**$4,317.48**	**$4,533.36**	**$4,760.02**	**$4,998.03**	**$5,247.93**

sed on adjusted acreage of 10% of 19.80 acres = 1.98 acres

ased on adjusted acreage of 10% of 19.80 acres = 1.98 acres

BENEFIT ASSESSMENT FEES

Parcel No. **261-030-18*** ***(See 261-030-28, Changed 1/26/06)***
Owner **David D. & P.A. Reece**
Address **1663 N. Ripon Road**
Acreage **5.49**

Calender Year:	1997	1998	1999	2000	2001	2002	2003	2004
Boesch-Kingery Improvement*		$468.03	$491.43	$516.00	$541.80	$568.89	$597.34	$627.20
Boesch-Kingery Lift Station**		$493.72	$518.41	$544.33	$571.54	$600.12	$630.13	$661.63
Detention Pond		$1,936.97	$2,033.82	$2,135.51	$2,242.28	$2,354.40	$2,472.12	$2,595.73
Total	**$0.00**	**$2,898.72**	**$3,043.66**	**$3,195.84**	**$3,355.63**	**$3,523.41**	**$3,699.58**	**$3,884.56**

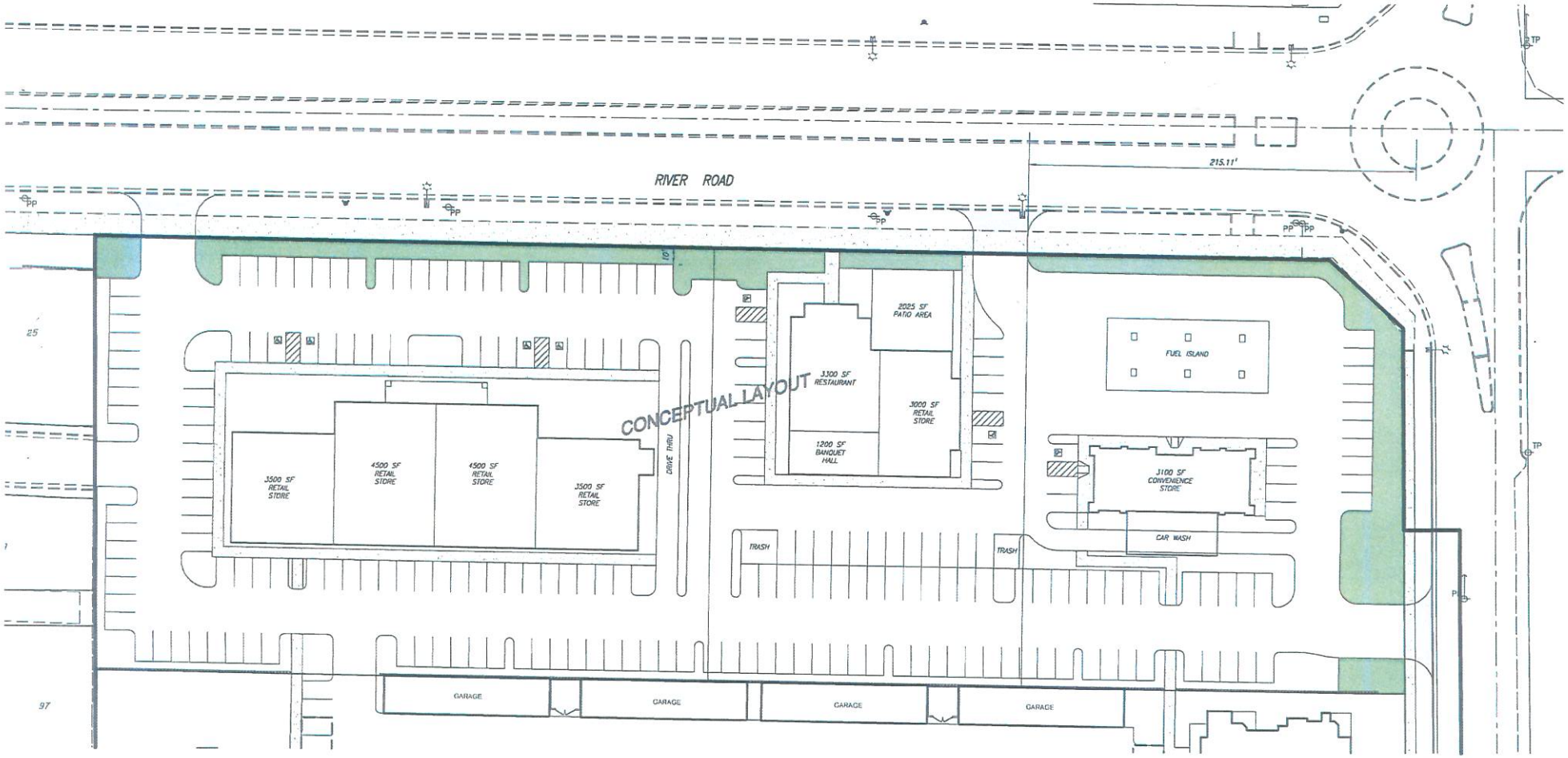
BENEFIT ASSESSMENT FEES

Parcel No. **261-030-18*** ***(See 261-030-28, Changed 1/26/06)***
Owner **David D. & P.A. Reece**
Address **1663 N. Ripon Road**
Acreage **5.49**

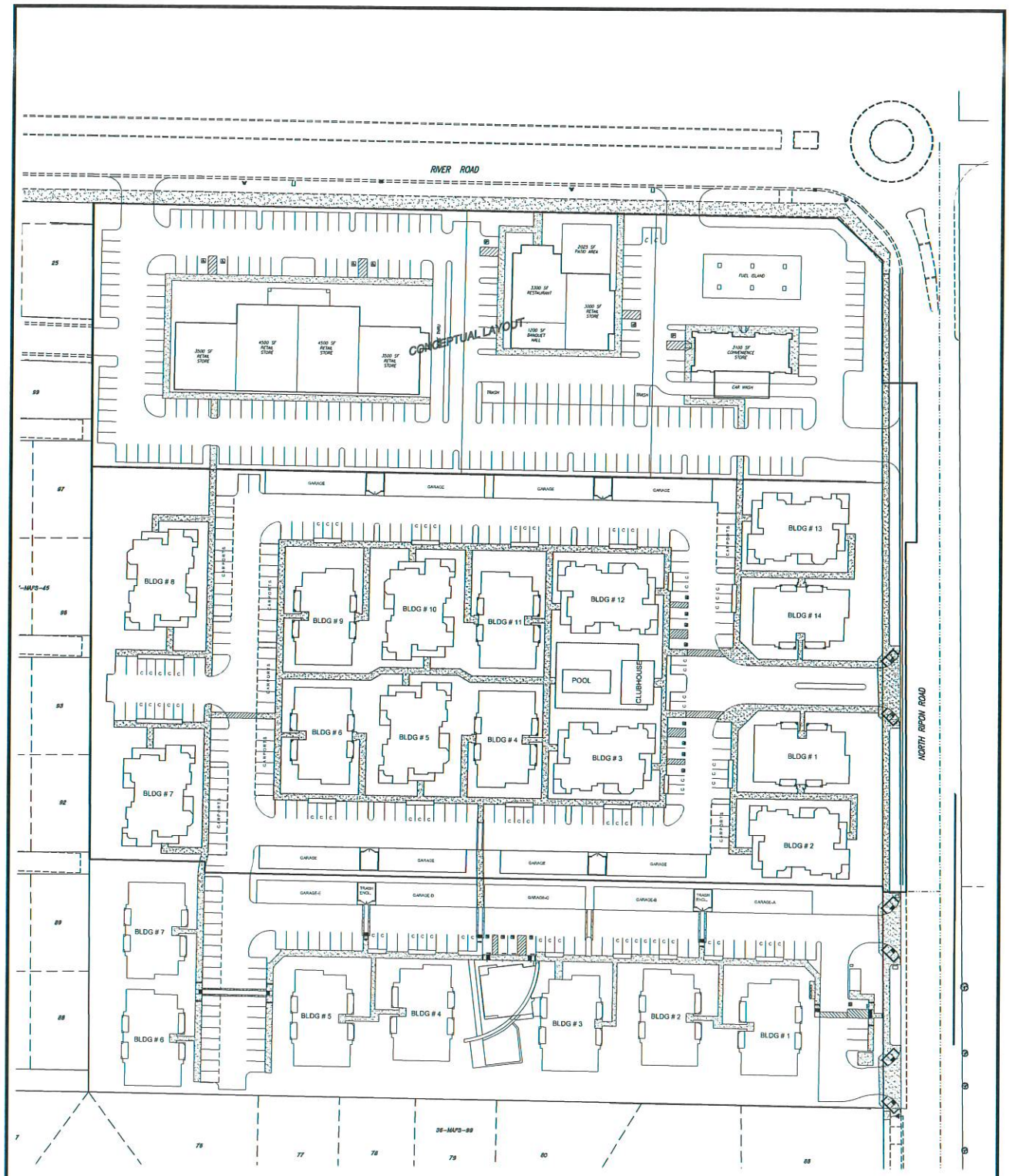
Calender Year:	2005	2006	2007	2008	2009	2010	2011	2012
Boesch-Kingery Improvement*	$658.57	$691.49	$726.07	$762.37	$800.49	$840.51	$882.54	$926.67
Boesch-Kingery Lift Station**	$694.71	$729.45	$765.92	$804.22	$844.43	$886.65	$930.98	$977.53
Detention Pond	$2,725.51	$2,861.79	$3,004.88	$3,155.12	$3,312.88	$3,478.52	$3,652.45	$3,835.07
Total	**$4,078.79**	**$4,282.73**	**$4,496.87**	**$4,721.71**	**$4,957.79**	**$0.00**	**$5,465.97**	**$5,739.27**

* Sewer trunk line assessment based on adjusted acreage of 10% of 10.02 acres = 1.00 acres
** Sewer lift station assessment based on adjusted acreage of 10% of 10.02 acres = 1.00 acres
***261-030-02 subdivided into 261-030-12, 13, 14
***261-030-13 Lot Line Adjustment, new APN 261-030-18 - 10/27/05 total acres decreased

Attachment 4



Attachment 5



SITE STATISTICS

APN : 261-030-17 & 261-030-28

ADDRESSES: 122 W. RIVER ROAD
1683 N. RIPON ROAD

LOT AREA (NET): 10.13 AC

LOT AREA HDR (NET): 6.13 ACRES
HIGH DENSITY UNITS: 112
DENSITY: 18.27 UNITS / ACRE

LOT AREA C1 (NET): 4.00 ACRES

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

DEVELOPMENT PLAN

RIPON GARDENS II

RIPON, CALIFORNIA

REVISIONS			
NO	DESCRIPTIONS	DATE	APPROVED

JOB NO. 202109
DR BY TM
DATE 7/22/15
SCALE 1" = 40'

SHEET NUMBER 1 OF 1

RIPON GARDENS II

RIPON, CALIFORNIA

REQUIRED PARKING STALLS

	PLAN	PLANS PER BUILDING	TOTAL NUMBER UNITS	NUMBER OF BEDROOMS PER UNIT	PARAMETERS FOR PARKING REQUIREMENT	REQUIRED STALLS
BUILDINGS 1, 4, 6, 9, 11, 14	PLAN A	3	18	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	18 COVERED 22 STANDARD
	PLAN A1	3	18	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	18 COVERED 22 STANDARD
	PLAN B	1	6	1	1 COVERED, 0.5 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	6 COVERED 5 STANDARD
	PLAN B1	1	6	1	1 COVERED, 0.5 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	6 COVERED 5 STANDARD
BUILDINGS 2, 3, 5, 7, 8, 10, 12, 13	PLAN C	2	16	3	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	16 COVERED 17 STANDARD
	PLAN C1	2	16	3	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	16 COVERED 17 STANDARD
	PLAN D	1	8	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	8 COVERED 10 STANDARD
	PLAN D1	1	8	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	8 COVERED 10 STANDARD
	PLAN E	1	8	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	8 COVERED 10 STANDARD
	PLAN E1	1	8	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	8 COVERED 10 STANDARD
	TOTAL =	8	112			112 COVERED TOTAL REQUIRED 128 STANDARD
						112 COVERED TOTAL PROVIDED 131 STANDARD

LEGEND

- LANDSCAPE AREAS (GRASS, SHRUBS AND TREES TO BE DETERMINED)
- AC PAVED AREAS
- CONCRETE AREAS

COVERED (GARAGE AND CARPORT) PARKING STALLS PROVIDED: 112
STANDARD (SHOWN AT 9'X19') PARKING STALLS PROVIDED: 75
COMPACT (SHOWN AT 8.5'X17') PARKING STALLS PROVIDED: 48
HANDICAP PARKING STALLS PROVIDED: 8

OWNER

DELTA BANK
611 N. MAIN ST.
MANTECA, CA 95336

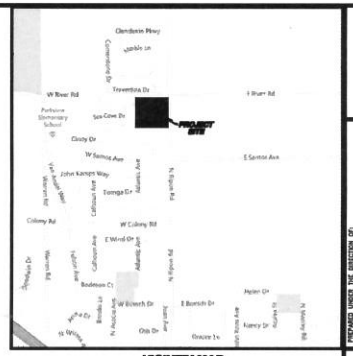
SUBDIVIDER:

JKB LIVING INC.
PO BOX 2988
TURLOCK, CA 95381
(209) 632-2647

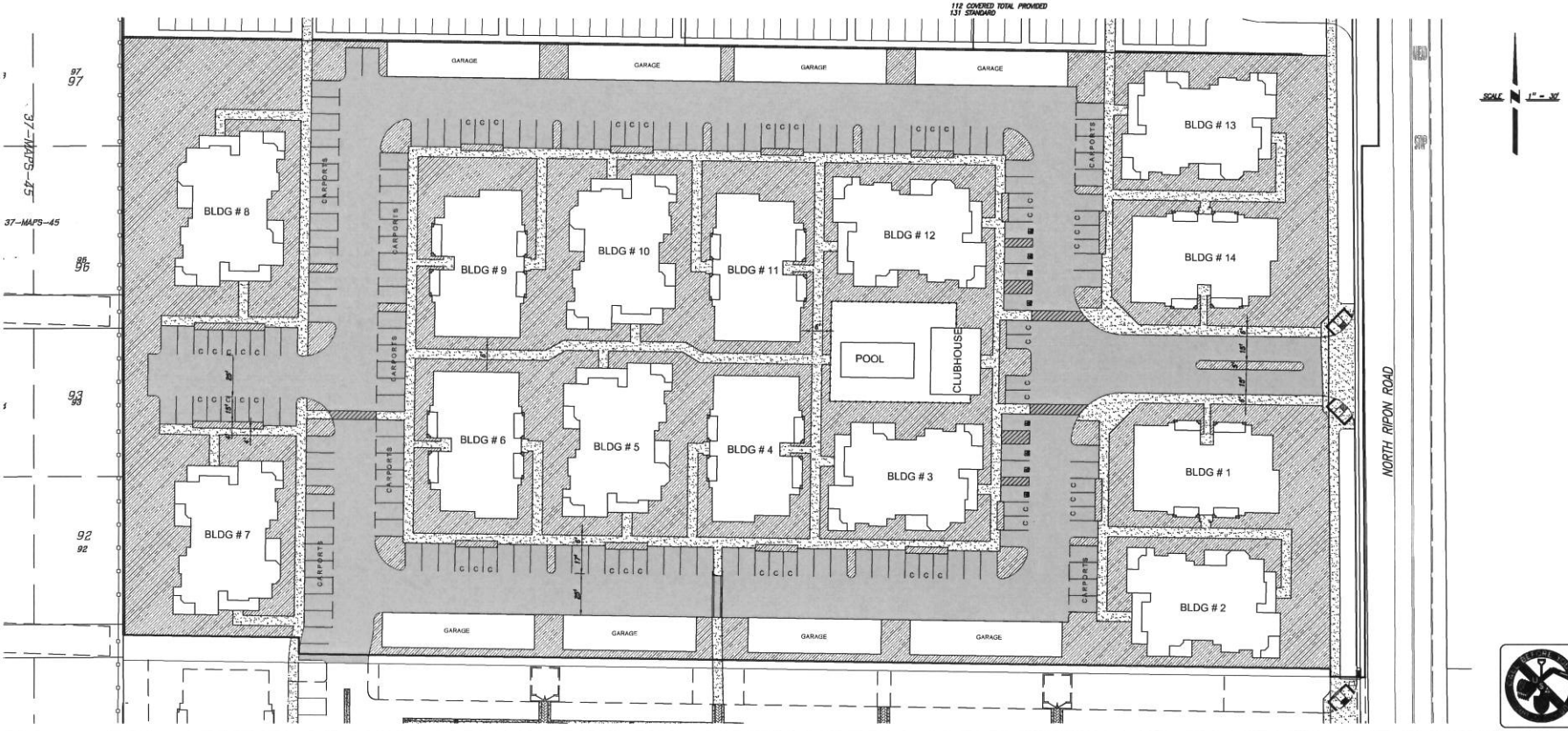
SITE AREA ANALYSIS

LOT AREA:	6.13 AC (266,944 SF)
BUILDING AREA:	75,726 SF (28%)
LANDSCAPE AREA:	81,470 SF (31%)
HARDSCAPE AREA:	35,435 SF (13%)
PAVED AREA:	74,313 SF (28%)
TOTAL:	6.13 AC

APN : 261-030-028 AND A PORTION OF 261-030-17
ADDRESS: 1663 NORTH RIPON ROAD



VICINITY MAP
NTS



PREPARED UNDER THE DIRECTION OF:
DATE:

NO	DESCRIPTIONS	DATE	APPROVED
	REVISIONS		

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD - SUITE 1 - MODESTO, CALIFORNIA - 95355
(209) 548-8300 FAX:(209) 548-8305

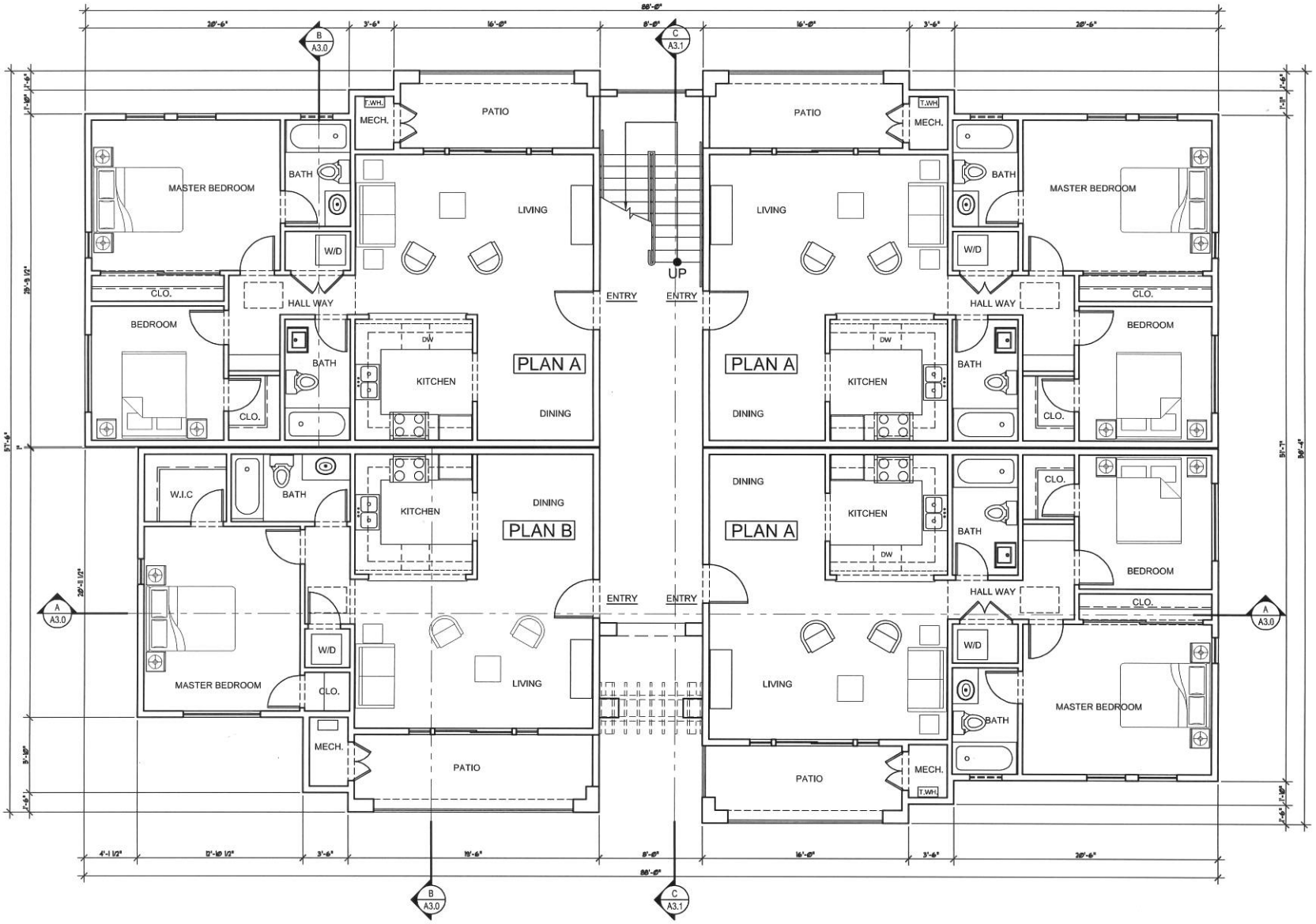
SITE PLAN

RIPON GARDENS II
RIPON, CALIFORNIA

JOB NO. 202109
DATE 07/24/2015
DR BY. TM
CK BY.
SCALE AS SHOWN

SHEET NUMBER 1 OF 1 SHEETS

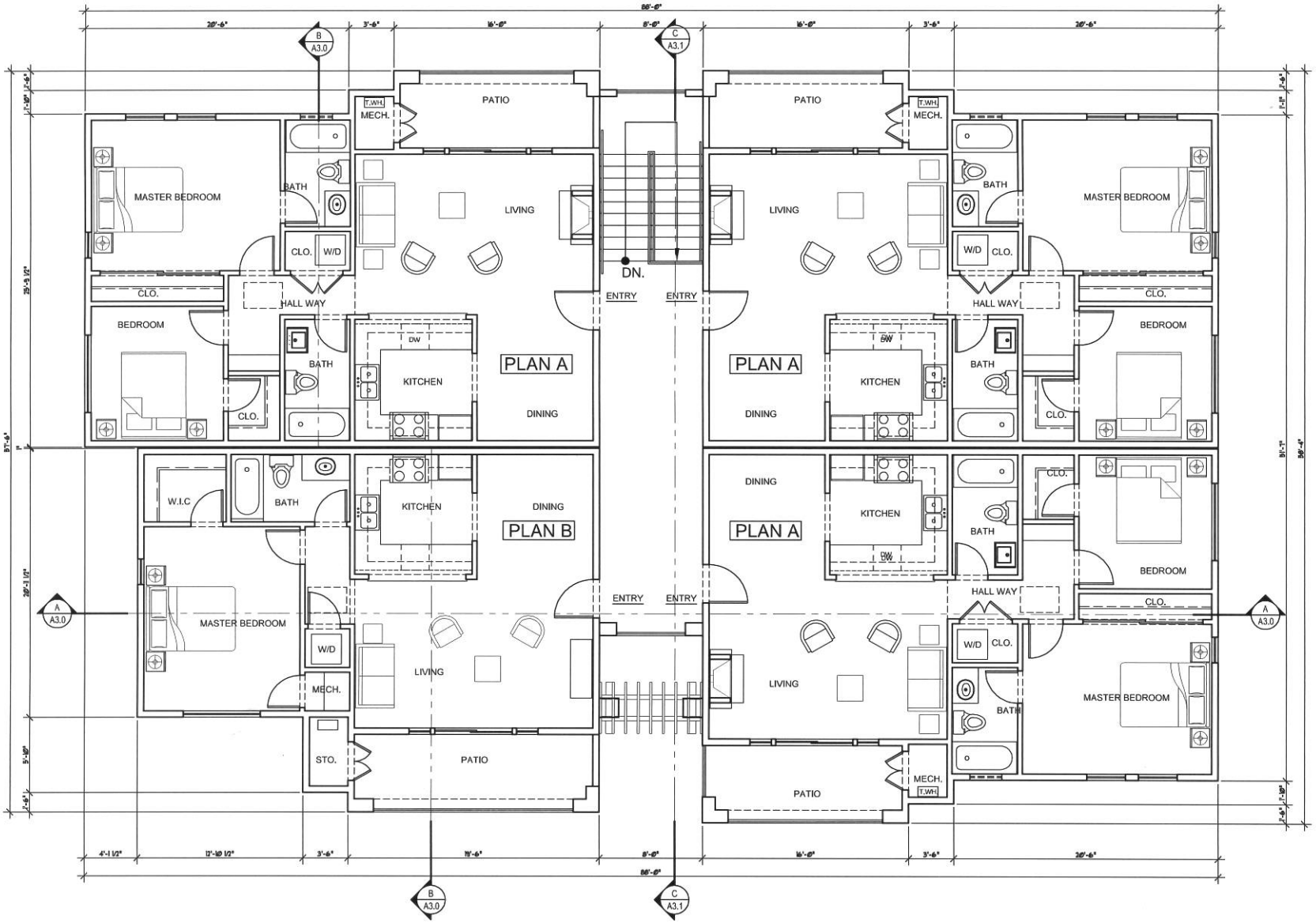
PLOT DATE:07/24/2015 10:42 FILE:K:\202109\Planning\SITE PLAN (rev 7-17-15).dr



FIRST FLOOR PLAN_ BLDGS. 1, 4 & 7 ; BLDGS. 2, 5 & 6 SIM.

AREA OF PLAN A - 998 SQ.FT. PLAN B - 801 SQ.FT.

TOTAL AREA - 3,795 SQ.FT. (EXCLUDING PATIO ,COMM. AREA & STAIRS)

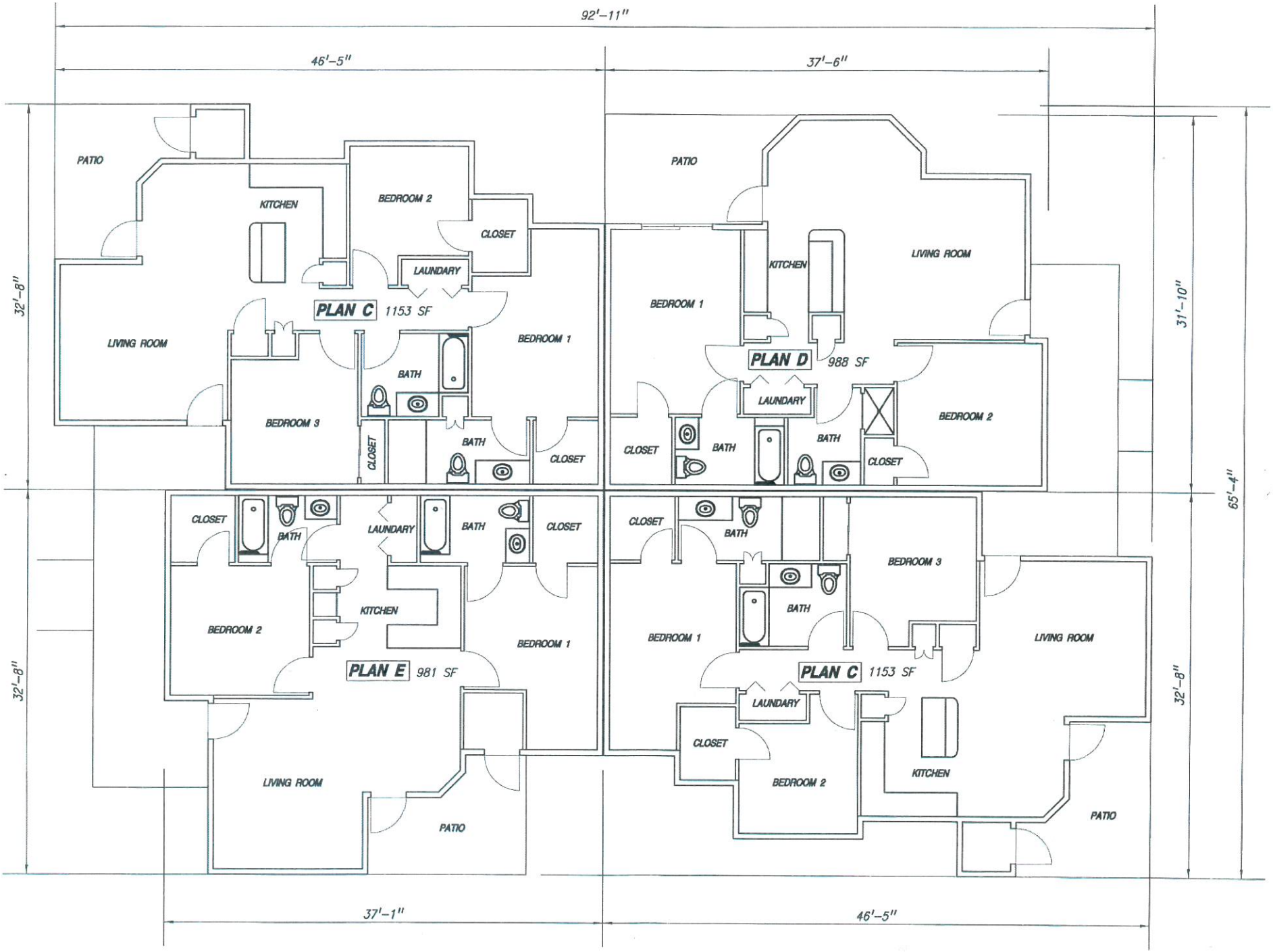


SECOND FLOOR PLAN _ BLDGS. 1, 4 & 7 ; BLDGS. 2, 5 & 6 SIM.

AREA OF PLAN A - 998 SQ.FT. PLAN B - 801 SQ.FT.

TOTAL AREA - 3,795 SQ.FT. (EXCLUDING PATIO ,COMM. AREA & STAIRS)

Attachment 9



Attachment 10

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

1 FRONT ELEVATION

Note: Conceptual rendering. Stone placement to be determined during construction.

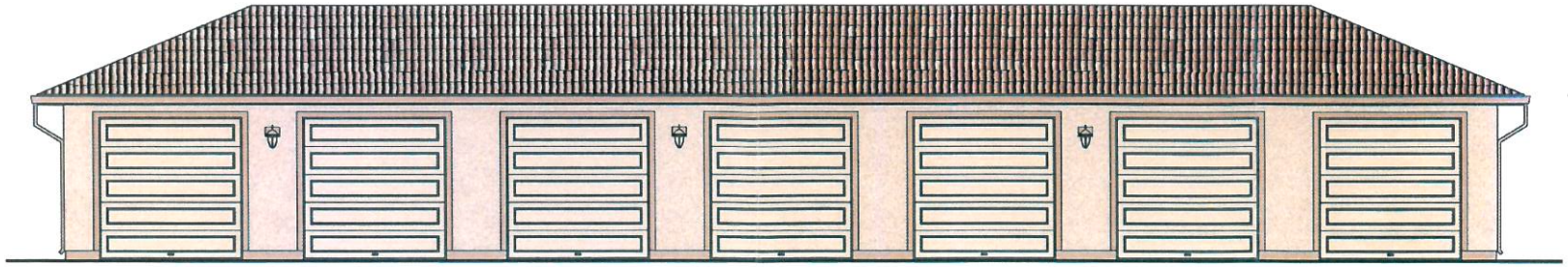
Attachment 11

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

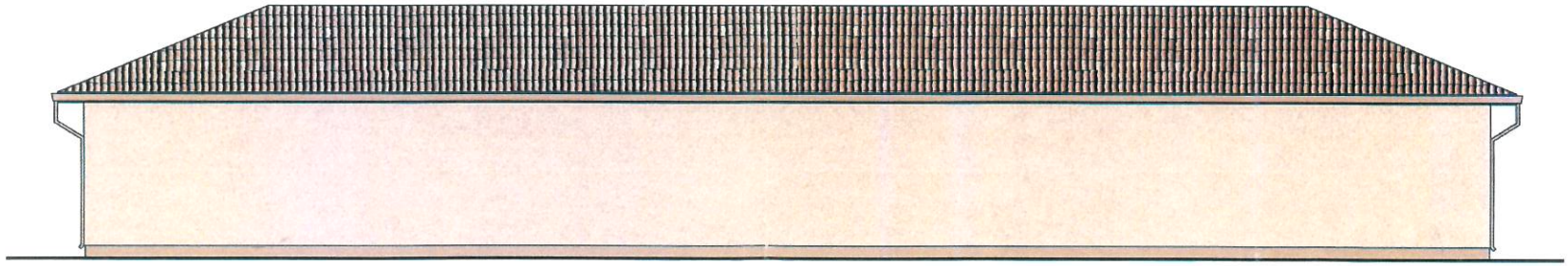
2 REAR ELEVATION

3 SIDE ELEVATIONS

Attachment 12

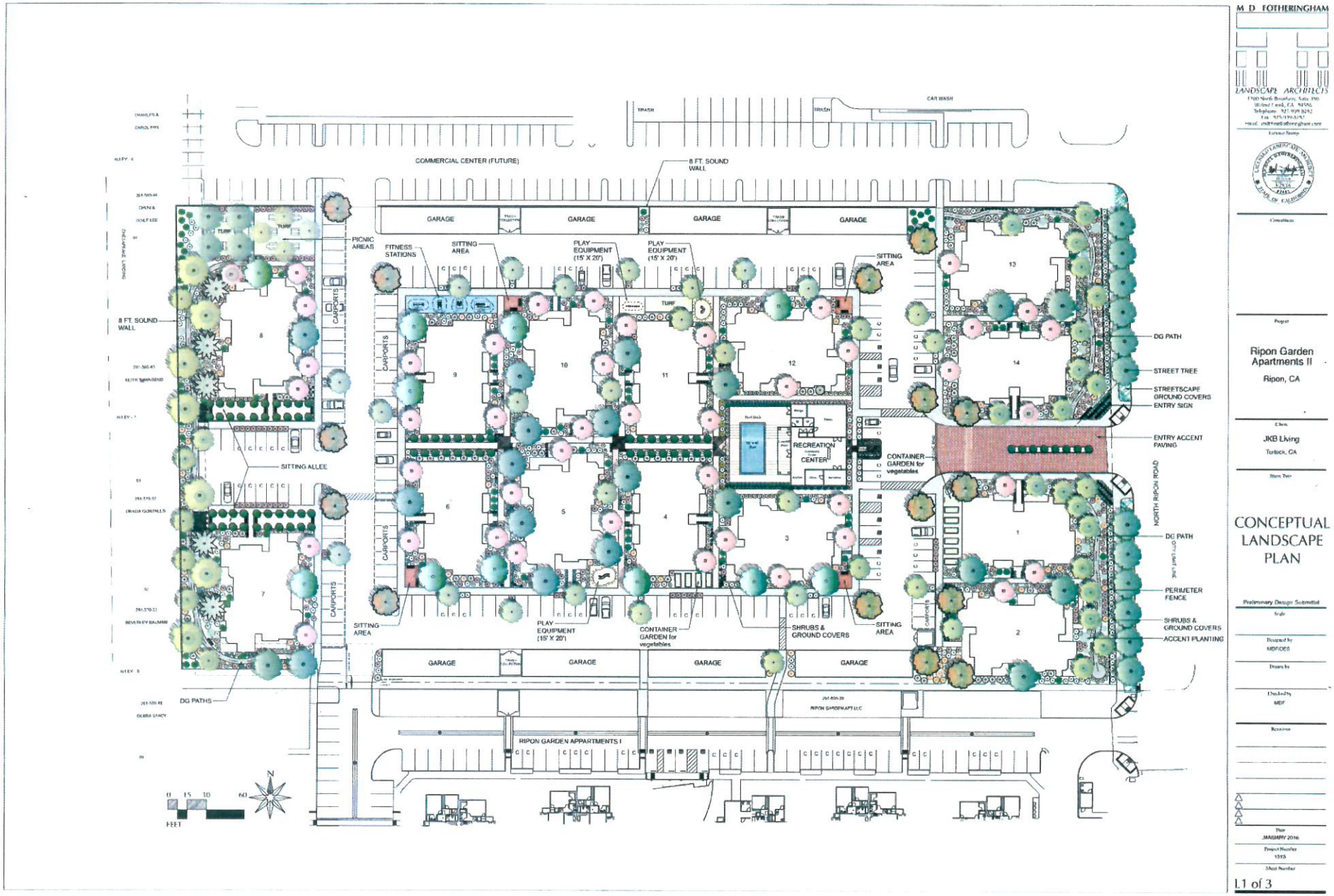


FRONT ELEVATION - 7 CAR GARAGE-OPTION



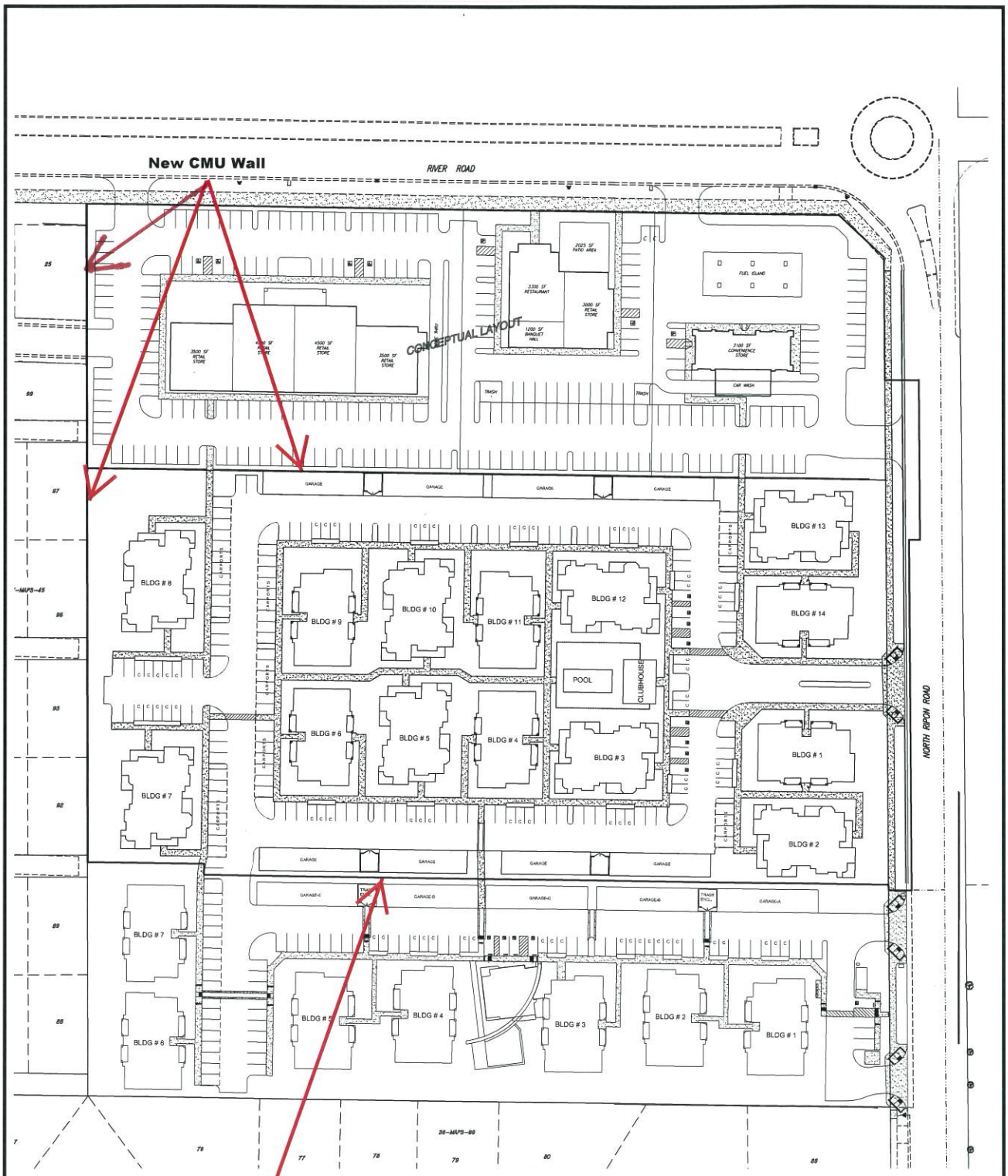
REAR ELEVATION 7- CAR GARAGE-OPTION

Attachment 13



CMU WALL

8' HIGH WALL AROUND THE PROPERTY TO MATCH THE EXISTING ADJACENT WALL . SEE PICTURE BELOW



SITE STATISTICS

APN : 261-030-17 & 261-030-28

ADDRESSES: 122 W. RIVER ROAD
1683 N. RIPON ROAD

LOT AREA (NET): 10.13 AC

LOT AREA HDR (NET): 6.13 ACRES
HIGH DENSITY UNITS: 112
DENSITY: 18.27 UNITS / ACRE

LOT AREA C1 (NET): 4.00 ACRES

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

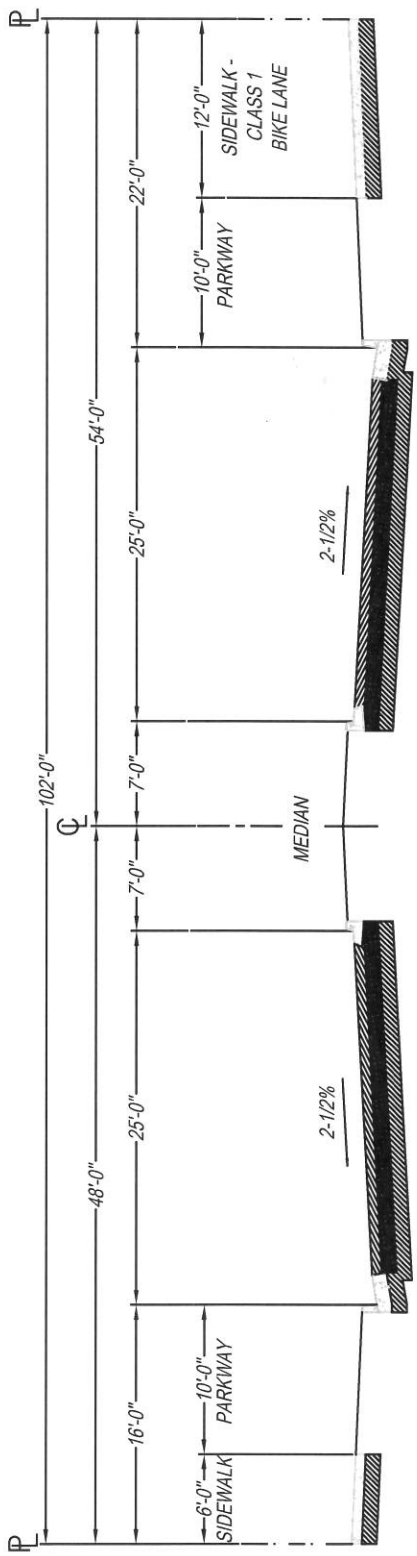
DEVELOPMENT PLAN

RIPON GARDENS II
RIPON, CALIFORNIA

REVISIONS			
NO	DESCRIPTIONS	DATE	APPROVED

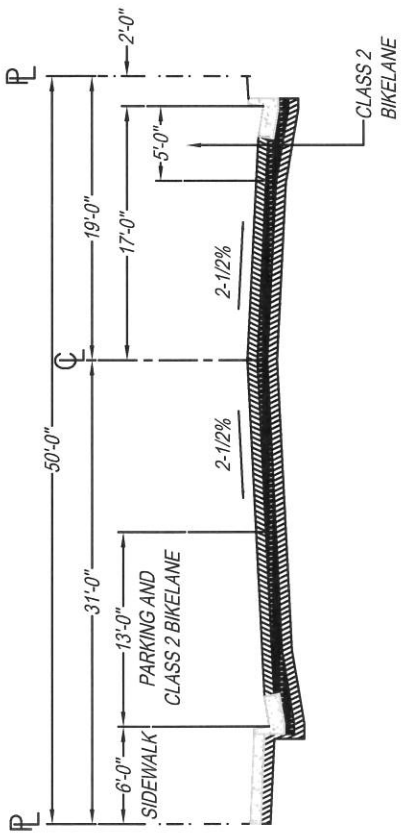
JOB NO. 202109
DR BY TM
DATE 7/22/15
SCALE 1" = 40'

SHEET NUMBER 1 OF 1



102' RIGHT-OF-WAY
MINOR ARTERIAL

* 10' P.U.E. TYPICAL
BEHIND PROPERTY LINE



50' RIGHT-OF-WAY
FRONTAGE ROAD

* 10' P.U.E. TYPICAL
BEHIND PROPERTY LINE

NO.	REVISED	BY

DRAWN BY: MCP

CHECKED BY: DJR

V:\25_City of Ripon Standards\Standard Specifications\Drawings\Streets\st-10.dwg

102' and 50' Street Sections

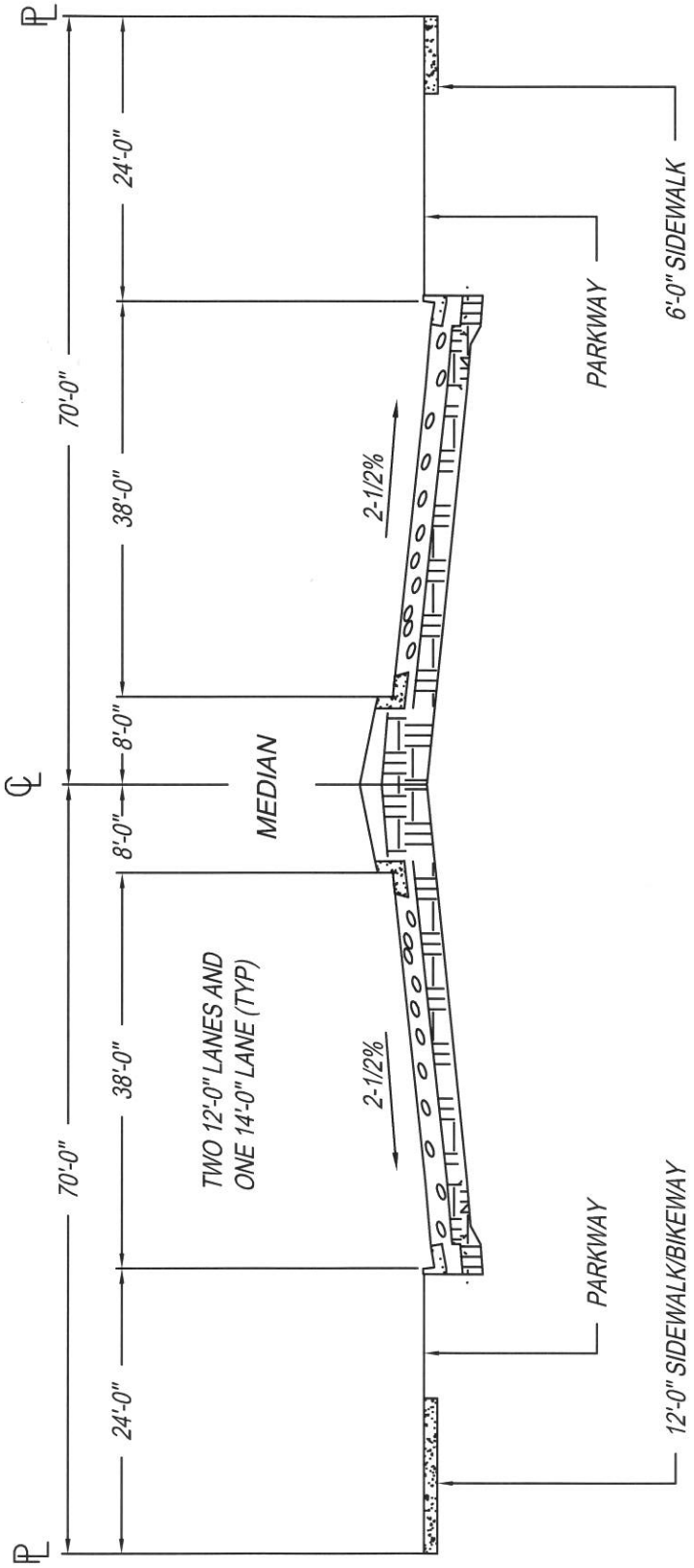
CITY OF RIPON

APPROVED

CITY ENGINEER RCE-28191

DATE: 2-2-99

STANDARD NO. **ST-10**



DESIGN PARAMETERS:

1. DESIGN SPEED IS 40 MPH.
2. MINIMUM CENTER LINE RADIUS IS 1,200 FEET.
3. TRAFFIC INDEX IS 10
4. 10' P.U.E. TYPICAL BEHIND PROPERTY LINE.

NO.	REVISED	BY

DRAWN BY: MCP

CHECKED BY: DJR

V:\25_City of Ripon Standards\Standard Specifications\Drawings\Streets\st-9.dwg

140' Major Arterial Street Section

CITY OF RIPON

APPROVED

CITY ENGINEER RCE-28191

DATE: 2-2-99

STANDARD NO. **ST-9**

CITY OF RIPON

FINAL INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

FOR THE

RIPON GARDENS II PROJECT

1663 N. Ripon Road and 122 W. River Road
Stanislaus County, CA

March 1, 2016

Prepared for:

City of Ripon
259 Wilma Avenue
Ripon, CA 95366
209-599-2108

Prepared by:

BaseCamp Environmental
115 S. School Street, Suite 14
Lodi, CA 95240
209-224-8213

BaseCamp Environmental

CITY OF RIPON

FINAL INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

FOR THE

RIPON GARDENS II PROJECT

1663 N. Ripon Road and 122 W. River Road
Stanislaus County, CA

March 1, 2016

Prepared for:

CITY OF RIPON
259 Wilma Avenue
Ripon, CA 95366
209-599-2108

Prepared by:

BASECAMP ENVIRONMENTAL
115 S School Street, Suite 14
Lodi, CA 95240
209-224-8213

TABLE OF CONTENTS

		Page
Chapter 1.0	INTRODUCTION	1-1
1.1	Project Brief	1-1
1.2	Purpose of Initial Study	1-1
1.3	Environmental Evaluation Checklist Terminology	1-2
1.4	Summary of Environmental Effects and Mitigation Measures	1-3
Chapter 2.0	PROJECT DESCRIPTION	2-1
2.1	Project Brief	2-1
2.2	Project Location	2-1
2.3	Project Objective	2-1
2.4	Project Details	2-1
Chapter 3.0	ENVIRONMENTAL EVALUATION FORM	3-1
3.1	Introduction to Environmental Analysis	3-1
	3.1.1 General Project Information	3-1
	3.1.2 Environmental Factors Potentially Affected	3-2
	3.1.3 Lead Agency Determination	3-3
	3.1.4 Notes On Evaluation of Environmental Impacts	3-4
3.2	Aesthetics	3-5
3.3	Agriculture and Forestry Resources	3-7
3.4	Air Quality	3-8
3.5	Biological Resources	3-13
3.6	Cultural Resources	3-15
3.7	Geology and Soils	3-18
3.8	Greenhouse Gas Emissions	3-19
3.9	Hazards and Hazardous Materials	3-23
3.10	Hydrology and Water Quality	3-25
3.11	Land Use and Planning	3-29
3.12	Mineral Resources	3-31
3.13	Noise	3-31
3.14	Population and Housing	3-34
3.15	Public Services	3-35
3.16	Recreation	3-37
3.17	Transportation/Traffic	3-38
3.18	Utilities and Service Systems	3-43
3.19	Mandatory Findings of Significance	3-45

Chapter 4.0	LIST OF PREPARERS, SOURCES	4-1
4.1	Document Preparers	4-1
4.2	Documents Cited	4-1
4.3	Internet Sources Cited	4-2
4.4	Persons Consulted	4-3

LIST OF TABLES

1-1	Summary of Environmental Impacts and Mitigation Measures	1-4
3-1	SJVAPCD Attainment Status With Federal and State Ambient Air Quality Standards	3-10
3-2	Operational Emissions	3-11
3-3	Construction Emissions, Total 2-Year Construction Period	3-12
3-4	GHG Reduction Measure, Ripon Gardens II Project	3-22

LIST OF FIGURES Page

1-1	Regional Map	1-11
1-2	Street Map	1-12
1-3	Aerial Photo Map	1-13
1-4	Assessor's Parcel Map	1-14
2-1	Site Plan	2-4
2-2	Commercial Concept Plan	2-5
2-3	General Plan Map	2-6
2-4	Zoning Map	2-7
2-5	Tentative Parcel Map	2-8

APPENDICES

A. Air Quality Modeling Results
B. Traffic Impact Analysis

LIST OF ACRONYMS USED IN THIS DOCUMENT

AAQS	Ambient Air Quality Standards
APN	Assessor's parcel number
ARC	Architectural Review Committee
AST	Above-ground Storage Tank
ASTM	American Society for Testing and Materials
BAAQMD	Bay Area Quality Management District
BMPs	Best Management Practices
Cal Water	California Water Service Company
CARB	California Air Resources Board
CCAP	Climate Change Action Plan
CEQA	California Environmental Quality Act
CHMIRS	California Hazardous Materials Incident Report System
CIP	Capital Improvement Plan
CISP	Climate Protection Impact Study Process
CNDDB	California Natural Diversity Data Base
CO	carbon monoxide
CO2	carbon dioxide
CUPA	Certified Unified Program Agency
CVFED	Central Valley Flood Evaluation and Delineation
CVP	Central Valley Project
dBA	A-weighted decibels
DRP	Development Review Process
DWSP	Delta Water Supply Project
EIR	Environmental Impact Report
EMFs	electromagnetic fields
EPA	U. S. Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report
GAMAQI	Guide for Assessing and Mitigating Air Quality Impacts
GHG	greenhouse gases
GPEIR	General Plan Environmental Impact Report
HAZMAT	Hazardous Material
HAZNET	Hazardous Waste Information System
HIST UST	Historical Underground Storage Tank
IS/MND	Initial Study/Mitigated Negative Declaration
ISO	Insurance Services Office
ISR	Indirect Source Rule
ITMMs	Incidental Take Minimization Measures
kV	kilovolt
Ldn	Day-Night Sound Level

LOS	Level of Service
LUSD	Lincoln Unified School District
LUST	Leaking Underground Storage Tank
MGD	million gallons per day
MMT	million metric tons
MS4	Municipal Separate Storm Sewer System
NAHC	Native American Heritage Commission
NOI	Notice of Intent
NOx	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
ODS	owners, developers and successors in interest
PEA	Preliminary Environmental Assessment
PM10	particulate matter 10 microns or less in diameter
PM2.5	particulate matter 2.5 microns or less in diameter
PSD	Public Safety Department
RCRA	Resource Conservation and Recovery Act
RCRA-LQG	RCRA Large Quantity Generator
ROG	reactive organic gases
RWCF	Regional Wastewater Control Facility
RWQCB	Regional Water Quality Control Board
SB 5	Senate Bill 5
SF	square feet
SFD	Stockton Fire Department
SHMP	(UOP) Strategic Housing Master Plan
SJMSCP	San Joaquin County Multi-Species Open Space and Habitat Conservation Plan
SJVAPCD	San Joaquin Valley Air Pollution Control District
SPD	Stockton Police Department
SUSD	Stockton Unified School District
SWMP	Storm Water Management Program
SWPPP	Storm Water Pollution Prevention Plan
SWQCCP	Storm Water Quality Control Criteria Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminants
UDE	Upper Division Experience
UOP	University of the Pacific
UST	Underground Storage Tank
WDID	Waste Discharger’s Identification Number

1.0 INTRODUCTION

1.1 Project Brief

The proposed project involves a request for City approval of a general plan amendment, rezoning and Vesting Tentative Parcel Map for a 10.5-acre site is located in the City of Ripon at the intersection of North Ripon Road and River Road. Ripon is located immediately north of the boundary of San Joaquin and Stanislaus counties, adjacent to SR 99. The requested approvals would permit the development of 112 multi-family residential units on the southern 6.1 acres of the site. The northern 4.4 acres of the site would be entitled for future commercial development, but a site development plan has not been submitted to the City for review and approval.

1.2 Purpose of Initial Study

The California Environmental Quality Act (CEQA) requires that public agencies document and consider the potential environmental effects of the agency's actions that meet CEQA's definition of a "project." Briefly summarized, a "project" is an action that has the potential to result in direct or indirect physical changes in the environment. A project includes the agency's direct activities as well as activities that involve public agency approvals or funding. Guidelines for an agency's implementation of CEQA are found in the "CEQA Guidelines" (Title 14, Chapter 3 of the California Code of Regulations).

Provided that a project is not exempt from CEQA, the first step in the agency's consideration of its potential environmental effects is the preparation of an Initial Study. The purpose of an Initial Study is to determine whether the project would involve "significant" environmental effects as defined by CEQA and to describe feasible mitigation measures that would avoid significant effects or reduce them to a less than significant level. In the event that the Initial Study does not identify significant effects, or identifies mitigation measures that would reduce all of the significant effects of the project to a less than significant level, the agency prepares a Negative Declaration. If this is not the case – that is, if the project would involve significant effects that cannot be readily mitigated - the agency must prepare an Environmental Impact Report (EIR). The agency may also decide to proceed directly with the preparation of an EIR without preparation of an Initial Study.

The proposed residential project and associated actions are together considered a "project" as defined by CEQA and not exempt from CEQA consideration. The City of Ripon determined that the project involves the potential for significant environmental effects and required preparation of this Initial Study. The Initial Study describes the proposed project and describes its environmental setting; it discusses the potential environmental effects of the project and identifies feasible mitigation measures that would reduce the potentially significant environmental effects of the project to a less than significant level. The Initial Study considers the project's potential for significant environmental effects in the following subject areas:

Aesthetics
Agricultural Resources
Air Quality
Biological Resources

Cultural Resources
Geology and Soils
Greenhouse Gases
Hazards and Hazardous Materials
Hydrology and Water Quality
Land Use and Planning
Mineral Resources
Noise
Population and Housing
Public Services Recreation
Transportation/Traffic
Utilities and Service Systems
Mandatory Findings of Significance

The Initial Study concludes that the project would have significant environmental effects, but that all of these effects would be reduced to a less than significant level with recommended mitigation measures. As a result, the City has prepared a Mitigated Negative Declaration and notified the public of its intent to adopt the Negative Declaration. As of the distribution of the Initial Study/Mitigated Negative Declaration (IS/MND) for public review, the applicant has accepted all of the recommended mitigation measures. The time available for comment on the IS/MND is shown in the Notice of Intent.

1.4 Environmental Evaluation Checklist Terminology

The Initial Study repeatedly uses a few terms and acronyms that are defined here for the reader's convenience. A complete list of acronyms used in the Initial Study is shown following the Table of Contents.

City — The City of Ripon Community Development Department, which is responsible for processing of the project's permit applications and for independent review and acceptance of the IS/MND. Some references are more broad and applicable to City government as a whole

IS/MND — This Initial Study/Mitigated Negative Declaration.

Applicant — The applicant, property owners, developers and their successors-in-interest with responsibility for the project, now and in the future.

The project's potential environmental effects are evaluated in the Environmental Evaluation Checklist shown in Chapter 3. The checklist includes a list of environmental considerations against which the project is evaluated. For each question, the City determines whether the project would involve: 1) No Impact, 2) a Less Than Significant Impact, 3) a Less Than Significant Impact With Mitigation Incorporated, or 4) a Potentially Significant Impact.

> A Potentially Significant Impact occurs when there is substantial evidence that the project would involve a substantial adverse change to the physical environment, i.e., that the environmental effect may be significant, and mitigation measures have not been defined that would reduce the impact to a less than significant level. The Initial Study does not identify Potentially Significant Impacts.

A Less Than Significant Impact occurs when the project would involve effects on a particular resource, but the project would not involve a substantial adverse change to the physical environment, and no mitigation measures are required.

An environmental effect that is Less Than Significant With Mitigation Incorporated is a Potentially Significant Impact that can be avoided or reduced to a less than significant level with the application of mitigation measures.

A determination of No Impact is self-explanatory.

This IS/MND prescribes mitigation measures for the potentially significant environmental effects of the project. Some mitigation requirements are contained in regulatory programs administered by the City and other agencies and routinely implemented in conjunction with new development. These measures are discussed as ongoing practices but are not called out as additional mitigation requiring special attention from the City in implementing the project.

1.5 Summary of Environmental Effects and Mitigation Measures

The following pages contain Table 1-1, Summary of Impacts and Mitigation Measures. The table summarizes the results of the Environmental Checklist Form and associated narrative discussion shown in Chapter 3.0.

The potential environmental impacts of the proposed project are summarized in the left-most column of this table. The level of significance of each impact is indicated in the second column. Mitigation measures proposed to minimize the impacts are shown in the third column, and the significance of the impact, after mitigation measures are applied, is shown in the fourth column.

TABLE 1-1

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
3.1 AESTHETICS			
a, b) Effects on Scenic Vista, Scenic Routes and Resources	NI	None required	
c) Effects on the Visual Character or Quality	LS	None required	
d) Light and Glare	LS	None required	
3.2 AGRICULTURE AND FORESTRY RESOURCES			
a) Agricultural Land Conversion	LS	None required	
b) Zoning and Williamson Act	NI	None required	
c, d) Timberland Conversion and Zoning	NI	None required	
e) Changes to Existing Environment	NI	None required	
3.3 AIR QUALITY			
a) Air Quality Plan Consistency	NI	None required	
b) Construction Emissions	LS	None required	
c) Regional Criteria Pollutant Emissions	LS	None required	
d) Exposure of Sensitive Receptors	LS	None required	
e) Odor Impacts	LS	None required	
3.4 BIOLOGICAL RESOURCES			
a) Effects on Special-Status Species	LS	None required	
b) Riparian and Other Sensitive Habitats	NI	None required	
c) Wetlands	NI	None required	

NI = No Impact, LS = Less than Significant, LSM = Less than Significant with Mitigation Incorporated, P = Potentially Significant Impact

TABLE 1-1

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
d) Fish and Wildlife Movement	NI	None required	LS
e) Local Biological Requirements	NI	None required	
f) Conflict with Habitat Conservation Plans	NI	None required	
3.5 CULTURAL RESOURCES			
a) Historical Resources	NI	None required	
b, d) Archaeological Resources and Human Burials	PS	CULT-1: If any subsurface cultural or paleontological resources are encountered during construction of the project, all construction activities in the vicinity of the encounter shall be halted until a qualified archaeologist, or paleontologist as appropriate, can examine these materials, make a determination of their significance and, if significant, recommend further mitigation measures that would reduce potential effects to a less than significant. Such measures could include 1) preservation in place or 2) excavation, recovery and curation by qualified professionals. The City shall be notified, and the applicant shall be responsible for retaining qualified professionals, implementing recommended mitigation measures and documenting mitigation efforts in a written report to the City, consistent with the requirements of the CEQA Guidelines.	LS
		CULT-2: If human remains are encountered at any time during the development of the project, all work in the vicinity of the encounter shall halt, and the County Coroner and the City shall be notified immediately. The Coroner must contact the Native American Heritage Commission if the remains have been identified as being of Native American descent. At the same time, the applicant shall retain a qualified archaeologist to	

NI = No Impact, LS = Less than Significant, LSM = Less than Significant with Mitigation Incorporated, P = Potentially Significant Impact

TABLE 1-1

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
		evaluate the archaeological implications of the find and recommend any mitigation measures that may be required under CEQA; the applicant shall implement those recommendations and documenting mitigation efforts in a written report to the CDD.	
c) Paleontological Resources	PS	CULT-3: If paleontological resources are encountered during project construction, all construction activity in the vicinity of the encounter shall cease until a qualified paleontologist examines the materials, determines their significance, and recommends mitigation measures that would reduce potentially significant impacts to a less than significant level, in accordance with CEQA. The City shall be immediately notified of the discovery, and the applicant or its contractor shall be responsible for retaining a qualified paleontologist and for implementing recommended mitigation measures.	LS
3.6 GEOLOGY AND SOILS			
a) Fault Rupture, Seismic and Landslide Hazards	LS	None required	
b) Soil Erosion	LS	None required	
c) Geologic Instability	LS	None required	
d) Expansive Soils	LS	None required	
e) Adequacy of Soils for Sewage Disposal	NI	None required	
3.7 GREENHOUSE GAS EMISSIONS			
a) Significance of GHG Emissions	LS	None required.	
b) Consistency with GHG Reduction Plans	NI	None required.	

NI = No Impact, LS = Less than Significant, LSM = Less than Significant with Mitigation Incorporated, P = Potentially Significant Impact

TABLE 1-1

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
3.8 HAZARDS AND HAZARDOUS MATERIALS			
a) Transport, Use or Disposal of Hazardous Materials	LS	None required	
b) Release of Hazardous Materials	LS	None required	
c) Hazardous Materials Use or Emissions Near Schools	LS	None required	
d) Hazardous Materials Sites	PS	HAZ-1: Prior to project construction, the applicant shall retain a qualified professional to collect and analyze representative soil samples along the project's North Ripon Road frontage for the elevated or potentially hazardous levels of fertilizer residue and submit the results to the City. Should the results indicate the presence of a hazard, shall be reduced by a qualified cleanup contractor to reduce potential health risks to an acceptable level.	LS
e, f) Aircraft Operations Effects	NI	None required	
g) Emergency Response Effects	NI	None required	
h) Wildland Fire Hazards	NI	None required	
3.9 HYDROLOGY AND WATER QUALITY			
a) Water Quality and Discharge Requirements	NI	None required	
b) Groundwater Supplies	LS	None required	
c) Potential Erosion or Siltation	LS	None required	
d) Surface Runoff Levels	LS	None required	
e) Runoff Water Hazards	Ls	None required	
g) Flood Exposure	NI	None required	

NI = No Impact, LS = Less than Significant, LSM = Less than Significant with Mitigation Incorporated, P = Potentially Significant Impact

TABLE 1-1

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
h) Impacts on Floodways	NI	None required	
i) Dam Failure Hazards	LS	None required	
j) Seiche, Tsunami and Mudflow	NI	None required	
3.10 LAND USE AND PLANNING			
a) Division of Established Community	NI	None required	
b) Consistency with Land Use Plans and Zoning	NI	None required	
c) Conflict with Habitat Conservation Plan	NI	None required	
3.11 MINERAL RESOURCES			
a, b) Availability of Mineral Resources of State and Local Value	NI	None required	
3.12 NOISE			
a, d) Exposure to Noise Exceeding Local Standards and Temporary or Periodic Increase in Ambient Noise	LS	None required	
b) Exposure to Groundborne Noise	LS	None required	
c) Permanent Increase in Ambient Noise	LS	None required	
e) Aircraft Operations Noise	NI	None required	
f) Exposure to Noise Generated by Airstrips	NI	None required	
3.13 POPULATION AND HOUSING			
a) Population Growth Inducement	LS	None required	

NI = No Impact, LS = Less than Significant, LSM = Less than Significant with Mitigation Incorporated, P = Potentially Significant Impact

TABLE 1-1

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
b, c) Displacement of Housing or People	NI	None required	
3.14 PUBLIC SERVICES			
a) Fire and Police Protection, Schools, Parks and Other Public Facilities Impacts	LS	None required	
3.15 RECREATION			
a, b) Increased Use and Improvement to Existing Recreational Facilities	LS	None required	
3.16 TRANSPORTATION			
a) Consistency with Applicable Plans, Ordinances and Policies	LS	None required	
b, c, d, e, f) Conflict with Congestion Management, Impacts on Air Traffic Patterns, Traffic Hazards, Emergency Access, and Conflict with Non-vehicular Transportation Plans	NI	None required	
3.17 UTILITIES AND SERVICES			
a) Wastewater Treatment Requirements	LS	None required	
b, c) Effects on Water and Stormwater Systems	LS	None required	
d) Water Supply	LS	None required	
e) Impacts on Wastewater Provider	LS	None required	
f, g) Solid Waste Capacity and Regulated Utilities	LS	None required	
3.18 MANDATORY FINDINGS OF SIGNIFICANCE			

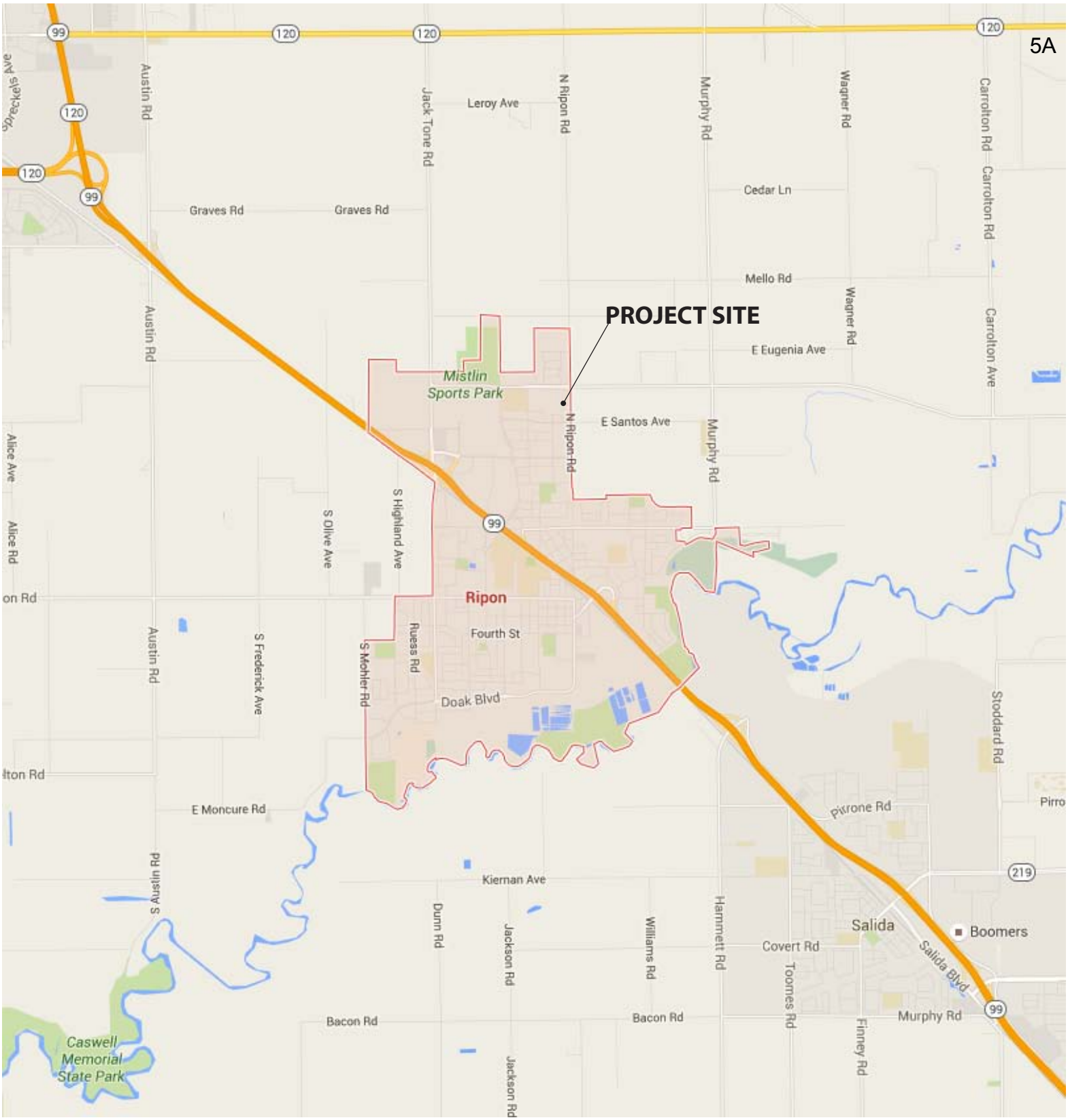
NI = No Impact, LS = Less than Significant, LSM = Less than Significant with Mitigation Incorporated, P = Potentially Significant Impact

TABLE 1-1

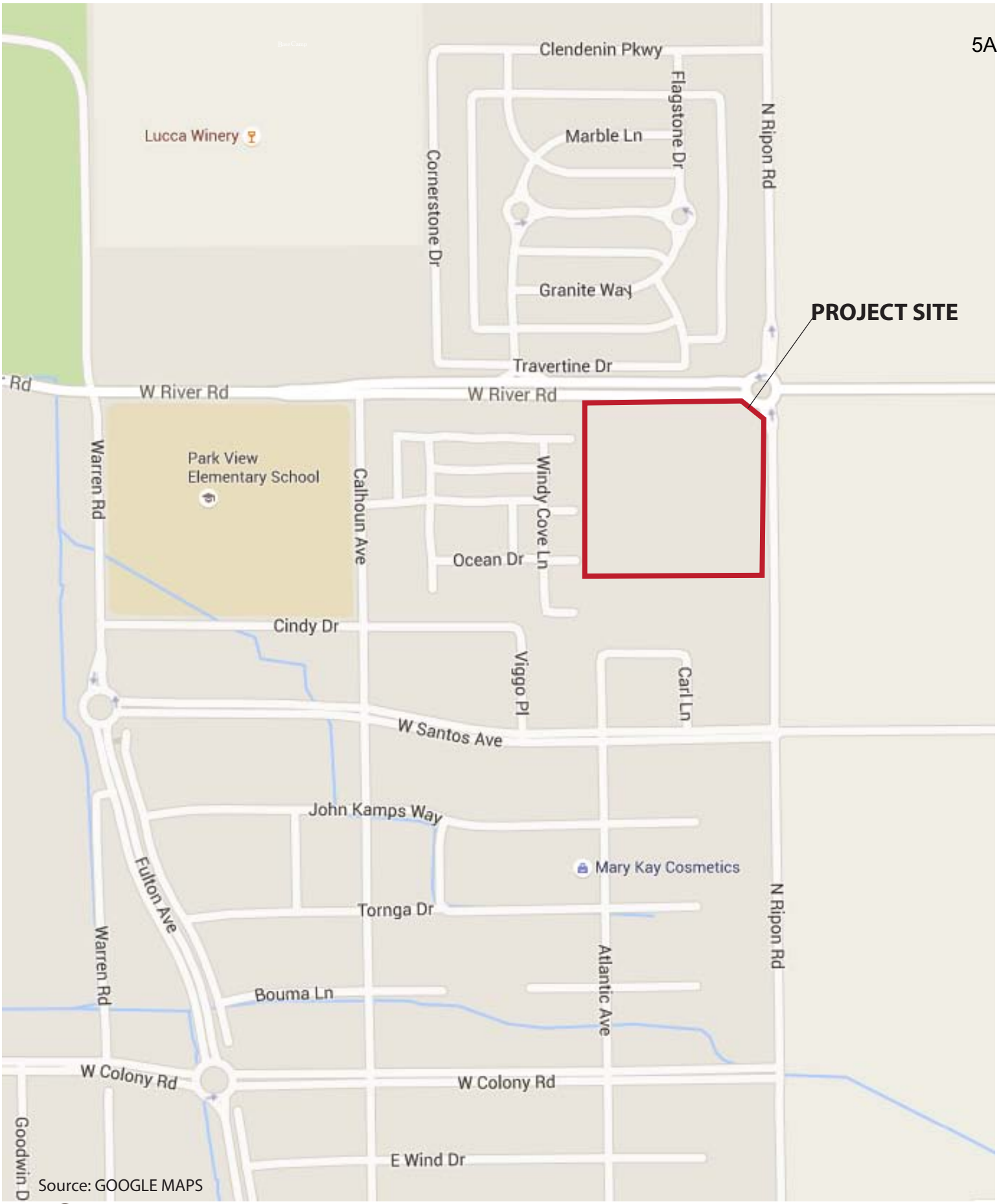
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
a) Environmental Quality, Species Impacts, Historical Resources	PS	See 3.4 Biology and 3.5 Cultural Resources	LS
b) Cumulative Impacts	LS	None required	
c) Other Substantial Adverse Effects	NI	None required	

NI = No Impact, LS = Less than Significant, LSM = Less than Significant with Mitigation Incorporated, P = Potentially Significant Impact



Source: GOOGLE MAPS



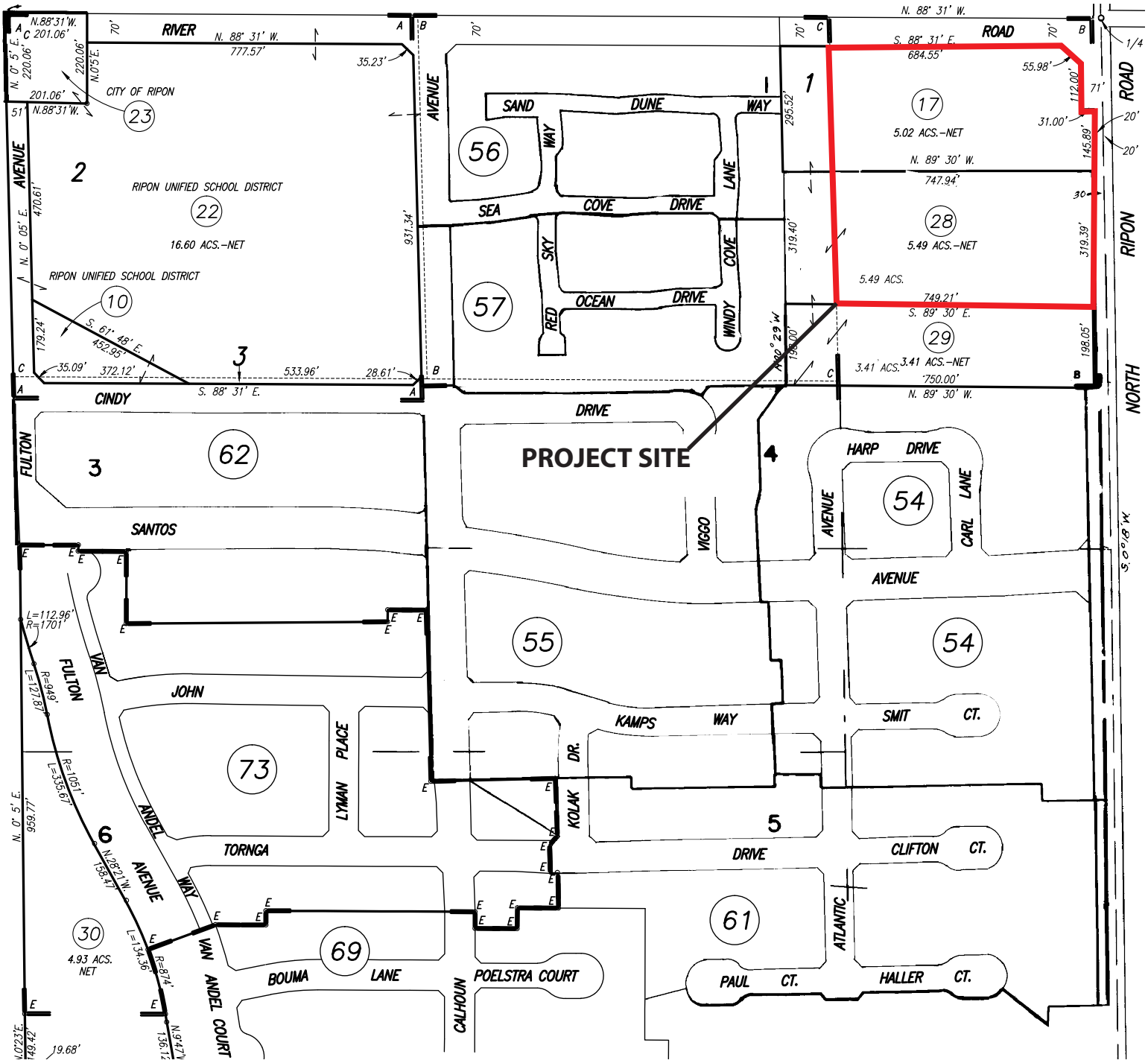
Source: GOOGLE MAPS

BaseCamp Environmental

Figure 1-2
STREET MAP

BaseCamp Environmental

Figure 1-3
Aerial Photo



Source: SAN JOAQUIN COUNTY ASSESSOR PARCEL OFFICE, BOOK 261, PAGE 03, PARCELS 017 AND 028

Figure 1-4
ASSESSOR PARCEL MAP

2.0 PROJECT DESCRIPTION

This chapter of the Initial Study provides a brief summary description of the project followed by information on the project setting and background, and detailed descriptions of the location and physical elements of the project.

2.1 Project Brief

The proposed project involves a request for City approval of a general plan amendment, rezoning and Vesting Tentative Parcel Map for a 10.5-acre site is located in the City of Ripon at the intersection of North Ripon Road and River Road. Ripon is located immediately north of the boundary of San Joaquin and Stanislaus counties, adjacent to SR 99. The requested approvals would permit the development of 112 multi-family residential units on the southern 6.1 acres of the site. The northern 4.4 acres of the site would be entitled for future commercial development, but a site development plan has not been submitted to the City for review and approval.

2.2 Project Location

The proposed project site consists of 10.5 acres located immediately southwest of North Ripon Road and River Road in the City of Ripon, San Joaquin County, California. The site addresses are 1663 N. Ripon Road and 122 W. River Road. The Assessor's Parcel Numbers are 261-030-17 and 261-030-28. The site is located within T2S, R8E, Section 18, MDBM.

2.3 Project Objectives

The objective of the project is the immediate development of 112 units of multi-family residential housing on the southern portion of the project site, and to provide general plan designations, zoning and land division that would facilitate the future development of neighborhood commercial uses on the northern portion of the site.

2.4 Project Details

The proposed project consists of requests for four City of Ripon approvals that would lead to development of the site as described in Project Objectives. These elements of the project are described graphically on Figures 2-1 through 2-5.

> Approve a General Plan Amendment from Community Commercial on the entire site to High Density Residential (6.4 acres) and Neighborhood Commercial (4.1 acres)
>
> Approve re-zoning from C2-Community Commercial to R-4 Multi-family Residential (6.4 acres) and C-1 Neighborhood Commercial (4.1 acres)
>
> Approve a Vesting Tentative Parcel Map creating four parcels, one for proposed 112-unit multi-family residential development and three parcels for future neighborhood commercial development.

Approve a Development Agreement governing future development of the project site.

Major Site Plan approval for development of 112 multi-family residential units on the 6.1-acre parcel to be created.

Residential Development

The proposed multi-family residential development, known as Ripon Gardens II, will be located on the southern 6.1 acres of the project site. This portion of the site has frontage on North Ripon Road. Ripon Gardens II is located immediately adjacent to Ripon Gardens I, a recently-developed multi-family residential complex south of the project site. A CMU wall to be constructed along the northern boundary of Ripon Gardens I will be removed to provide more continuity between the two projects.

Ripon Gardens II will closely resemble the adjacent Ripon Gardens I. The project will be comprised of 14, two-story buildings providing a total of 112 units. The building will provide a range of unit types and generate from 8 to 16 rental units per building ranging in size from __ to __. Project amenities will include a 1,500-square foot clubhouse and a pool. The clubhouse will include an office, exercise room, restrooms and lounge area. The pool area will be located adjacent and directly behind the clubhouse and will include 2 barbeque pit locations, shade structures and picnic benches. Guest parking will be located just inside the entrance gates.

The project will include 112 covered parking spaces for tenants and an additional 131 standard parking spaces available for second vehicles or visitors. Garage/storage units will be located along both the north and south property boundaries. CMU/stucco walls will enclose the site along the east and west site boundaries. Landscaping through out the complex will match that of Ripon Gardens I, which will include low growing shrubs, trees, grass areas and walk ways.

The main entrance to the apartment complex will be from North Ripon Road. A security gate will regulate ingress and egress, improving tenant safety. On-site access will be via aisles approximately 30' feet wide, providing passing room for two vehicles. A CMU/stucco wall will be constructed along the north and west lines of the project site. Pedestrian ways will be provided through the northern wall to allow access to future commercial development.

Construction of the apartment complex will be divided into two phases; Phase I will be focused on one- and two-bedroom floor plans; Phase II will include three bedroom floor plans as well as one and two-bedroom units. Aesthetically, this complex will mimic Ripon Gardens I with respect to architecture and landscaping. Building exteriors will have an exterior finish of cultured stone, stucco and concrete tiles. The project includes interior and frontage landscaping .

The project will include frontage improvements along North Ripon Road to its ultimate configuration as a 4-lane collector street with sidewalks and bike lanes, consistent with existing adjacent street improvements. Wet utilities will be provided by the City of Ripon from existing lines serving the Ripon Garden I project to the south. Electrical, gas and communication facilities will be provided from existing nearby facilities.

Commercial Development

No specific commercial development is proposed at this time. Future commercial development will require additional approvals from the City of Ripon. For the purposes of this environmental review, however, it is assumed that commercial development will consist of 1) a future gas station with 12 fueling stations and a convenience store, 2) a "sit-

down" restaurant approximately 4,500 square feet in size and 3) retail commercial uses totaling approximately 19,000 square feet.

RIPON GARDENS II

RIPON, CALIFORNIA

OWNER

DELTA BANK
611 N. MAIN ST.
MANTECA, CA 95336

SUBDIVIDER:

JKB LIVING INC.
PO BOX 2998
TURLOCK, CA 95381
(209) 632-2647

SITE AREA ANALYSIS

LOT AREA:	6.13 AC (266,944 SF)
BUILDING AREA:	75,726 SF (28%)
LANDSCAPE AREA:	81,470 SF (31%)
HARDSCAPE AREA:	35,435 SF (13%)
PAVED AREA:	74,313 SF (28%)
TOTAL:	6.13 AC

APN : 261-030-028 AND A PORTION OF 261-030-17
ADDRESS: 1663 NORTH RIPON ROAD

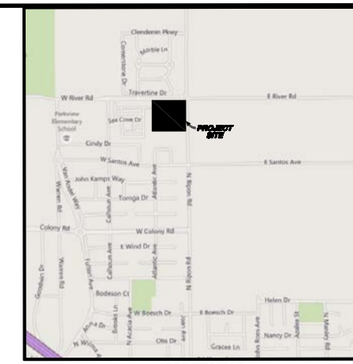
REQUIRED PARKING STALLS

	PLAN	PLANS PER BUILDING	TOTAL NUMBER UNITS	NUMBER OF BEDROOMS PER UNIT	PARAMETERS FOR PARKING REQUIREMENT	REQUIRED STALLS
BUILDINGS 1, 4, 6, 9, 11, 14	PLAN A	3	18	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	18 COVERED 22 STANDARD
	PLAN A1	3	18	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	18 COVERED 22 STANDARD
	PLAN B	1	6	1	1 COVERED, 0.5 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	6 COVERED 5 STANDARD
	PLAN B1	1	6	1	1 COVERED, 0.5 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	6 COVERED 5 STANDARD
BUILDINGS 2, 3, 5, 7, 8, 10, 12, 13	PLAN C	2	16	3	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	16 COVERED 17 STANDARD
	PLAN C1	2	16	3	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	16 COVERED 17 STANDARD
	PLAN D	1	8	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	8 COVERED 10 STANDARD
	PLAN D1	1	8	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	8 COVERED 10 STANDARD
	PLAN E	1	8	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	8 COVERED 10 STANDARD
	PLAN E1	1	8	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	8 COVERED 10 STANDARD
	TOTAL =	8	112			112 COVERED TOTAL REQUIRED 128 STANDARD
						112 COVERED TOTAL PROVIDED 131 STANDARD

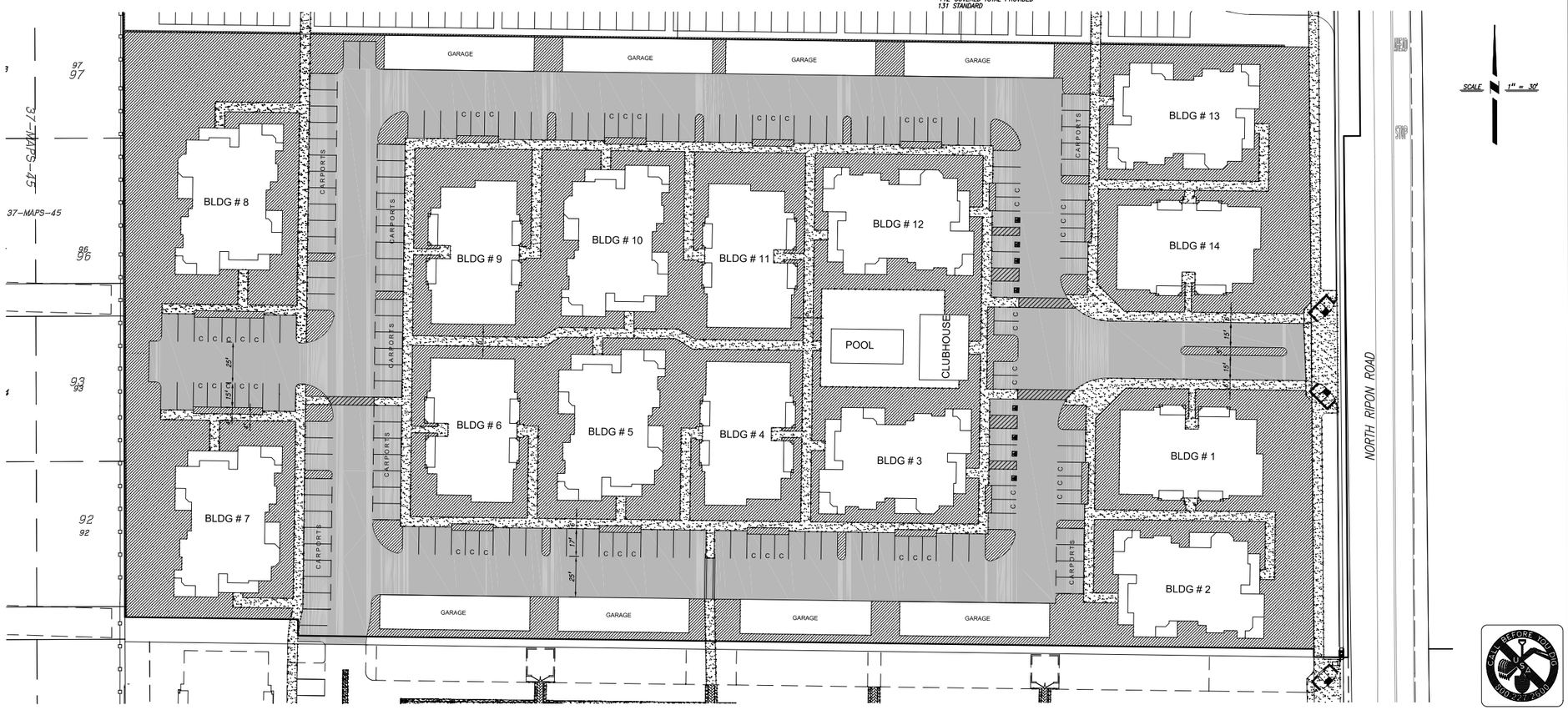
LEGEND

- LANDSCAPE AREAS (GRASS, SHRUBS AND TREES TO BE DETERMINED)
- AC PAVED AREAS
- CONCRETE AREAS

COVERED (GARAGE AND CARPORT) PARKING STALLS PROVIDED: 112
STANDARD (SHOWN AT 9'X19') PARKING STALLS PROVIDED: 75
COMPACT (SHOWN AT 8.5'X17') PARKING STALLS PROVIDED: 48
HANDICAP PARKING STALLS PROVIDED: 8



VICINITY MAP
NTS



PREPARED UNDER THE DIRECTION OF:
DATE:

NO	DESCRIPTIONS	DATE	APPROVED
	REVISIONS		

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-8300 FAX:(209) 548-8305

SITE PLAN
RIPON GARDENS II
RIPON, CALIFORNIA

JOB NO. 202109
DATE 07/24/2015
DR BY TM
CK BY
SCALE AS SHOWN

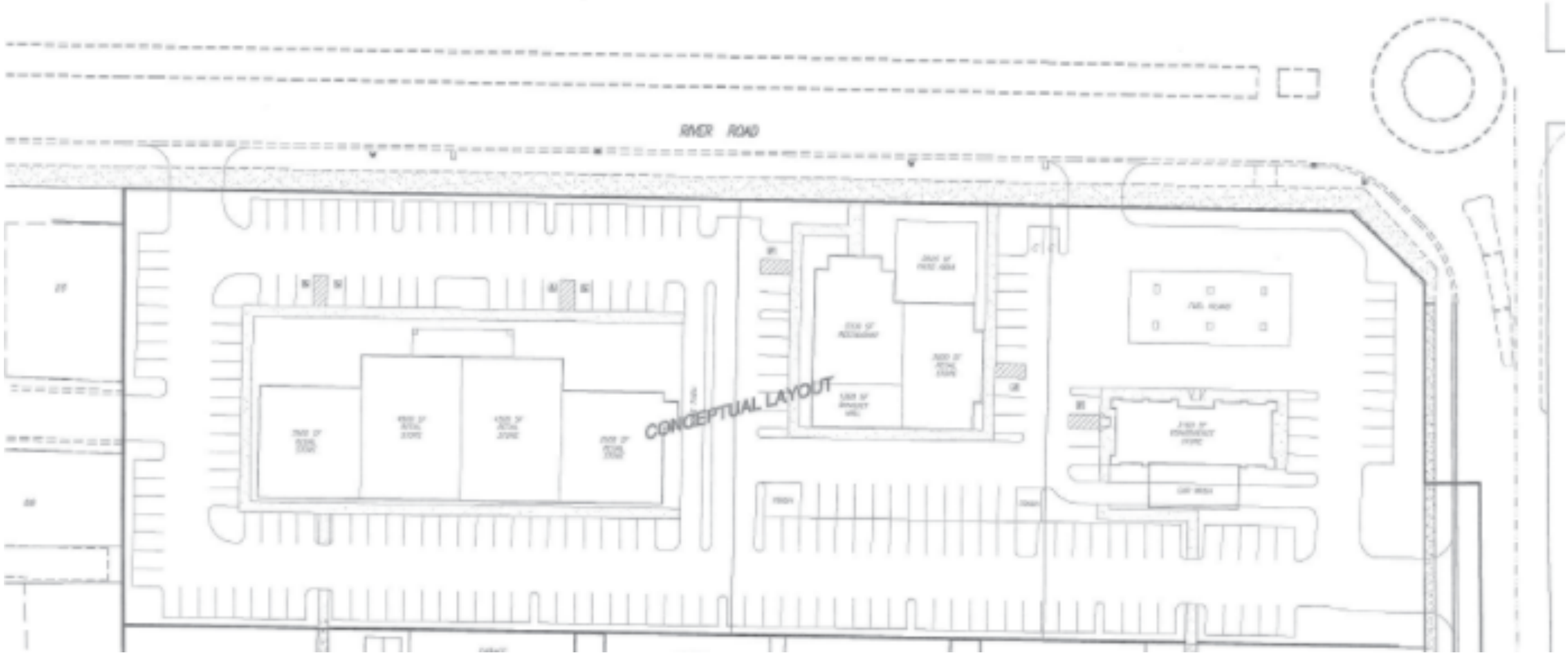
SHEET NUMBER 1 OF 1 SHEETS

CALL BEFORE YOU DIG
CALLECO

PLOT DATE:07/24/2015 10:42 FILE:K:\202109\Planning\SITE PLAN (rev 7-17-15).dw

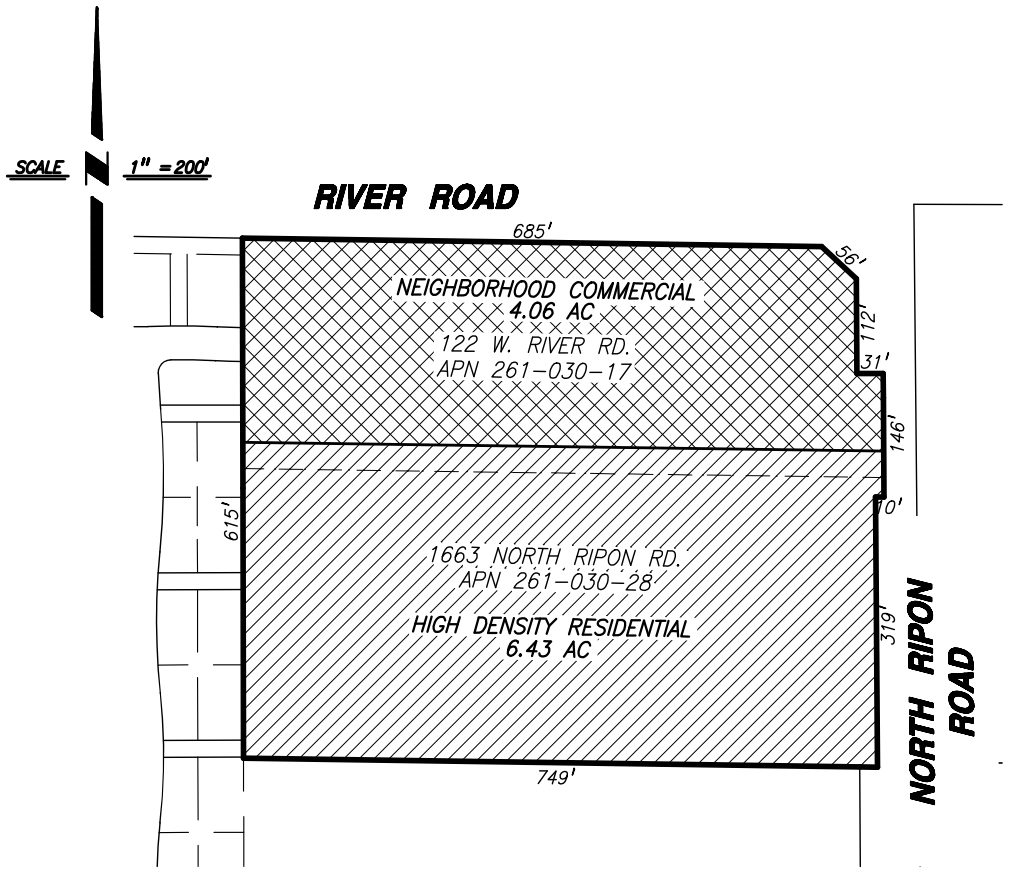
BaseCamp Environmental

Figure 2-1
SITE PLAN



BaseCamp Environmental

Figure 2-2
COMMERCIAL CONCEPT



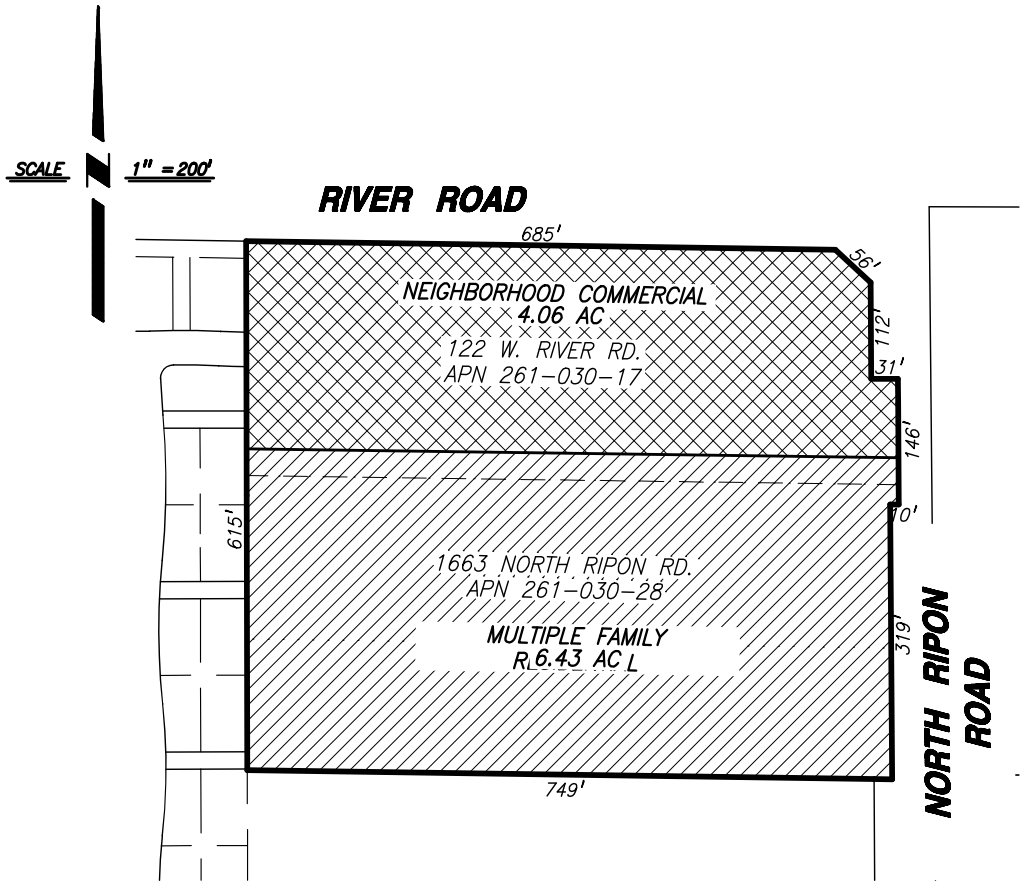
PROPOSED GENERAL PLAN DESIGNATIONS EXHIBIT

Project Name:	**Ripon Gardens II**
Address:	**122 W. River Rd., 1663 North Ripon Rd.**
Acreage:	**10.51 Gross Acres**
Existing G.P.:	**CC - Community Commercial**
Proposed G.P.:	**HD - High Density Residential** **NC - Neighborhood Commercial**

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD- SUITE 1 - MODESTO, CALIFORNIA - 95355
(209) 548-9300 FAX:(209) 548-9305

GENERAL PLAN EXHIBIT
RIPON GARDENS II
RIPON, CALIFORNIA

DRAWN BY:	TM
DATE:	6/26/15
SHEET:	1 OF 1
JOB:	202109



PROPOSED ZONING DISTRICT EXHIBIT

Project Name:	**Ripon Gardens II**
Address:	**122 W. River Rd., 1663 North Ripon Rd.**
Acreage:	**10.51 Gross Acres**
Existing Zoning:	**C2 - Community Commercial**
Proposed Zoning:	**R4 - Multiple Family Residential** **C1 - Neighborhood Commercial**

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD - SUITE 1 - MODESTO, CALIFORNIA - 95355
(209) 549-9300 FAX:(209) 549-9305

ZONING DISTRICT EXHIBIT
RIPON GARDENS II
RIPON, CALIFORNIA

DRAWN BY:	TM
DATE:	6/26/15
SHEET:	1 OF 1
JOB:	202109

Figure 2-4
PROPOSED ZONING

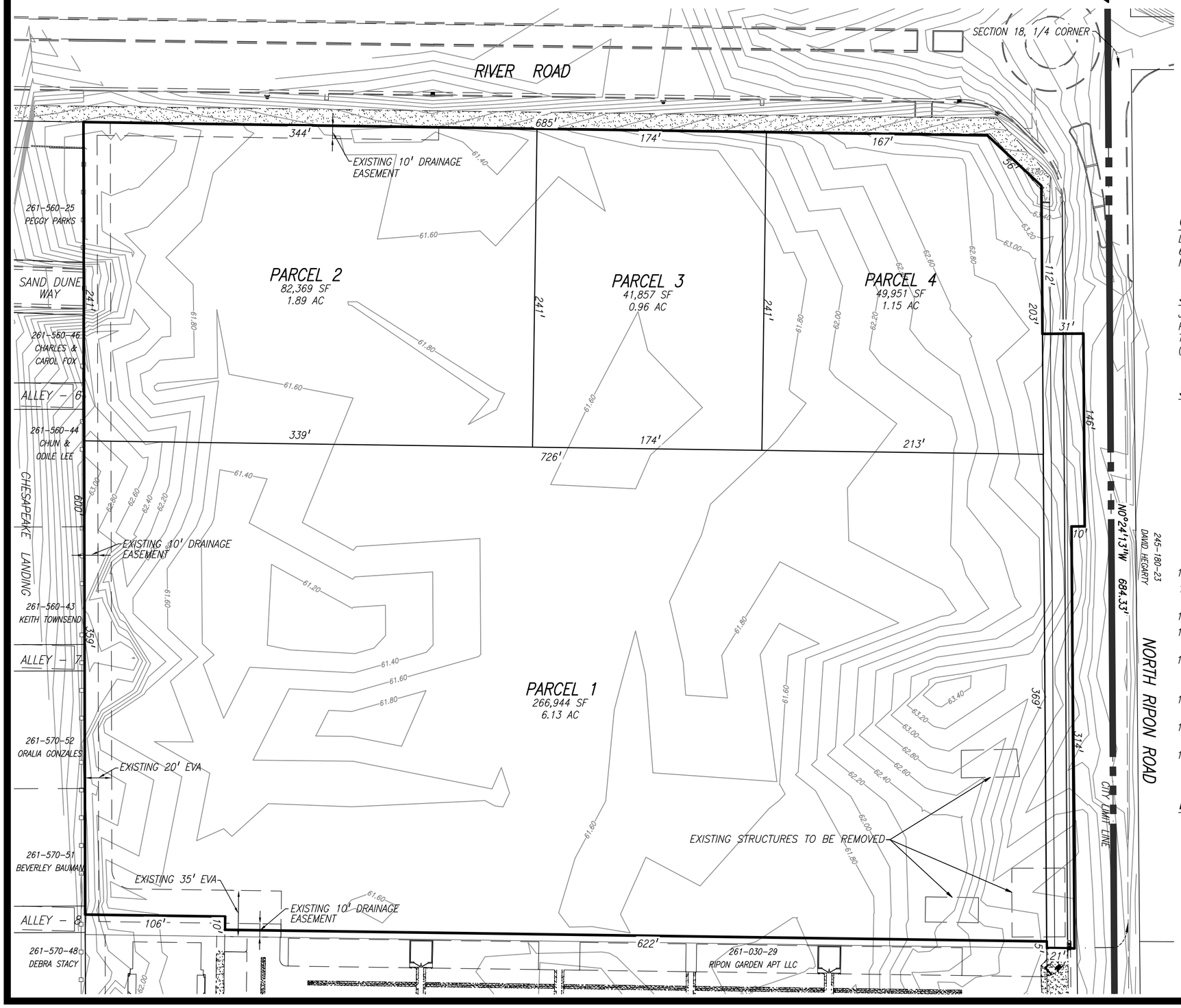
VESTING TENTATIVE PARCEL MAP FOR:

RIPON GARDENS II

RIPON, CALIFORNIA

BEING A PORTION OF PARCEL 2 AND "DESIGNATED REMAINDER" AS SHOWN ON THE MAP FILED IN BOOK 17 OF PARCEL MAPS, AT PAGE 38, CITY OF RIPON, SAN JOAQUIN COUNTY, MOUNT DIABLO BASE AND MERDIAN.

SCALE 1" = 60'



VICINITY MAP
NTS

OWNER
DELTA BANK
611 N. MAIN ST.
MANTECA, CA 95336

SUBDIVIDER:
JKB LIVING INC.
PO BOX 2998
TURLOCK, CA 95381
(209) 632-2647

STATEMENT OF SUBDIVIDER

1. ASSESSORS PARCEL NO: 261-030-17, 261-030-28
2. EXISTING ZONING: C2
3. PROPOSED ZONING: C1, R4
4. EXISTING GENERAL PLAN: CC
5. PROPOSED GENERAL PLAN: HD, NC
6. EROSION CONTROL PER CITY OF RIPON ORDINANCES AND STANDARDS.
7. FRONT YARD DEPTHS AND BUILDING LINES PER CITY OF RIPON ORDINANCES AND STANDARDS.
8. WATER SUPPLY: BY CITY OF RIPON.
9. SEWAGE DISPOSAL: BY CITY OF RIPON.
10. STORM DRAINAGE: BY CITY OF RIPON.
11. A 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
12. TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF RIPON.
13. ALL IMPROVEMENTS AND PUBLIC FACILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT.
14. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1.
15. ALL PROPOSED LOTS ARE PROPOSED TO BE GRADED TO DRAIN TO A PUBLIC STREET WITHOUT FLOWING ONTO ANY OTHER ADJOINING LOTS.
16. A GENERAL PLAN AMENDMENT, REZONE AND SITE PLAN WILL BE FILED CONCURRENTLY WITH THIS MAP.
17. RECIPROCAL ACCESS EASEMENTS FOR INGRESS/EGRESS AND PARKING WILL BE PROVIDED FOR PARCELS 2-4.

NOTES:

1. STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF RIPON STANDARD SPECIFICATIONS.
2. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER COUNTY HEALTH DEPT. STANDARDS
3. THE SITE IS BASICALLY FLAT.
4. NO AREAS ARE SUBJECT TO INUNDATION BY FLOOD WATERS.
5. TOTAL AREA OF THIS SUBDIVISION IS 10.5 ACRES± CONTAINING 4 PARCELS.

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

5A

VESTING TENTATIVE PARCEL MAP

RIPON GARDENS II
RIPON, CALIFORNIA

JOB NO 202109
DATE 07/27/2015
DR BY TM
CK BY
SCALE AS SHOWN

SHEET NUMBER
1
OF 1 SHEETS

3.0 ENVIRONMENTAL CHECKLIST

3.1 Introduction to Environmental Analysis

3.1.1 GENERAL PROJECT INFORMATION

Project Title:	Ripon Gardens II
Lead Agency Name and Address:	City of Ripon Community Development Department 259 Wilma Avenue Ripon, CA 95366
Contact Person and Phone Number:	Ken Zuidervaart, Director of Community Development 209-599-2108
Project Location:	The proposed project site consists of 10.5 acres located immediately southwest of North Ripon Road and River Road in the City of Ripon, San Joaquin County, California. The site addresses are 1663 N. Ripon Road and 122 W. River Road. The Assessor's Parcel Numbers are 261-030-17 and 261-030-28. The site is located within T2S, R8E, Section 18, MDBM.
Project Sponsor Name and Address:	JKB Living, Inc. P.O. Box 2998 Turlock, CA 95381 209-632-2647 J.B. Anderson, Land Use Planning 139 S. Stockton Street Ripon, CA 95366 (209) 599-8377
Property Owner's Name and Address:	Delta Bank 611 N Main Street Manteca, CA 95336
General Plan Designation:	The project site is designated Commercial in the Ripon General Plan 2040 and zoned (C2) Community Commercial in the San Joaquin County Zoning.
Description of Project:	A detailed description of the project is shown in Section 2.0. The proposed project involves: 1) General Plan Amendment from Commercial to (HD) High Density Residential (6.4 acres) and (NC) Neighborhood Commercial (4.1 acres).

2) Re-zoning to Multi-family Residential (6.4 acres) and Neighborhood Commercial (4.1 acres).

3) A Vesting Tentative Parcel Map creating four parcels, one for proposed 112-unit multi-family residential development and three parcels for future neighborhood commercial development.

4) Major Site Plan approval for development of 112 multi-family residential units on the 6.1-acre site. No commercial development is proposed at this time. This document assumes commercial development will consist of approximately:

Future gas station/convenience store, 12 fueling stations
Sit-down Restaurant, 4,500 square feet
Retail commercial, 19,000 square feet

Surrounding Land Uses and Setting: The project site is vacant except for an abandoned house, barn, out buildings and farming debris in the southeast corner of the site. The project site is located within the existing Ripon urban area at the fringe of urban development.

North: Fire Station, single-family residential and Agriculture to the northwest
East and Northeast: Agriculture
South: High-density residential
West: Multi-family residential

Other Public Agencies Whose Approval is Required: None

3.1.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, but mitigation measures described in those areas of concern would reduce potential impacts to a less than significant level. The project would not involve any environmental effects that would remain significant or potentially significant after mitigation measures area applied.

	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources	✓	Cultural Resources		Geology/Soils
	Greenhouse Gas Emissions	✓	Hazards & Hazardous Materials		Hydrology/Water Quality
	Land Use/Planning		Mineral Resources		Noise
	Population/Housing		Public Services		Recreation
	Transportation/Traffic		Utilities/Service Systems		Mandatory Findings of Significance

3.1.3 LEAD AGENCY DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

✓ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

CITY OF RIPON COMMUNITY DEVELOPMENT DEPARTMENT

_____ _____

Ken Zuidervaart
Director of Community Development
City of Ripon

Date

3.1.4 NOTES RELATED TO EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected. Association of Environmental Professionals 2015 CEQA Guidelines Appendices

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significance

3.2 AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

NARRATIVE DISCUSSION

Environmental Setting

The project site consists of 10.5 acres of primarily vacant land located in a predominantly urbanized area in northeast Ripon. The site is bordered on three sides by existing development, bordered on two sides by existing City streets, River Road and North Ripon Road, and adjacent to the City boundary. Lands to the north, west and south of the site are developed with urban residential uses; residential uses to the west and south are multi-family. A fire station is located at the northwest corner of River Road and North Ripon Road.

Lands to the east and northeast of the site remain in active agricultural use, almond orchards and cultivated land.

Existing abandoned structures are located in the southeast corner of the site, including a small house, barn and outbuildings. There are several ornamental trees in this portion of the site. Neither the project site nor surrounding lands contain scenic resources; there are no rock outcroppings or historic structures, and existing ornamental trees on the site are not visually remarkable.

The site, the adjacent roads and surrounding urban are intervisible. Public views of the site are available from the adjacent roads. Views of the off-site agricultural lands are available from the site and the adjacent roads. Distance views are available only to the northeast, over the cultivated lands. Existing development and almond orchards prevent distance views in any other direction. There are no scenic vistas from the site or adjacent roads.

Existing night lighting in the project area consists of street lighting along River Road and driveways, parking and security lighting in the existing residential developments surrounding the site.

Environmental Impacts and Mitigation Measures

a, b) The project would involve development of the entire project site, but there are no scenic vistas on or near the project site. The site does not have any attributes that could be considered aesthetically important, including but not limited to, trees, rock outcroppings, historic buildings or scenic highways. The project would have no impact on scenic vistas or important scenic resources.

c) The project would involve immediate development of 112 units of high-density residential housing in the southern portion of the site and future development of the neighborhood commercial parcels along River Road. Existing open space values of the site would be replaced by planned residential living and neighborhood commercial space, consistent with City of Ripon general plan and zoning requirements. Both residential and future commercial development would be subject to City of Ripon design requirements, including consideration of building design, frontage and interior landscaping, setbacks and street improvements. As a result, the project site would be consistent with local design standards as well as other existing and planned residential development in the project vicinity and the City as a whole. The project would have a less than significant effect in this issue area.

Short-term visual effects would occur in conjunction with project construction, including site disturbance and the presence of construction equipment and materials. These effects are short-term, commonplace in developing urban areas would be and not highly visible from adjacent uses or traveled ways. This would be considered a less than significant effect.

d) The proposed project will involve the installation of streetlights along North Ripon Road and in proposed residential interior drives and parking areas, consistent with City standards. Other project-related lighting would include security lighting along walkways and unit entry areas. The residential project would not involve any high-intensity lighting. Proposed lighting would be consistent with the proposed urban uses and located in an area planned and developed for urban use. Planned residential development would have a less than significant light and glare effect.

Future commercial development along River Road would likely involve entry lighting, parking lighting and signage. A fueling station could involve high-intensity lighting of the fueling canopy and maneuvering areas. Commercial development will require City site plan review and will need to be responsive to City and adjacent and nearby resident concerns, including possible restrictions on lighting intensity or glare shielding. Existing residential uses surrounding the site have perimeter walls that would limit any potential lighting impact. Future commercial development will therefore not involve significant light or glare impacts in the project vicinity.

3.3 AGRICULTURE AND FORESTRY RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			✓	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

NARRATIVE DISCUSSION

Environmental Setting

The proposed project site is vacant, except for abandoned structures, and has not been used for agricultural purposes since 2002. Previously, the site was in orchard use. Lands to the east and northeast, across River Road and North Ripon Road, are in active agricultural use. These lands are located outside the City limits.

The project site is designated by the State of California's Farmland Mapping and Monitoring Program (FMMP) as "Farmland of Local Importance." The Development of the proposed project site would convert approximately 10.51 acres of Farmland of Local Importance to Multi-family and Neighborhood Commercial use. The project site is not therefore considered Prime Farmland, Unique Farmland or Farmland of Statewide Importance.

The project is zoned for urban commercial development and is not zoned for agricultural use. Agricultural lands to the east and northeast are designated by the City of Ripon for future urban land uses. These lands are designated for agricultural use by San Joaquin County. There are no Williamson Act contracts applicable to the site.

There are no forestry uses on or near the project. The project site is not zoned for forestry purposes.

Environmental Impacts and Mitigation Measures

a) The project would involve the development of 10.5 acres of vacant land for residential and commercial purposes. Site development would result in the conversion of the site from agricultural to urban purposes and the loss of Farmland of Local Importance. The project would not involve conversion of "Prime" or Unique Farmland, or Farmland of Statewide Importance. Therefore, the project's effect on agricultural land would be less than significant.

The project site is designated and zoned for urban use and has been annexed for these purposes by the City of Ripon. Potential agricultural land losses associated with urban development were considered in the Ripon General Plan 2040 and the EIR prepared prior to adoption of the General Plan. Potential agricultural land losses were considered in the CEQA Findings adopted prior to adoption of the General Plan, specifically considered as acceptable environmental effects in a Statement of Overriding Considerations.

b) The project site is designated and zoned for urban development. There is no agricultural zoning applicable to the project site. There are no Williamson Act contracts applicable to the project site; therefore, the project would not conflict with a Williamson Act contract.

c, d) The project would have no effect on forest lands or forestry uses. There are no such lands on or in the vicinity of the project site.

e) The proposed project involves development of land designated and zoned for urban development. The project site is separated from other nearby agricultural lands by existing City streets and would not involve effects on management of or access to these lands. The project would have no direct or indirect effect on nearby agricultural lands.

3.4 AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?				✓
b) Violate any air quality standard or contribute to an existing or projected air quality violation?			✓	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d) Expose sensitive receptors to substantial pollutant concentrations?			✓	
e) Create objectionable odors affecting a substantial number of people?			✓	

NARRATIVE DISCUSSION

Environmental Setting

Air quality is a function of pollutant emissions as well as the topographic and climatologic characteristics of the region. The City of Ripon and the project site are located in the San Joaquin Valley Air Basin (SJVAB). The SJVAB has an inland Mediterranean climate typified by warm, dry summers and cooler winters. Summer highs often exceed 100 degrees Fahrenheit (F). Winters are, for the most part, mild and humid. Average daily winter low temperature is about 45 degrees F. Ripon receives an average of 10 inches of rain annually from November to April. Fog is common during the winter, often between winter storms. Summers are dry.

The federal and state governments have established standards for “criteria” pollutants in order to protect public health, including standards ozone, carbon monoxide, particulate matter, nitrogen dioxide and sulfur dioxide. Regions of the country are classified with respect to their attainment, or "nonattainment", with the federal or state standards. The states must submit a state implementation plan (SIP) for federal nonattainment areas. The California Air Resources Board (CARB) prepares the SIP and oversees air quality management by local districts such as the San Joaquin Valley APCD. The districts prepare Air Quality Attainment Plans (AQAPs), which are incorporated into the SIP. The state imposes increasingly severe requirements based on the degree of nonattainment. Nonattainment is classified into the following categories: Moderate, Serious, Severe and Extreme.

The SJVAPCD is responsible for managing air quality in the SJVAB in accordance with federal and state regulations; its activities include AAQS attainment planning, regulation of stationary source emissions, mitigation of emissions from mobile sources and preparation of AQAPs if the district exceeds the state standards for ozone, carbon monoxide, nitrogen dioxide or sulfur dioxide. The SJVAPCD has adopted an AQAP for ozone nonattainment; the District’s Indirect Source Rule 9510 (Rule 9510), which addresses ozone emissions from land development, is a primary component of the ozone AQAP. The SJVAPCD also regulates the construction and improvement of facilities with potential air toxic emissions. Applicable SJVAPCD regulations include:

Regulation VIII (rules that address fugitive dust emissions)

Rule 4101 (Visible Emissions)

Rule 4102 (Nuisance)

Rule 4103 (Open Burning)

Rule 4601 (Architectural Coatings)

Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations)

Rule 4901 (Wood Burning Fireplaces and Wood Burning Heaters)

Rule 4902 (Residential Water Heaters)

TABLE 3-1

SJVAPCD ATTAINMENT STATUS
WITH FEDERAL AND STATE AMBIENT AIR QUALITY STANDARDS

	Designation/Classification	
Pollutant	Federal Standards	State Standards
Ozone - One hour	—	Nonattainment/Severe
Ozone - Eight hour	Nonattainment/Serious	Nonattainment
PM10	Attainment	Nonattainment
PM2.5	Nonattainment	Nonattainment
Carbon Monoxide	Unclassified/Attainment	Attainment
Nitrogen Dioxide	Unclassified/Attainment	Attainment
Sulfur Dioxide	Unclassified	Attainment
Lead (Particulate)	Unclassified/Attainment	Attainment
Hydrogen Sulfide	—	Unclassified
Sulfates	—	Attainment
Visibility Reducing Particles	—	Unclassified
Vinyl Chloride	—	Attainment

Existing air pollution sources in the project area vicinity include vehicle emissions from the SR 99 corridor and local traffic. Agriculture is a seasonal non-point source of particulate matter from plowing, grading and harvesting, and emissions from agricultural equipment, including fuel vapor and diesel exhaust. The railroad and truck traffic on SR 99, and truck stop facilities in the Jack Tone Road vicinity, are existing sources of diesel PM emissions, a designated "air toxic." Pollution-sensitive receptors near the project include residential development to the north, west and south.

Some airborne compounds generate detectable odors that may be offensive to some, or in some cases all, people; while certain odors may be a nuisance, or worse, they do not necessarily constitute a health risk. There are no known odor sources in the project vicinity.

Environmental Impacts and Mitigation Measures

Air quality impacts were determined using the methodology defined in the SJVAPCD's *Guide for Assessing and Mitigating Air Quality Impacts* (GAMAQI). The analysis includes consideration

of construction effects and long-term project effects on criteria pollutants, air toxics and greenhouse gases (addressed in Section 7).

a) The proposed project would not conflict with any of the applicable air quality attainment plans for the SJVAPCD. Project construction would be subject to applicable SJVAPCD regulations and rules, and construction would not involve any conflict with any of the attainment strategies outlined in the plans.

b) See responses “c” and “d.”

c) Occupancy of the constructed project would involve contributions to regional criteria pollutant levels; the region is non-attainment for some of these pollution standards. Potential air quality effects of the project were quantified using the SJVAPCD’s GAMAQI analysis methodology. According to GAMAQI, a project will have a significant impact on ozone precursor emissions if it would generate more than 10 tons per year of either reactive organic gases (ROG) or (nitrogen oxides (NOx). A project will have a significant effect on particulate matter (PM) emissions if it would generate more than 15 tons of PM, measured as PM10, per year. Project emissions would result from use of natural gas and other fuels by new land uses, primarily space and water heating. Vehicular emissions would result from increased traffic.

The CalEEMod model was used to quantify the annual operational air quality impacts using project land use data and default trip generation, vehicle fleet, trip length, and trip-start information incorporated in the model. Emissions modeling accounted currently-proposed multi-family residential development as well as potential future commercial development of the northern portion of the project site, as described in Section 2.0 Project Description. Detailed model results are shown in Appendix A.

The overall project’s predicted annual ROG, NOx and PM emissions are shown below. None of the predicted emissions would exceed the significance thresholds defined by GAMAQI. The project would have a less than significant effect on emissions of non-attainment pollutants.

TABLE 3-2
OPERATIONAL EMISSIONS

Pollutant	Emission Tons/Year	Significance Level, Tons/Year
ROG	3.4	10
NOx	5.6	10
PM10 Total	2.1	15
PM10 Exhaust	0.3	NA
PM 2.5 Total	0.8	NA
PM 2.5 Exhaust	0.3	NA

Sources: California Emissions Estimator Model v. 2013.2.2, Guide for Assessing and Mitigating Air Quality Impacts, SJVAPCD, 2015

Development projects that exceed the ISR permitting thresholds (50 residential units, 2,000 square feet of commercial space), including the proposed multi-family residential development, and future commercial development, are required to apply for an ISR permit. The ISR program requires that unmitigated operational NOx and PM emissions be reduced by 33.3% and 50%, respectively. Required emission reductions can be accomplished by incorporation of "on-site" mitigation measures into the project, which are credited to the reductions required by the ISR. Any emission reductions that are not accomplished through on-site mitigation require payment of a per-ton fee; ISR fees are used to achieve off-site emission reductions by funding clean air projects. The current (2015) fees are $9,350 per ton of NOx and $9,011 for PM; for operational emissions, the fee is assessed for ten years of emissions.

The project applicant will need to demonstrate that individual project emissions will be reduced as required by the ISR, or the required fee will need to be paid. The emission reductions sought by the ISR program will be achieved directly or indirectly, further reducing the air quality effects of the project already identified as less than significant. The project is also consistent with Ripon General Plan 2040 objectives supporting pedestrian and bicycle circulation, green building, and energy and water conservation, which will also generate further reductions in operational emissions.

d) Project construction would generate emissions from heavy equipment operation and fugitive dust from earth moving activities. Construction impacts of project construction were quantified using the CalEEMod modeling program, assuming development of proposed residential and future commercial uses, using default model assumptions and assuming no mitigation. As shown below, predicted construction emissions would not exceed GAMAQI significance thresholds for the non-attainment pollutants. The project would have a less than significant impact in this issue area.

TABLE 3-3
CONSTRUCTION EMISSIONS, TOTAL
2-YEAR CONSTRUCTION PERIOD

Pollutant	Emission Tons/Year	Significance Level, Tons/Year
ROG	1.9	10
NOx	6.1	10
PM10 Total	0.7	15
PM10 Exhaust	0.4	NA
PM 2.5 Total	0.5	NA
PM 2.5 Exhaust	0.3	NA

Project construction will also be required to comply with applicable SJVAPCD regulations including Regulation VIII (Fugitive Dust Rule), Rule 4101 (Visible Emissions) and Rule 4601 Architectural. The ISR also applies to construction activities, and compliance with this rule would further reduce construction emissions as required by the rule, either by on-site mitigation,

or by payment of ISR fees. Compliance with these regulations will further reduce potential construction impacts.

The SJVAPCD is in attainment of carbon monoxide standards, but localized exceedance of CO standards may occur in areas of high traffic congestion as reflected in traffic levels of service. If a project would cause the predicted level of service at intersections to degrade to LOS E or F, or substantially worsen traffic at intersections already operating at LOS E or F, significant CO effects could occur. As discussed in Section 3.17, the project would not result in such traffic effects, and a significant CO impact would not result. The project would have no effect in this issue area.

There are no substantial air toxic sources in the project vicinity. A health risk assessment prepared in conjunction with the 2015 North Pointe Specific Plan indicated that potential air toxic health risks from SR 99 and truck stop emissions in the Jack Tone Road vicinity are localized do not extend into the project vicinity.

e) Diamond Pet Foods, located south of downtown and two miles south of the project site has generated numerous odor complaints in the recent past. This is a citywide concern and the subject of management and enforcement action by the SJVAPCD. There are no significant odor sources, or sources of odor complaints, identified in the project vicinity (BaseCamp, 2015).

The proposed residential project does not involve any potential sources of objectionable odors. Future commercial development of the northern portion of the project could include restaurants that could be odor sources, not typically considered objectionable. The project would not involve a significant effect in this issue area.

3.5 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Adversely impact, either directly or through habitat modifications, any endangered, rare, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?			✓	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?				✓

NARRATIVE DISCUSSION

Environmental Setting

The site is vacant land except for an abandoned home, barns and outbuildings and a few associated non-native trees. Existing vegetation on the site consists largely of ruderal species; the site appears to be regularly disked for weed control. Project site soils are loamy-coarse sand and are very well-drained; as a result, there are no water resources, wetlands or other sensitive habitats located on or near the project site. There are no oak trees or elderberry shrubs located on the project site.

The Ripon General Plan EIR provides a detailed description of the biological resources of the Ripon area and the potentially-occurring sensitive species. Of the species identified, most occur in or in the vicinity of wetland habitats, which are not present on or near the project site. Species potentially making use of the site would include Swainson's hawk, which may use the site for foraging, or may use nearby trees for nesting, and burrowing owl, which could forage or nest on the site. This species, which nests in ground squirrel burrows, would have a very low probability of occurrence on the project site due to the very coarse nature of the site soils. These and other species with the potential to occur in the Ripon area are addressed by the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSHCP).

The proposed project site and the remainder of the City of Ripon and vicinity are within the area covered by the San Joaquin County Multi-Species Open Space and Habitat Conservation Plan (SJMSHCP). The SJMSHCP is a comprehensive program for assessing and mitigating the biological impacts of land development, including cumulative impacts. A project that complies with the Plan can be considered to result in less than significant impacts on biological resources under CEQA. The Ripon General Plan requires compliance with the SJMSHCP. The project site is located within Category B, Other Open Spaces, Pay Zone A.

The SJMSHCP is implemented locally by the San Joaquin County Council of Governments (SJCOG). The compliance process outlined in the Plan has been adopted by federal and state

agencies with jurisdiction or trusteeship over biological resources. In addition, the SJMSHCP has been adopted locally by San Joaquin County, the COG, the City of Ripon and other incorporated cities and entities in San Joaquin County.

Environmental Impacts and Mitigation Measures

a) The project would not involve any direct effects on special-status species or their habitat; there are no known special-status species occurrences or habitat located on or adjacent to the project site.

Project construction could affect nesting by special-status bird species that may occur in the project vicinity if construction occurs during the nesting season for these species. Pre-construction surveys for nesting activity and prescription of protection measures would be conducted as required by the SJMSHCP consultants. As a result, potential special-status species effects would be less than significant.

b) There are no riparian habitats or sensitive natural communities identified in federal, state, regional or local plans, policies or regulations on or adjacent to the project site. The project would have no effect in this issue area.

c) There are no federally-protected or other wetlands or waters located on or adjacent to the project. The project would have no effect in this issue area.

d) The project site is not located in or adjacent to a known migration route for any species; the project would no effect on fish or wildlife migration.

e) There are no oak trees on the project site and no other biological resources that could be protected by local ordinances.

f) The project is located in the coverage area of the SJMSCP. The City requires development projects to comply with SJMSCP requirements. As a result, the project would not involve any conflict with the SJMSCP; no other adopted conservation plan applies to the project site.

3.6 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?		✓		

b) Cause a substantial adverse change in the significance of a unique archaeological resource (i.e., an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it contains information needed to answer important scientific research questions, has a special and particular quality such as being the oldest or best available example of its type, or is directly associated with a scientifically recognized important prehistoric or historic event or person)?		✓		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		
d) Disturb any human remains, including those interred outside of formal cemeteries?		✓		

NARRATIVE DISCUSSION

Environmental Setting

Comprehensive searches of cultural resource records have been conducted by the Central California Information Center (CCIC) in conjunction with the Ripon General Plan and EIR. Prehistoric archaeological sites may include Native Californian occupation sites, cemeteries, isolated burials, quarry sites, petroglyphs, and pictograph sites, among others. Historic sites may include old homes, adobes, cabins, and structures or features related to agriculture, mining, shipping, and other enterprises. Areas considered "sensitive" for cultural resources are those with a high probability of containing archaeological or historical cultural resources, which are often located near natural water courses, springs or ponds, and on elevated ground. A copy of the CCIC report, (1997) is available to qualified reviewers at Ripon City Hall, 259 North Wilma Street.

No archaeological resources or historical resources have been identified on or adjacent to the project site. An existing home and outbuildings are likely of historic age, but these buildings are is substantial disrepair and appear to have been modified so as to reduce any potential historical integrity. The project site is not known to be of historic importance. Few sites have been recorded elsewhere within the City of Ripon, but much of the incorporated area has not been surveyed on the ground. Nonetheless, the CCIC considers the Ripon area to have moderate to high sensitivity for discovery of unrecorded archaeological and/or historical sites.

The Ripon General Plan contains policies that, if observed, will reduce potential cultural resource effects to a less than significant level. Among other things, the City must consider potential cultural resource impacts, refer potentially-impacting projects to the CCIC and require site-specific surveys when warranted.

Pursuant to California Government Code §65352.3, the City has completed required Native American consultation with respect to the project. No comments have been received from Native American tribes.

Environmental Impacts and Mitigation Measures

a) The project site will not affect any known historic resource; none have been identified on the project site. The project will have no known impact in this issue area. Buried historical archaeological materials could conceivably be present and potentially affected by the project; mitigation measures shown below would reduce this potential effect to a less than significant level.

b) The project site will not affect any known pre-historic archaeological resource. However, buried archaeological could conceivably be present and be affected by the project; mitigation measures shown below would reduce this potential effect to a less than significant level.

The project will not affect any known Native American sites or resources of concern. The City has consulted with potentially-affected Native American tribes as required by CEQA (Govt. Code §65352.3). No responses or requests for further consultation were received in response to this effort.

c) The project site does not contain any known paleontological resources or unique geological features. Shallow excavation associated with the project would not likely reveal paleontological materials of significance. However, mitigation measures described below will reduce potential paleontological effects to a less than significant level.

d) The project site will not affect any known burials. The project will have no known impact in this issue area. However, burials could conceivably be present and be affected by the project; mitigation measures shown below would reduce this potential effect to a less than significant level.

CULTURAL RESOURCE MITIGATION MEASURES

CULT-1: If any subsurface cultural or paleontological resources are encountered during construction of the project, all construction activities in the vicinity of the encounter shall be halted until a qualified archaeologist, or paleontologist as appropriate, can examine these materials, make a determination of their significance and, if significant, recommend further mitigation measures that would reduce potential effects to a less than significant. Such measures could include 1) preservation in place or 2) excavation, recovery and curation by qualified professionals. The City shall be notified, and the applicant shall be responsible for retaining qualified professionals, implementing recommended mitigation measures and documenting mitigation efforts in a written report to the City, consistent with the requirements of the CEQA Guidelines.

CULT-2: If human remains are encountered at any time during the development of the project, all work in the vicinity of the encounter shall halt, and the County Coroner and the City shall be notified immediately. The Coroner must contact the Native American Heritage Commission if the remains have been identified as being of Native American descent. At the same time, the applicant shall retain a qualified archaeologist to evaluate the archaeological implications of the find and recommend any mitigation measures that may be required under CEQA; the applicant shall implement those recommendations and documenting mitigation efforts in a written report to the CDD.

3.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓	
ii) Strong seismic ground shaking?			✓	
iii) Seismic-related ground failure, including liquefaction?			✓	
iv) Landslides?			✓	
b) Result in substantial soil erosion or the loss of topsoil?			✓	
c) Be located on strata or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?			✓	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			✓	

NARRATIVE DISCUSSION

Environmental Setting

The City of Ripon is located in southern San Joaquin County at an elevation between 20 to 70 feet above mean sea level. The topography of the project site is essentially flat; the general slope of the area is from east to west. Soils on the project site are Tinnin loamy coarse sand, which is alluvium derived from granitic rock sources. Groundwater in the project vicinity is between 20 and 40 feet below the ground surface. This soil is very well drained and deep with low plasticity. The agricultural capability of the Tinnin soil is classified in Capability Class 3 (irrigated).

There are no active or potentially active faults in the Ripon vicinity. Active and potentially active faults associated with the better-known San Andreas system are located 60 miles west of the project site in the Coast Range area. The City of Ripon is subject to relatively low seismic hazards compared to other parts of California but may nonetheless be subject to relatively intense seismic shaking. The Uniform Building Code adopted by the City accounts for these potential concerns.

Environmental Impacts and Mitigation Measures

a) The project would not be exposed to fault rupture, liquefaction or landslide hazards. Potentially significant effects of the project include exposure to structural damage from seismic activity that would be reduced to less than significant by adopted California Building Code (California Code of Regulations Title 24, Part 12) requirements. Project development would require a soils report, and the City would require that geotechnical recommendations be included in the project.

b, c, d) The project would result in minor soil erosion but would not involve any other soil-related constraints. The site is essentially level; no instability have been mapped in the project vicinity. Project site soils are of low plasticity and not prone to expansion/contraction. The project would be subject to the requirements of the City's storm water management requirements, including preparation of a Storm Water Pollution Prevention Plan (SWPPP) and an Erosion Control Plan to be implemented in conjunction with project construction. The project effects in these issue areas would be less than significant.

3.8. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

NARRATIVE DISCUSSION

This section analyzes the potential impacts of the project on greenhouse gas emissions (GHGs), understood to be a principal contributor to global climate change. Global climate change has been recognized by the State of California as a significant cumulative effect, and the State is implementing a range of programs to reduce GHG emissions in accordance with the adopted State objectives. Consideration of greenhouse gas emissions effects in CEQA documents is explicitly required by Senate Bill 97 (SB 97), enacted in 2007.

Environmental Setting

GHG emissions are associated with human activities that involve the combustion of carbon-based fuels such as vehicle use and power generation, although other activities also affect GHG emissions. In California, the major source of greenhouse gases is transportation of all kinds (41%), including personal vehicles and trucks as well as railroads, air transportation and shipping. Electric power generation accounted for 22% of emissions, and industrial activity accounts for 21%; agriculture and forestry comprise 8%, and the remaining 8% are from other sources (California Energy Commission, 2006).

The effects of climate change, also of concern and thought to be accelerating, include ocean temperatures, ice retreat and melting, sea level rise and ocean acidification. In California, these effects are expected to include more days of extreme heat, warmer nights, growing season shifts, less overall precipitation and snowfall yet more intense weather events and contributions to air quality problems. Dry seasons are longer and are contributing to more frequent and intense forest fires. The current drought has significantly affected the State's surface water supplies and is shifting demand to already-overburdened groundwater system. California coastline sea levels are predicted to rise from their 2000 levels by up to 18 inches by 2050, and up to 55 inches by 2100.

While many of these effects would not directly affect Ripon, several would involve indirect effects. For example, less precipitation and potentially reduced releases from the New Melones project would mean less recharge of the Ripon groundwater system. Lower portions of the City, although not likely the project area, could be more prone to flooding from extreme weather events. Changes in agriculture would affect the Ripon community and the area economy. Increased heat, hot day frequency and reduced air quality could negatively affect public health.

The State of California is and has been committed to greenhouse gas reduction action since Gov. Schwarzenegger's set greenhouse gas reduction goals in his 2005 Executive Order S-3-05 and appointed a Climate Action Team to direct State GHG emissions reduction efforts, take early actions and prepare a Climate Change Scoping Plan to identify actions needed to meet the GHG reduction goals. The Scoping Plan was adopted in 2008 and updated in 2014. California is progressing on several fronts, including energy efficiency, renewable energy, cleaner transportation and establishment of the California Cap-and-Trade Program that will lead to achievement of a 29% reduction in projected "business-as-usual" emission levels for 2020.

San Joaquin County has adopted a Sustainable Communities Strategy in its Regional Transportation Plan. CARB adopted regional targets for SJCOG: 5% per capita reduction in GHG emissions by 2020, and a 10% reduction by 2035. The prescribed target is included in the SJCOG's 2014 Regional Transportation Plan.

The San Joaquin Valley APCD has adopted a Best Practices Standards approach to GHG analysis in its Climate Change Action Plan, which establishes a process for assessing project-specific GHG impacts and identifying GHG emission reduction measures for development projects. The California Air Pollution Control Officers Association (CAPCOA) has also adopted guidelines for GHG emission analysis and mitigation measures. These methods rely on whether a project incorporates Best Performance Standards (BPS); projects incorporating BPS have a less than cumulatively significant impact or need to demonstrate a 29% reduction in GHG emissions from business-as-usual conditions.

As reported in the North Point Specific Plan EIR, the City of Stockton found in its detailed Climate Action Plan that approximately 77% of the State's GHG emission reduction objective of

29% would be met by statewide measures, with the remaining 6.7% to be met by local measures. This is comparable to CARB's 5% target reduction in GHG emissions for local government.

The City of Ripon has participated in a greenhouse gas inventory but currently has no specific ordinances, programs or plans directly related to global climate change or to GHG emission reduction.

Environmental Impacts and Mitigation Measures

a) The SJVAPCD, the County and the City of Ripon have not generated quantified GHG emission significance thresholds. The adjacent Bay Area Air Quality Management District (BAAQMD) *CEQA Air Quality Guidelines* establishes thresholds of significance for GHG emissions from land development projects above which GHG efficiency measures must be applied. In the absence of other quantified thresholds, the BAAQMD threshold of 1,100 metric tons (MT) of CO2e has been utilized in numerous San Joaquin Valley locations. Projects with less than 1,100 MT of CO_2e per year can be considered to have less than significant GHG emissions effects.

The proposed project, including proposed residential and future commercial development, would result in long-term GHG emissions from the use of electricity and natural gas for water and space heating in structures, and vehicle travel. GHG emissions were modeled using CalEEMod. Projected annual GHG emissions in carbon dioxide (CO2) equivalents (CO2e) would amount to an estimated 3,009 tons per year. This amount would be above the BAAQMD threshold of 1,100 tons per year and is considered significant.

GHG emissions would also result from project construction. CalEEMod was used to model GHG emissions from construction of both the proposed residential uses and future commercial uses. During the assumed two-year construction period, total estimated GHG emissions from construction would amount to a total of 683 metric tons, which is also well below the BAAQMD threshold.

GHG emissions from project operations would meet the Scoping Plan goal and the SJVAPCD significance threshold of 29%. In addition to the reductions produced by statewide measures, project features would reduce potential GHG emissions by more than 31%, thereby exceeding the 29% threshold and reducing the GHG emission effects of the project to less than significant. These project features would also exceed the 5% reduction assigned to the San Joaquin Valley land use agencies by CARB, also indicating a less than significant effect on GHG emissions. Therefore, the project's GHG emissions would be considered less than significant.

Project features involving GHG emission reduction values according to the SJVAPCD and CAPCOA methods are listed and totaled below.

Since the project would exceed GHG reduction targets assigned to local government, and since the NPSP will result in additional GHG reduction measures quantified by the SJVAPCD and CAPCOA, the project would have a less than significant effect on GHG emissions.

TABLE 3-4
GHG REDUCTION MEASURES
RIPON GARDENS II PROJECT

Measure	Percent Decrease APCD	Percent Decrease CAPCOA
Proximity to bike path/bike lanes – within ½ mile of Class I or II bike lane	0.625	0.625
Pedestrian network connecting to planned external streets and pedestrian facilities	0.500	1.000
Traffic calming, 25% streets, 25% intersections	0.250	0.250
Orientation toward existing transit, bikeway or pedestrian corridor	0.500	0.500
Orientation toward planned transit, bikeway or pedestrian corridor	0.250	N/A
Suburban mixed-use	3.000	3.000
Street grid	1.000	1.000
Bike parking, non-residential projects at ratio of one bike rack space per 20 vehicle spaces	0.625	0.625
Bike parking facilities at multi-unit residential developments	0.625	0.625
Pedestrian pathways through parking lots, clearly marked and shaded, between transit facilities and building entrances where appropriate	0.500	0.500
Off-street parking, near mixed-use/high-density land uses – parking facilities to be located behind buildings on a project site, and shall not restrict pedestrian, bicycle or transit access from adjoining uses	1.500	1.000
TOTAL	-9.375%	-9.225%

b) The previous section describes potential GHG emissions associated with the project and measures included in the project that would reduce emissions to below significance thresholds. These are consistent with the California Climate Change Scoping Plan, the SJVAPCD Climate Change Action Plan and the emission reduction targets included in the San Joaquin Regional Transportation Plan. There are no other known GHG-related plans applicable to the project. As a result, the project would not involve conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project would have no effect in this issue area.

As discussed, global climate change is expected to have effects on the state's environment, which may involve effects on the project, including increases in temperature, frequency of extreme heat

events, changes in the amount and pattern of precipitation, changes in recharge and flows along the Stanislaus River resulting in changes to the available groundwater supply. Climate change would not, however, result in identifiable effects specific to the project. The City will continue to manage the City, its infrastructure and its resources to preserve the public safety and convenience. Climate change impacts are therefore considered to be less than significant on the project.

3.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		✓		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓

NARRATIVE DISCUSSION

Environmental Setting

The project site is located in the northeastern portion of the City of Ripon, adjacent to the City boundary south of North Ripon Road and west of North Ripon Road, both existing partially developed arterial streets. The site is surrounded by urban development on the north, west and south and by North Ripon Road and agricultural land on the east.

The project site is former agricultural land but is not in agricultural use. Historical aerial photographs show the project site in orchard use as late as 2002 but vacant since, except for the home and outbuildings in the southeast corner.

The State Water Resources Control Board's Envirostor and Geotracker databases were checked during the preparation of this Initial Study. Envirostor had no hazardous site records in the project vicinity. The Geotracker database includes a record of a 1994 hazardous material spill at the intersection of River Road and North Ripon Road. The spill of approximately 1,500 gallons of liquid fertilizer occurred at the southeast corner of North Ripon Road and River Road. According to Geotracker, the spill pooled on the corner of the road and extended south on North Ripon Road approximately 180 feet and east on River Road about 100 feet. In conjunction with spill cleanup, the San Joaquin County Public Works Department removed about 50 cubic yards of contaminated soil. Elevated levels of nitrate were detected in 50-foot deep domestic well he spill partially surrounded a private residence that contains a domestic well. At present, the Regional Water Quality Control Board (cite letter and pers comm) indicates that it is unknown whether there is remaining soil or groundwater contamination at or near the spill site.

The project site is in an urbanized area surrounded by intensive agricultural use and is therefore not exposed to wildland fire hazards. The project site is not located near a public use airport. There are no railroads in the vicinity of the site.

Environmental Impacts and Mitigation Measures

a, b, c) The proposed project would involve no substantial use of hazardous materials in either construction or operation. Occupancy of proposed residences and future retail or restaurant commercial development would not involve any substantial potential for upset or release of hazardous materials.

Future development of a fueling station on the commercial portion of the site is considered a possibility. Future commercial development is located approximately 0.16 miles east of the existing Park View Elementary School, and fueling station development could involve hazardous air emissions with 0.25 miles of the school. Fueling station development is, however, subject to stringent air emission and hazardous material spill prevention standards by the State and by the San Joaquin Valley Air Pollution Control District. APCD regulations will prevent substantial emissions of fuel vapors and potential health threats to surrounding land uses, including schools. The project would not involve a significant effect in this issue area.

d) The project site is across North Ripon Road from the site of a 1,500 gallon liquid fertilizer spill in 1994. Although there were 1994 efforts to clean p the spill, at present it is unknown whether there remains soil or groundwater contamination at or near the spill site. Due to the location of the spill east of North Ripon Road, contamination of soil at the site is unlikely but a remote possibility. Potential for environmental release of hazardous materials from excavation in contaminated soils would be avoided by the hazardous material mitigation measure described below.

The potential for groundwater contamination beneath the site is unknown. The project would not involve any substantial potential for groundwater contact or exposure to contaminated groundwater, if present. Excavation depth associated with the project would be limited to a few feet, and groundwater levels are between 30-40 feet below the ground service. Water supply for the project would be obtained from the City of Ripon municipal water system.

e, f) The project site is not located within two miles of an airport and is not located within an airport safety zone. The project would have no effect in this issue area.

g) The project is located on private land adjacent to existing urban streets. Development of either residential or commercial uses would not a conceivable impairment of emergency response or evacuation activities. The project would have no effect in this issue area.

h) The project site is within the Ripon urban area and is not subject to wildland fire hazards. The project would have no effect in this issue area.

HAZARDS MITIGATION MEASURES

HAZ-1 Prior to project construction, the applicant shall retain a qualified professional to collect and analyze representative soil samples along the project's North Ripon Road frontage for the elevated or potentially hazardous levels of fertilizer residue and submit the results to the City. Should the results indicate the presence of a hazard, shall be reduced by a qualified cleanup contractor to reduce potential health risks to an acceptable level.

3.10 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				✓
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?			✓	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a levee or dam?			✓	
j) Inundation by seiche, tsunami, or mudflow?				✓

NARRATIVE DISCUSSION

Environmental Setting

The Stanislaus River is the primary surface water resource in the Ripon area. The River is approximately 1.5 miles southeast of the site at its nearest point. There are no surface water resources on or in the vicinity of the project site. The topography of the site is flat and is located on the fringe of urban development. Drainage in the area is to the City storm drainage system within the City limits and by percolation into the soil outside the City limits. The project site is not exposed to 100-year flooding and is outside the 0.2% annual chance (500-year) floodplain.

In Ripon, the risk of flooding is limited predominantly to property in the immediate vicinity of the Stanislaus River. The potential extent of 100-year frequency flooding (the 100-year floodplain) has been mapped by the Federal Emergency Management Agency (FEMA) and is shown on their Flood Insurance Rate Maps (FIRMs). The project site is located approximately 1.5 miles northwest of the river and is 1.3 miles northwest of the nearest portion of the 100-year floodplain. No portion of the project site is subject to 100-year frequency flooding.

The Central Valley Flood Protection Act (SB 5) restricts urbanization within areas potentially subject to 200-year frequency flooding after July 2, 2016. Portions of Ripon - unmapped marginal areas above the FEMA 100-year floodplain boundary - are exposed to 200-year flooding potential. The project site is not within mapped potential 200-year floodplain areas.

There is potential for flooding resulting from catastrophic failure of one or more of the upstream Stanislaus River dams from a major seismic event, the most significant being the potential failure of New Melones Dam, which has the potential inundate the entire Ripon area. These flooding risks to Ripon urban development have been considered in the Ripon General Plan 2040 and have been judged to be low.

The Planning Area is located with the San Joaquin Groundwater Basin, which underlies more than two thirds of the Central Valley. Aquifer depth in the basin ranges up to 4,400 feet and the aquifer provides 80 million acre-feet of useable storage. Well yields in the San Joaquin Groundwater Basin range from 1,100 to 3,200 gpm. No substantial subsidence has been noted in the Ripon area (CDWR, 1975).

The aquifers underlying Ripon are replenished directly by rainfall through the porous soils of the area, from the Stanislaus River and percolation of agricultural irrigation water and SSJID raw water that is delivered to Ripon for recharge purposes. In addition, the aquifers are recharged from treated industrial wastewater. The County estimates depth to groundwater in the project area at 30-40 feet below the ground surface.

Considerable groundwater overdraft has been documented in the Eastern San Joaquin County Groundwater Basin, which includes the Ripon area. Groundwater studies have noted that overdraft is not typically a problem in the southern portion of the basin, where Ripon is located. The critical portions of the county are the central part of the basin near Stockton and the northern County line. The South San Joaquin Irrigation District has provided Ripon with irrigation water historically, and as a result farmers have not had to rely on local groundwater for irrigation.

Ripon's potable water system is sourced primarily from the underlying groundwater aquifers. The City has adopted an Urban Water Management Plan (UWMP) that finds that the City's potable water supply is adequate to meet projected urban demands over 20 years during normal, dry and multiple-dry years. In addition, the City is active in groundwater management and aquifer recharge programs to supplement available groundwater supplies.

The City is subject to federal NPDES and State requirements for the control of storm water pollution. The City complies with these requirements through its Storm Water Management Plan and associated requirements such as the Storm Water Pollution Prevention Plan (SWPPP), a requirement of the State General Permit System. SWPPPs identify potential construction pollution sources, construction BMPs include provisions for erosion control including limitations on disturbance and temporary soil stabilization through the use of mulch, seeding, soil stabilizers, and fiber rolls and blankets, filtration devices, silt, fences, straw wattles and barriers and sediment traps or basins. The SWPPP must be prepared prior to construction, be implemented during construction, and available on the construction site.

Storm water management requirements include the installation of post-construction storm water control measures in new development. Post-construction storm water management requirements are being updated by the City in accordance with its 2013 Phase II Small MS4 General Permit.

Environmental Impacts and Mitigation Measures

a) The proposed project would not violate any water quality standards or waste discharge requirements. Sewage disposal for new development would be to the City's existing collection and treatment system, and not to individual septic systems, which could affect groundwater. Sewage generated by the project would not involve any unusual constituents that could impact

operations of the City's wastewater treatment plant, or cause violations of the City's Waste Discharge Requirements. The project would have no effect in this issue area.

Proposed commercial uses would not be expected to involve any substantial hazardous materials use; any such use would be subject to local, state and federal controls on hazardous materials use and waste management as well as City storm water management requirements. The proposed project would not result in hazardous material or waste discharge from the site. The project would have no effect in this issue area.

b) The proposed project would not involve any direct withdrawal from the groundwater aquifers underlying the site. Water supply for the project would be obtained from the City water system, which is sourced from groundwater. There is no documented overdraft condition within the Ripon vicinity, and the City's UWMP projects that adequate water supply will be available for urban development over 20 years, including the proposed project. The project would have a less than significant effect in this issue area.

The project will involve an incremental reduction in recharge area for the groundwater aquifer as rainfall and recharge are limited by additional impervious created by the project. Potential reductions in recharge area have been considered in the Ripon General Plan. The General Plan EIR finds that runoff from future development would be routed to existing and planned storm drainage basins designed to allow percolation of substantial volumes of runoff that would otherwise be discharged to surface waters. This would result in benefits to groundwater volume as well as surface water quality. The project would have a less than significant effect in this issue area.

c) The project will not result in substantial changes in drainage patterns. Although the site is essentially flat, it will be re-graded for the purposes of residential and commercial development. Surface runoff generated by development will be routed to the City drainage system. The project will result in a decrease in on-site absorption and an increase in the rate/amount of surface run-off. Surface runoff would be subject to all of the applicable requirements of the City's Storm Water Management Plan, including erosion control and siltation controls. Implementation of these requirements would reduce potential for substantial erosion or siltation to a less than significant level.

d, e) The project will not result in substantial changes in drainage patterns. Although the site is essentially flat, it will be regraded for the purposes of residential and commercial development. Surface runoff generated by development will be routed to the City drainage system, which is adequately sized to accommodate the project. Changes in site drainage will result in no new potential for flooding. The project would involve a less than significant effect in this issue area.

f) The project's potential effects on water quality would be related to project-related sewage and storm water discharges from the site. Both of these discharges would be to existing adequately-sized City collection and treatment systems.

g) The project site is not located within a 100-year flood hazard area, a floodway or otherwise placed in an area that would interfere with flood flows. The project site is located 1.5 miles north of the Stanislaus River, and 1.3 miles from the 100-year flood boundary, at their nearest points. The project would have no effect in this area of concern.

i) The City of Ripon is exposed to potential flooding resulting from the potential catastrophic failure of large dams located in the foothill areas to the east of the City. The risk of failure of

these facilities has been judged as being low, and therefore safety risks to the project and other development in the City are considered less than significant.

j.) The City of Ripon is not exposed to inundation by seiche, tsunami or mudflow. The project would involve no impacts in this area of concern.

3.11 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				✓
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				✓

NARRATIVE DISCUSSION

Environmental Setting

The proposed project is located in South San Joaquin County in Ripon California, east of Hwy 99 in an urbanizing area. The project site consists of 10.51 acres of primarily vacant land that will be split into two separate tentative maps and be converted into high density residential and neighborhood commercial uses. The project will include a General Plan Amendment and a change in Zoning Designation.

The project site is located adjacent to High Density Residential uses south of the project site, Single Family Residential uses to the north and Medium Density Residential uses to the west. All structures are newer with a modern façade and landscaping. Land directly east is being utilized as an Almond Orchard.

Currently utilities located adjacent to the north and east boundaries of the project site (West River Road and North Ripon Road) are located above ground.

Approximately 6.13 acres of land located at the southern end of the project site is currently designated as Neighborhood Commercial use by the Ripon General Plan and Zoning ordinance and is proposed for a General Plan Amendment to High Density Residential Use and a rezone to Multi-Family Residential use by the Ripon Zoning Ordinance. Currently a small portion of the land is occupied with four structures in disrepair; a house, barn and a few out buildings. All of which will have to be removed before construction begins. These structures have no inherent value or have any historical importance (See Section V: Cultural Resources). Currently the land adjacent to the south boundary of this proposal is designated as High Density Residential and is

under construction. Authorizing the General Plan Amendment and Rezone would make the proposed use consistent with the land uses to the south.

Land north of the proposed multi-family development is currently zoned and designated for Community Commercial use. The proposed project would like to see this remaining 4.38 acres site be re-designated for Neighborhood Commercial Use by both the Ripon General Plan and the Ripon Zoning ordinance.

Environmental Impacts and Mitigation Measures

a) The proposed project site would not divide a community but rather contribute to the buildout of the City of Ripon in accordance with the Ripon General plan, as amended by the project. The project would have no impact in this issue area.

b) The proposed residential project is not consistent with existing general plan designations and zoning for the project. The project, however, includes an amendment to the Ripon General Plan land use diagram from the existing designation of Community Commercial to High Density Residential. The proposed residential site would be rezoned from the existing C-2 Community Commercial District to the R-4 Multi-Family Residential District. Assuming the proposed general plan amendment and rezoning are approved, the project would be consistent with the Ripon General Plan and zoning.

The project is considered consistent with applicable policy provisions of the Ripon General Plan. An analysis of project consistency has been submitted by the applicant and reviewed by staff. No substantial inconsistency has been identified.

Future commercial development of the site would be required to conform to zoning in place at the time of development. Under existing designations and zoning, development of commercial uses oriented to the community as a whole would be permissible. Approval of the proposed residential general plan designation, zoning and site plan would reduce the size of the commercial parcel, making it potentially unsuitable for community commercial development. The project would re-designate and zone the site for Neighborhood Commercial Use. Future commercial uses would need to be consistent with these changes.

The project site is located within the Ripon planning area. The proposed general plan amendment and rezoning would reduce lands designated for commercial use by approximately six acres and increase lands designated for multi-family residential use by the same amount. These changes would not be considered significant. As discussed in Section 3.14 Population and Housing, the proposed increase in residential lands would contribute to City implementation of its Housing Element goals.

c) The proposed project would be required to conform to the adopted San Joaquin County Habitat Conservation and Open Space Plan as a part of City project approval.

3.12 MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

NARRATIVE DISCUSSION

Environmental Setting

There are no known mineral resources associated with the project site. The site has been developed for agricultural use and is designated for urban development. The Ripon General Plan does not identify any potentially valuable mineral resources on or near the site. The California Division of Mines and Geology Mineral Classification maps as summarized in the San Joaquin County General Plan Background document do not identify the project site as potentially containing known valuable mineral resources. The project site is located within an area with "little likelihood of containing significant deposits" of economic minerals (Jensen and Silva, 1988).

Environmental Impacts and Mitigation Measures

a, b) The project site is not located in an area containing known mineral resources. Construction of the proposed project will not result in any loss or loss of access to mineral resources. As such, the project will have no impact to any known or documented mineral resources on the project site.

3.13 NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

NARRATIVE DISCUSSION

Environmental Setting

SR 99, the Union Pacific Railroad (UPRR) and the urban streets that border the site are the principal noise sources in the project vicinity. Surrounding land uses consist primarily of urban residential and agricultural uses, which are not major noise sources. The Ripon Consolidated Fire District at the northwest corner of River Road and North Ripon Road generates periodic short periods of noise during emergency response calls.

The proposed project is located in northeast Ripon, approximately a mile from the SR 99 and (UPRR) corridors that bisect the City. Although noise from these sources are audible, they are not major noise sources at the project site. The Ripon General Plan indicates that predicted future noise from these sources are at 60 dB or below within 0.3 miles of the freeway/railroad corridor; at the project site, noise from these sources would be below 55 dB.

The northern border of the site is River Road, which is a planned and partially developed urban Expressway. The eastern border of the site is North Ripon Road, a planned Major Arterial. The General Plan identifies potential future noise levels of approximately 65 dB; along River Road, 65 dB noise would occur in the area immediately adjacent to the road, within the northern portion of the future neighborhood commercial site. Along North Ripon Road, 65 dB noise levels would be reached only in the immediate vicinity of the street right-of-way.

Noise standards for various land uses are established in the Ripon General Plan. The General Plan Noise Element shows that outdoor Ldn or CNEL noise levels up to 60 dB Ldn are considered Normally Acceptable for exterior noise levels in residential areas, while interior noise levels should be maintained at 45 dB Ldn or below. Noise levels of up to 70 dB are considered Conditionally Acceptable in residential areas. At schools, CNEL noise levels of up to 65 dB are considered Normally Acceptable. The General Plan does not identify noise standards for community or neighborhood commercial areas, which are not considered noise-sensitive land uses.

Environmental Impacts and Mitigation Measures

a) The project would not involve exposure of people to noise levels in excess of the standards established in the Ripon General Plan. Future residents of the Ripon Gardens residential project would be exposed to predicted future noise from River Road and North Ripon Road, but noise from these sources would be below residential noise standards within the residential project site. Future commercial development of the northern portion of the site, although more exposed to future River Road noise, is not a noise-sensitive land use.

Planned residential development is located outside of the predicted future 65 dB noise contour for both River Road and North Ripon Road, but may be exposed to noise in excess of 60 dB, the noise level considered Normally Acceptable for residential uses. Potential noise exposure for future residents of this area will, however, be reduced to less than 60 dB by project-related improvements. Noise from River Road will be reduced by no less than 5 dB by the proposed masonry wall and carport structure to be constructed along the north property line. The predicted level of less than 65 dB at the project site would be reduced to less than 60 dB by this project feature.

The facades of the easternmost residential structures will be exposed to future noise from North Ripon Road of less than 65 dB and potentially greater than 60 dB, in excess of City residential noise standards. The outdoor area between these structures and North Ripon will not be areas of active outdoor use and are therefore not noise sensitive. Adopted building standards for the east-facing facades of these easternmost structures will permit interior noise standards of 45 dB to be maintained at all times. These residential structures and the clubhouse will reduce noise exposure for the area west of the structure, including useable outdoor area for these residences, to below 60 dB. Therefore, proposed residential uses will not be exposed to noise in excess of City standards.

b) The project would have no substantial exposure to or effect on groundborne noise levels, or ground borne vibration other than during construction. Site grading and utility excavation could cause some vibration at adjacent residential uses to the west and south, but if so potential for off-site vibration effects would occur only when heavy activity occurs in the immediate vicinity of the adjacent uses. Potential vibration effects if any would be temporary in nature and limited to daytime working hours per City ordinance. The project would have a less than significant effect in this issue area.

c) The project would introduce new residential uses and, in the future, new commercial uses to the presently unused project site. Noise associated with residential uses would be consistent with the existing urban residential nature of the project area and would not result in a substantial permanent increase in ambient noise levels in the project vicinity. Future commercial development could also generate potential noise, but noise impact potential would depend strictly on the nature of the proposed use. New commercial uses require City issuance of a Site Plan Permit; as a part of this permit review, the City has the authority to require conditions of approval necessary to eliminate or reduce to an acceptable level, any potentially adverse effects of a use, such as noise.

d) Project construction would generate noise potentially affecting surrounding noise-sensitive residential uses to the west and south. See “d” below. Construction noise levels would vary based on the type of equipment, timing and duration of construction activity, and the distance between construction noise sources and noise-sensitive receptors. Construction noise impacts occur primarily when construction occurs during noise-sensitive times of the day (early morning, evening, or nighttime hours), or when construction occurs in areas immediately adjoining noise-sensitive land uses. Construction noise is a potentially significant but temporary effect, which

can be reduced to less than significant by prohibiting noise-generating construction activity during noise-sensitive times.

The Ripon Municipal Code regulates construction hours to between 7:00 a.m. and 7:00 p.m. Additionally, Ripon General Plan Policy J7 requires construction activity "to minimize the duration of heavy equipment operations in the vicinity of residential uses or other sensitive noise receptors, especially during evening and early morning hours." As a result, project construction noise would be considered less than significant.

e, f) The project site is not located within an airport land use plan or within 2.0 miles of an airport or private airstrip. Therefore, the project would not expose persons to excessive airport-related noise. The project would have no impact in this issue area.

3.14 POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

NARRATIVE DISCUSSION

Environmental Setting

The California Department of Finance Demographics Unit Report E-5 reported a January 1, 2015 population for the City of Ripon of 14,922, an increase of approximately 4% from the City's population of 14,297 in 2010.

The E-5 report listed a January 2, 2015 estimated total of 5,227 housing units in the City of Ripon. About 95% of these are single-family units, and the remainder were reported as single-family-attached and multi-family units. Other than the adjacent Ripon Gardens I project, nearly all of the recently constructed units have been single-family detached housing.

The Ripon General Plan designates the project site for Community Commercial development; residential surrounds the site to the north, west and south. Lands to the east are designated for Urban Reserve but not for specific urban uses at this time. Substantial additional vacant land available for commercial development is located west of the project site in the NorthPointe area.

The general plan anticipates population and associated housing growth of 3-6% per year to a total of approximately 40,000 by 2040. During the urban planning period, population growth is to be controlled by annexation. The Housing Element of the general plan sets forth the City's overall housing policy, which is to provide an adequate supply of land at various densities to meet the housing demand of all income segments of the community.

Environmental Impacts and Mitigation Measures

a) The project will cause development and lead to occupancy of 112 multi-family residential units, providing housing for an estimated 336 people (at 3.0 persons/unit). Since the project is currently designated entirely for commercial development, the project would slightly expand the potential population of the City of Ripon. Population capacity associated with the project would amount to less than 1% of the city's projected buildout population. This change would not be considered substantial or adverse.

The project's effect in this issue would be less than significant. The project would not involve the extension of roads or infrastructure or involve any other substantial influence on growth. The project would have no effect in this issue area.

b, c) There are no habitable existing residential units on the project site. The project will not involve the displacement of any existing housing or people. The project will have no impact in this issue area.

The project would involve an overall beneficial effect on the availability of affordable housing by expanding the City's inventory of multi-family residential units. Re-designation, zoning and development of the site for multi-family residential use will promote the City's ability to fulfill the goals of its Housing Element and to provide housing consistent with the Regional Housing Need Allocation for San Joaquin County. This would be considered a beneficial effect.

3.15 PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?			✓	
d) Parks?			✓	
e) Other public facilities?			✓	

NARRATIVE DISCUSSION

Environmental Setting

The project is located within the City of Ripon. Public services are provided to the project area by the Ripon Consolidated Fire District, the Ripon Police Department and the Ripon Unified School District. The City also provides park and recreation services. Detailed information on each of these services is provided in the Ripon General Plan EIR (2006).

Fire Protection

Fire protection services are provided by the Ripon Consolidated Fire District (RFCD). RCFD Station No. 3 is located at the northwest corner of the North Ripon Road/River Road intersection, across River Road from the site. However, this station is not currently staffed; Station No. 1 staff and equipment are located at this site in order to provide supplemental fire protection for urban development in the City (Bitters, pers. comm.). The District's main station, located in downtown Ripon on South Stockton Avenue at 1st Street, provides primary response to all calls within the Primary Urban Area.

Station No. 1 houses a wide variety of equipment, including two engines, one ladder truck, one rescue truck, one brush unit, one water tender, two medic/ambulance vehicles and a rescue boat. The staff includes 12 full time firefighters. The RCFD presently receives a Class 4 rating within City limits from the Insurance Services Office (ISO). The RCFD typically achieves a four-minute response time to emergencies within City limits, which exceeds the city's recommended goal of a five-minute emergency response time.

Police Protection

Within the City limits, police protection is provided by the Ripon Police Department (RPD), which is based at 259 N. Wilma Avenue. The RPD has an average response time of six minutes for service calls overall; however, emergencies have a faster average response time (Merchant, pers. comm.). Staffing levels include one officer per patrol unit and three patrol units per shift. The RPD currently has 23 sworn officers on staff.

Schools

The project site is within the Ripon Unified School District (RUSD). The nearest RUSD facility is the Park View Elementary School located just west of the site at the southeast corner of River and Fulton Avenue. Ripon High School is located immediately south of SR 99 on Acacia Avenue.

Parks

Park and recreation services are provided by the City of Ripon. Mistlin Sports Park is the largest community park in the City at 120.0 acres and provides a wide range of recreational facilities. Mistlin Park is located approximately 0.5 acres west of the project site along River Road. The City of Ripon has over 438.5 acres of parks and recreation land. The City's current population is 14,922 people. The City's existing parklands therefore provide approximately 29 acres of land per 1,000 persons, which far exceeds the City's standard of 5.0 acres of land per 1,000 persons and state and national guidelines of 2.0 to 4.0 acres of land per 1,000 persons.

Environmental Impacts and Mitigation Measures

a) The proposed project would result in an incremental increase in demand for fire protection services, equipment and staffing. Developers are required to contribute to the City's PFFP to cover the capital costs of fire protection, including expanded station facilities and new equipment. The General Plan identifies the PFFP as an important means to prevent loss of life, injury and property damage due to wildland and urban fires. The project would involve a less than significant effect in this issue area.

b) As with fire protection, the proposed project would result in an incremental increase in demand for police protection services. Capital costs for the RPD are funded through Public Facilities Financial Plan (PFFP) fees collected at the time of building permit issuance. These fees are required by ordinance to be paid upon submittal of building permits. The RPD has sufficient staffing and equipment at the present time to accommodate the project and increased population to be generated. As a result, the project would have a less than significant impact on police protection.

c) The proposed project would result in the generation of approximately 44.8 new students based on the 0.4 student/household multiplier used in the General Plan EIR. The applicant will be required to pay school district Development Fees, which would be used to meet the capital costs of required school expansion. The applicant is also required by the General Plan to consult with the school district in order to offset any potential project related impacts. As such, the project would have a less than significant impact.

d) The project will contribute housing for approximately 336 new City residents, which would add incrementally to existing and future demand for parks and recreation services. Population increases associated with the project can be adequately accommodated by existing park facilities. Therefore, the project will have a less than significant impact.

e) Potential impacts of planned development on other public services were considered in the Ripon General Plan EIR and were found to be less than significant. Other governmental and/or public facilities will not be adversely affected by the approval and construction of the proposed project.

3.16 RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	

NARRATIVE DISCUSSION

Impacts on parks and recreation facilities are addressed in the previous section, 3.15 Public Services.

3.17 TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards to a design feature (e g., sharp curves or dangerous intersections) or incompatible uses (e g, farm equipment)?			✓	
e) Result in inadequate emergency access?			✓	
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			✓	

NARRATIVE DISCUSSION

Environmental Setting

The project site is located at the intersection of River Road and North Ripon Road in the northeastern portion of the City of Ripon. The project area is accessible from SR 99 freeway via the Main Street and Jack Tone Road interchanges. The SR 99 Frontage Road connects the interchanges with the major north-south arterial streets in Ripon, including N Ripon Road.

River Road is a partially developed Major Arterial and Expressway that extends east from Jack Tone Road to Escalon and borders the project site on the north. West of North Ripon Road, River Road is a six-lane expressway with Traffic control at the River Road intersection with North Ripon Road is provided by a large single-lane roundabout with stop sign controls on each approach. The layout represents an "interim" design that accommodates the recent widening of River Road west of the intersection as a six-lane expressway. The other three legs of the intersection are single-lane approaches, presently stop-controlled. River Road currently supports average daily traffic of 4,300 vehicles west of North Ripon Road and 4,700 vehicles east of North Ripon Road. Both legs of River Road currently function at Level of Service "A."

In the future, River Road will serve the northern part of the City as a six-lane expressway conducting traffic destined for Jack Tone Road, and eventually SR 99 via a new interchange to be constructed near Olive Avenue. The City collects PFFP fees from new development for River Road improvements, and as a major regional road, River Road is an RTIF facility, for which the City collects regional improvement fees. The Olive Avenue interchange is a PFFP and RTIF facility. Widening of River Road from North Ripon Road to Jack Tone Road is programmed for 2019 (NPSP EIR, 2015).

North Ripon Road is a planned Minor Arterial street. Currently, North Ripon Road is developed as a two-lane road along the project frontage, widening to include a center turn lane south of the site to its stop sign-controlled intersection with 4-lane Santos Avenue. North of Milgeo Avenue, North Ripon Road supports average daily traffic of approximately 4,000 vehicles and operates at LOS "A."

Transit service providers in the vicinity of Ripon consist of Amtrak, the Altamont Commuter Express (ACE), San Joaquin Regional Transit District (RTD), and a City transit system, the Blossom Express.

Amtrak and ACE operate along the Union Pacific railroad corridor adjacent to SR 99. No rail facilities are located in the project vicinity.

The San Joaquin Regional Transit District (SJRTD) operates fixed-route bus service between Ripon and other cities in San Joaquin County. SJRTD presently has two stops in Ripon, the closest being located at the intersection of Colony Road and Goodwin Drive. The City Blossom Express operates Tuesdays and Thursdays with service throughout Ripon and Modesto including shopping centers, downtown Ripon, the Vintage Faire Mall and other destinations. The City also operates a nine-passenger van that provides transit service for local trips and trips to Modesto. Service is designed to meet the specialized transportation needs within the Ripon city limits.

Pedestrian circulation facilities in Ripon consist primarily of sidewalks, which are required in new development. Sidewalks are provided along River and North Ripon Roads where the adjoining lands are developed. Improvement of the project site will connect and add continuity to existing facilities.

In 1994, the City adopted a Bicycle Route Master Plan to guide the development of bicycle lanes, paths and routes throughout the City. Both River Road and North Ripon Road through the project area are designated for Class I bikeway development.

There are no airports within the City of Ripon. Public airports are located in Stockton and Modesto.

Environmental Impacts and Mitigation Measures

a) Ripon plans, ordinances and policies related to the City's circulation and transportation systems are established in the Ripon General Plan 2040, including the Circulation Element, the Ripon zoning ordinance, Ripon engineering standards and the Ripon Public Facilities Financing Plan. The project would develop new land uses adjacent to River Road, a planned Expressway, and North Ripon Road, a planned Minor Arterial.

Both the proposed residential and planned commercial portions of the project would contribute additional traffic to these streets; planned residential development would add an estimated 745 trips to the existing average daily trips on North Ripon Road. Potential commercial development would contribute an additional 3,217 trips daily. The project site would generate a total of 3,962 trips when all construction on the site is complete.

The Ripon General Plan 2040, Circulation Element and City development standards provide for improvement of streets to meet anticipated urban growth, including planned development of the project site. As discussed, the City's PFFP and the San Joaquin County RTIF fees are collected for the purpose of making these improvements. In addition, land developers are required to provide for on-site circulation and to make frontage improvements where project sites abut City streets. The project site is presently planned for Community Commercial development; under this designation, full development of the project site in allowable commercial uses would generate an estimated 4,800 vehicle trips per day. Development of the proposed residential and commercial land uses would amount to about 82% of the potentially generated traffic under existing general plan designations.

The proposed project would reduce potential trip generation associated with site development by amending the general plan and rezoning the site for Multi-Family Residential and Neighborhood Commercial uses; both of these uses involve substantially lower per-acre trip generation rates than does the existing general plan designation and zoning. Predicted trip generation from the project as a whole is compared to potential trip generation from the site if developed in accordance with existing designations and zoning.

	Daily Trip Generation
Proposed Project (MF Residential + Neigh Commercial)	3,962
Existing designations and zoning (Community Commercial)	4,800

As a result, the proposed project would reduce anticipated traffic demand on existing and planned City streets and would still be required to participate in applicable fee programs and to make necessary site and frontage improvements as required by City standards. Traffic generated by the residential and commercial elements of the project would be adequately accommodated by existing and planned near-term street improvements. The project would not increase the need for street improvements and would therefore involve no conflict with the applicable plans, ordinances and policies.

In the report shown in Appendix B, KDA evaluated proposed on-site circulation including the location of street access point with respect to applicable City standards and potentially applicable standards from other jurisdictions. The KDA report includes recommendations for modification of the project plans so that site access and on-site circulation will conform to City improvement policies and standards. As a result, the project would not result in a conflict with the applicable plans, ordinances and policies.

KDA reviewed information available on-line at SJCOG to identify the project's Tier 1 consistency.

Regional Transportation Demand Management Plan (TDM Plan). The TDM Plan addresses the TDM mandates called for by the voter approved Measure K Referendum, the state (CMP) and the federal (CMS-CMP) requirements. Each of these congestion management mandates require an increased multi-modal TDM and system management emphasis at both the local and regional level to comply. TDM measures are directly applicable to employers, and as a residential project Ripon Gardens II is not directly subject to major TMD requirements. The apartment project will include bicycle parking.

Regional Expressway System Plan (System Management and TDM components). The *2009 San Joaquin County Regional Expressway Study* Identified E. River Road as a 2 lane rural access route from N. Ripon Road to Santa Fe Road and identifies River Road from Jack Tone Road to N. Ripon Road as 4 lane regional Expressway.

Park & Ride Master Plan (P&R Plan). The 2007 P&R plan noted that a 40 space lot was available at the SR 99 / Main Street (Nestle Parking Area) and that a 75 space park and ride lot is planned for the SR 99 / Jack Tone Road interchange. While Ripon Gardens II may incrementally contribute to the need for park & ride spaces, the TDM plan noted that the existing lot was only 40% occupied in 2009.

Regional Bicycle, Pedestrian and Safe Routes to School Master Plan (Bike Plan). The Bike Plan notes that Class I multi-use paths already exist on River Road west of N. Ripon Road, and the Bike Plan suggests that Class I paths will be developed on N. Ripon Road in the area of the project. The frontage improvements to be implemented by the project will be consistent with the requirements of the Bike Plan.

Smart Growth Infill Opportunity Zone Plan. The 2012 Regional Smart Growth/Transit Oriented Development Plan identified potential in-fill development sites adjoining Ripon's Multi-Modal center site. The identified infill sites are all along Milgeo Avenue or points south, and Ripon Gardens II is not within the identified area.

Regional Transit Systems Plan (RTSP). The 2015/2016 SJCOG Analysis & Documentation of Unmet Transit Needs Study concluded that there were no unmet transit needs identified for the City of Ripon. SJCOG is preparing a RTSP and the 2014 RFP for that work noted that Ripon is served by the Blossom Express. The Blossom Express offers a single fixed route bus that makes four continuous round trip loops through Ripon, traveling to Modesto, and returning to Ripon. The Blossom Express operates only on Tuesdays and Thursdays, including two round trips during the morning commute, and two round trips during the evening commute.

Regional Transportation Impact Fee Program. The project will pay adopted fees for multi-family development.

2014 Regional Transportation Plan/Sustainable Communities Plan (RTP/SCP). As the region's comprehensive long-range transportation planning document, the RTP/SCP serves as a guide for achieving public policy decisions that will result in balanced investments for a wide range of multimodal transportation improvements. With the passage of SB 375 in 2008, metropolitan planning organizations were required to develop a Sustainable Communities Strategy (SCS). An SCS must demonstrate an ambitious, yet

achievable, approach to how land use development and transportation can work together to meet greenhouse gas emission reduction targets for cars and light trucks.

The RTP/SCP is based on future land use forecasts that reflect county-wide development. Because Ripon Gardens II is consistent with the Ripon General Plan it has already been incorporated into the land use assumptions for the RTP/SCP, its effects have already been considered and the project is consistent with the RTP/SCS.

Inter-regional STAA Study for I-5 and SR 99 (STAA Study). The STAA Study addressed the access issues associated with large trucks permitted under the Surface Transportation Authorization Act (i.e., 53' trucks). Ripon Gardens has no anticipated STAA truck traffic, so the project is consistent with that study.

b) The project would not involve any known conflicts with applicable Congestion Management Programs (CMP). River Road east of Fulton Avenue is the only CMP facility in the vicinity of the project. The project would not involve significant level of service effects on River Road or conflicts with applicable transportation standards. The project would contribute to the established fee programs for River Road improvements.

c) The project would have no effect on airport facilities or air traffic patterns. The project site is located in an existing developed area and well outside the planning boundary for the nearest airport.

d) The project would not involve any known increase in transportation hazards. The KDA analysis considered the need for future and interim improvements at the River Road and North Ripon Road intersection with projected regional traffic growth, whether full or partial access to the site can be provided on North Ripon Road, and what access can be provided to future commercial development at the intersection of River Road and North Ripon Road. The analysis considered Ripon standards as well as related standards from the cities of Modesto and Modesto and Caltrans. The full analysis is shown in Appendix B.

The KDA analysis included detailed technical analysis of traffic concerns in the vicinity of the site as well as detailed recommendations for site access and frontage improvement design, including restriping of the River Road approaches to the North Ripon Road intersection. With the incorporation of these recommendations into project plans, the project can operate adequately until future planned improvements to the intersection and approaches can be developed.

e) Proposed site access and circulation has been reviewed KDA and found to be adequate. The KDA analysis included consideration of emergency access; emergency access is provided along the north and east sides of the proposed project.

f) The project would result in an incremental increase in demand for public transit service and is less than a mile from one of the two existing SJRTD stops in Ripon. Existing transit service is considered adequate to serve any project-related increase in demand for transit service. Therefore, the project would have a less than significant effect on transit services or planned transit.

The project would result in an increase in demand for bicycle and pedestrian facilities. The project site and area are currently served by a network of bicycle and pedestrian facilities, which will be expanded in conjunction with the project. Increased bicycle and pedestrian travel demand is expected to be adequately served by existing facilities. Therefore, the project would have a less than significant effect on bicycle and pedestrian facilities.

3.18 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d) Are sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e) Has the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g) Comply with federal, state and local statutes and regulations related to solid waste?			✓	

NARRATIVE DISCUSSION

Environmental Setting

The City of Ripon has adopted master plans for its utility systems. Utility services for future development in the area will be extended from these existing systems as part of remaining street improvements in the area. This information is briefly summarized in this section.

Wastewater

Wastewater collection and disposal in the City, is the responsibility of the City of Ripon. The City's treatment facility has a current capacity of 1.4 million gallons per day (MGD) and a current average use level of 1.0 MGD. Wastewater collection lines are located along and North Ripon Road south of the site; these lead southwesterly to an existing wastewater pump station, located adjacent to Jacktone Road near SR99.

Water

Water service is provided by the City of Ripon. Ripon's potable water system is composed of groundwater wells, above ground storage and potable water distribution lines. The City has a master plan for expansion of the potable water system to meet the present and future demands of the community, including the project site. Planned water system expansion will consist of 10 new 1.5 million gallon elevated storage tanks, and 13 new domestic water wells during the urban development planning period. Potable water lines are located along North Ripon Road south of the site.

Storm Drainage

The City of Ripon maintains a network of storm drains and detention basins in accordance with its adopted storm drainage master plan. Storm drainage is disposed to percolation ponds (30%) and SSJID canals for surface discharge (70%). Storm drains are located within North Ripon Road, south of the site. The City is complying with NPDES storm water quality management requirements, including required preparation of a Storm Water Pollution Prevention Plan incorporating erosion control plans and incorporation of required post-development storm water quality Best Management Practices as described in Ripon's storm water quality management plan.

Solid Waste

Solid waste collection in the City of Ripon is handled by a franchise collector. Wastes are transported to the Covanta Waste-to-Energy Facility in Crows Landing and the Forward Inc. landfill in Manteca as appropriate.

Regulated Utilities

Electrical service in the City is provided by PG&E and the Modesto Irrigation District; natural gas is provided by PG&E, telephone service is provided by Verizon, and internet are provided by Comcast. Direct TV (satellite), DishNet (satellite) and Charter Communications. Existing facilities are located along River Road and North Ripon Road immediately south of the project site.

Environmental Impacts and Mitigation Measures

a-g) The General Plan EIR indicates that no problems are anticipated by any of the providers in addressing future development needs.

The existing wastewater collection lines would be extended along the North Ripon Road frontage in conjunction with required street improvements to serve the Ripon Gardens project. The proposed project would involve an increase in sewage generation and demand on the existing treatment facility, however this would be offset through the payment of PFFP wastewater fees, which would finance construction of WWTF improvement needed to meet future needs.

The proposed project would result in incremental increase in potable water demand, which would be met from planned water main extensions along Ripon and River Roads. Existing water systems would be adequate to meet this project's needs. The proposed project would have no significant effect on water systems.

The proposed project would result in storm water runoff. Runoff from the site would be routed to a detention basin located on the adjoining property; the basin will allow the percolation of most

runoff water; excess water during peak rainfall events would be discharged as required to the City collection system. The design of the detention basin has been approved by the City. The project would have no significant adverse effect on storm drainage.

The proposed project would generate increases in solid waste volumes; these volumes were found in the General Plan EIR to be less than significant for planned growth in the city as a whole.

Electrical, gas and communication utility services are available adjacent to the project site and will be extended to the site in conjunction with improvements to North Ripon Road.

3.19 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

NARRATIVE DISCUSSION

a) Finding “a” is checked as “Less Than Significant With Mitigation Incorporated” on the basis of potential impacts on biological, and cultural resources and hazards and hazardous materials as described in Sections 3.4, and 3.5, and 3.9. These impacts would be reduced to less than significant with implementation of the mitigation measures described in those sections.

b) The cumulative impacts of development within the City of Ripon have been addressed in the Ripon General Plan EIR. The GPEIR identified several potentially significant cumulative effects, including impacts on biological resources, cultural resources, traffic, air quality, and utility and service systems, among others. The proposed project would involve a contribution to some of these identified impacts. By and large, these contributions are small and involve no change in the quantities of potential effect identified in the GPEIR. This Initial Study prescribes mitigation

measures for project contributions that are identified as potentially significant; with the required implementation of mitigation measures, these potential effects would be reduced to a less than significant level. None of these impacts would involve a cumulatively considerable to a significant cumulative effect, either in combination with other impacts associated with the project, or when considered in the context of the environmental impacts of other planned urban development.

c) The project's potential for potential adverse effects on human beings was considered during the preparation of this Initial Study. Other than the environmental effects discussed above, the proposed project would not involve potential direct or indirect adverse effects on human beings.

4.0 REFERENCES

4.1 DOCUMENT PREPARERS

This IS/MND was prepared by BaseCamp Environmental for use by and under the supervision of the City of Ripon, Department of Community Development. The following persons were involved in preparation of the IS/MND:

City of Ripon Department of Community Development

Ken Zuidervaart, Director of Community Development

BaseCamp Environmental

Charlie Simpson
Krista Simpson
Duffy Ruffin

4.2 DOCUMENTS CITED

2013 Agricultural Report for San Joaquin County. 2014.

California Air Pollution Control Officers Association. Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures. August 2010.

California Air Resources Board. 2008. Climate Change Scoping Plan: A Framework for Change. 2014 Update.

California Department of Conservation, Division of Land Resources Protection, 2014. San Joaquin County Important Farmland 2012. 2014.

California Department of Conservation, Division of Mines and Geology. 1988. Mineral Land Classification of Portland Cement Concrete Aggregate in the Stockton-Lodi Production-Consumption Region. Special Report 160. 1988.

California Department of Finance. Report E-5 City/County Population and Housing Estimates, January 1, 2015.

City of Ripon. 2005. Resolution No. 06-56, Resolution of the City Council of the City of Ripon in Which the City Council Certifies the Final Environmental Impact Report for the City of Ripon General Plan of 2006; Makes Findings Relating to Significant Impacts, Alternatives, and Statement of Overriding Considerations; and Adopts a Mitigation Monitoring and Reporting Program. Adopted by the City Council on September 19, 2005.

Jennings, Charles W and Bryant, William A. 2010. Fault Activity Map of California. California Geological Survey, Geologic Data Map No. 6. 2010.

Ripon, 2006. City of Ripon. City of Ripon General Plan 2040, Volume I – Policy Document. September 19, 2006.

Ripon, 2006. City of Ripon. City of Ripon General Plan 2040, Volume II - EIR. September 19, 2006.

Ripon, 2015. City of Ripon. Public Facility Financing Plan – PFFP Fees. Fee Schedule 2015.

San Joaquin County Flood Control and Water Conservation District. Groundwater Report. Spring 2015.

San Joaquin Valley Air Pollution Control District. Climate Change Action Plan. 2008.

San Joaquin Valley Air Pollution Control District, 2015. Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI). March 19, 2015.

San Joaquin County Habitat/Open Space Conservation Plan?

4.3 INTERNET SOURCES CITED

http://www.conservation.ca.gov/dlrp/fmmp/Pages/SanJoaquin.aspx (Important Farmland Map 2012)

http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/ (Ripon Population and Housing 2014)

http://www.riponfire.com (Ripon Consolidated Fire District)

http://riponpd.org (Ripon Police Department)

http://www.envirostor.dtsc.ca.gov/public/

http://geotracker.waterboards.ca.gov/

http://gis.bam.water.ca.gov/bam/. California Department of Water Resources, Best Available Floodplain Maps.

http://www.consrv.ca.gov/cgs/geologic_resources/mineral_resource_mapping/Pages/Index.aspx, August 1, 2015.

http://www.conservation.ca.gov/cgs/information/geologic_mapping. State Geologic Mapping.

http://www.consrv.ca.gov/cgs/geologic_resources/mineral_resource_mapping/Pages/Index.aspx. State Mineral Resources Maps

http://www.epa.gov/climatechange/ ghgemissions/gases.html. Overview of Greenhouse Gases Information.

https://msc.fema.gov/portal. FEMA Map Service Center.

https://www.valleyair.org/rules/1ruleslist.htm. SJVAPCD Rules and Regulations.

4.4 PERSONS CONSULTED

Anderson, John B. Principal. JB Anderson Land Use Planning.

Anderson, Ken. kdAnderson Transportation Engineers.

Bitters, Dennis. Fire Chief and XSJ Fire Operational Area Coordinator. Ripon Consolidated Fire District.

Merchant, Steve. Ripon Police Department. Lieutenant.

Zuidervaart, Ken. City of Ripon. Director of Planning and Economic Development.

(RWQCB contact person (need to recover phone record))

APPENDIX A

AIR QUALITY MODELING RESULTS

Ripon Gardens

San Joaquin County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Quality Restaurant	4.50	1000sqft	0.50	4,500.00	0
Apartments Low Rise	112.00	Dwelling Unit	7.00	112,000.00	355
Gasoline/Service Station	12.00	Pump	0.56	1,694.10	0
Strip Mall	19.00	1000sqft	3.00	19,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.7	**Precipitation Freq (Days)**	51
Climate Zone	2			**Operational Year**	2016
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Actual size of commercial development.

Construction Phase - No demolition work.

Grading - Total acres of development

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	150	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	150	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	150	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	150	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	1/14/2016	2/11/2016
tblConstructionPhase	PhaseStartDate	1/1/2016	1/29/2016
tblGrading	AcresOfGrading	75.00	11.00
tblLandUse	LotAcreage	0.10	0.50
tblLandUse	LotAcreage	0.04	0.56
tblLandUse	LotAcreage	0.44	3.00
tblProjectCharacteristics	OperationalYear	2014	2016

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2016	0.5171	4.4648	3.4261	5.0900e-003	0.2713	0.2696	0.5409	0.1227	0.2519	0.3746	0.0000	450.0565	450.0565	0.0960	0.0000	452.0716
2017	1.4253	1.6213	1.3429	2.2200e-003	0.0429	0.1027	0.1456	0.0115	0.0964	0.1079	0.0000	190.8631	190.8631	0.0375	0.0000	191.6502
Total	**1.9423**	**6.0862**	**4.7690**	**7.3100e-003**	**0.3142**	**0.3723**	**0.6865**	**0.1342**	**0.3482**	**0.4825**	**0.0000**	**640.9195**	**640.9195**	**0.1334**	**0.0000**	**643.7218**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2016	0.5171	4.4648	3.4261	5.0900e-003	0.2713	0.2696	0.5409	0.1227	0.2519	0.3746	0.0000	450.0561	450.0561	0.0960	0.0000	452.0711
2017	1.4253	1.6213	1.3429	2.2200e-003	0.0429	0.1027	0.1456	0.0115	0.0964	0.1079	0.0000	190.8629	190.8629	0.0375	0.0000	191.6500
Total	**1.9423**	**6.0862**	**4.7690**	**7.3100e-003**	**0.3142**	**0.3723**	**0.6865**	**0.1342**	**0.3482**	**0.4825**	**0.0000**	**640.9190**	**640.9190**	**0.1334**	**0.0000**	**643.7212**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.8326	0.0310	2.1393	4.2700e-003		0.2193	0.2193		0.2193	0.2193	28.2991	49.8783	78.1774	0.1346	8.9000e-004	81.2799
Energy	0.0123	0.1077	0.0614	6.7000e-004		8.5200e-003	8.5200e-003		8.5200e-003	8.5200e-003	0.0000	368.1534	368.1534	0.0135	4.5400e-003	369.8437
Mobile	2.5343	5.4904	22.6204	0.0310	1.8530	0.0680	1.9210	0.4969	0.0625	0.5594	0.0000	2,483.7123	2,483.7123	0.1012	0.0000	2,485.8367
Waste						0.0000	0.0000		0.0000	0.0000	16.6554	0.0000	16.6554	0.9843	0.0000	37.3258
Water						0.0000	0.0000		0.0000	0.0000	3.2455	21.8538	25.0992	0.3343	8.0800e-003	34.6235
Total	**3.3793**	**5.6291**	**24.8212**	**0.0359**	**1.8530**	**0.2958**	**2.1488**	**0.4969**	**0.2903**	**0.7872**	**48.2000**	**2,923.5977**	**2,971.7977**	**1.5679**	**0.0135**	**3,008.9096**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.8326	0.0310	2.1393	4.2700e-003		0.2193	0.2193		0.2193	0.2193	28.2991	49.8783	78.1774	0.1346	8.9000e-004	81.2799
Energy	0.0123	0.1077	0.0614	6.7000e-004		8.5200e-003	8.5200e-003		8.5200e-003	8.5200e-003	0.0000	368.1534	368.1534	0.0135	4.5400e-003	369.8437
Mobile	2.5249	5.4125	22.4345	0.0304	1.8159	0.0668	1.8827	0.4870	0.0614	0.5484	0.0000	2,437.4339	2,437.4339	0.0996	0.0000	2,439.5257
Waste						0.0000	0.0000		0.0000	0.0000	16.6554	0.0000	16.6554	0.9843	0.0000	37.3258
Water						0.0000	0.0000		0.0000	0.0000	3.2455	21.8538	25.0992	0.3343	8.0600e-003	34.6184
Total	**3.3699**	**5.5512**	**24.6353**	**0.0354**	**1.8159**	**0.2946**	**2.1105**	**0.4870**	**0.2892**	**0.7762**	**48.2000**	**2,877.3193**	**2,925.5192**	**1.5663**	**0.0135**	**2,962.5935**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.28**	**1.38**	**0.75**	**1.61**	**2.00**	**0.41**	**1.78**	**2.00**	**0.38**	**1.40**	**0.00**	**1.58**	**1.56**	**0.10**	**0.15**	**1.54**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2016	12/31/2015	5	0	
2	Site Preparation	Site Preparation	1/29/2016	2/11/2016	5	10	
3	Grading	Grading	2/12/2016	3/24/2016	5	30	
4	Building Construction	Building Construction	3/25/2016	5/18/2017	5	300	
5	Paving	Paving	5/19/2017	6/15/2017	5	20	
6	Architectural Coating	Architectural Coating	6/16/2017	7/13/2017	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 11

Acres of Paving: 0

Residential Indoor: 226,800; Residential Outdoor: 75,600; Non-Residential Indoor: 37,791; Non-Residential Outdoor: 12,597 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	162	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	2	8.00	162	0.38
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Paving Equipment	2	8.00	130	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	89.00	16.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.3 Site Preparation - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0254	0.2732	0.2055	2.0000e-004		0.0147	0.0147		0.0135	0.0135	0.0000	18.4386	18.4386	5.5600e-003	0.0000	18.5554
Total	**0.0254**	**0.2732**	**0.2055**	**2.0000e-004**	**0.0903**	**0.0147**	**0.1050**	**0.0497**	**0.0135**	**0.0632**	**0.0000**	**18.4386**	**18.4386**	**5.5600e-003**	**0.0000**	**18.5554**

3.3 Site Preparation - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.2000e-004	4.1000e-004	3.9400e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6373	0.6373	3.0000e-005	0.0000	0.6380
Total	**3.2000e-004**	**4.1000e-004**	**3.9400e-003**	**1.0000e-005**	**7.2000e-004**	**1.0000e-005**	**7.2000e-004**	**1.9000e-004**	**0.0000**	**2.0000e-004**	**0.0000**	**0.6373**	**0.6373**	**3.0000e-005**	**0.0000**	**0.6380**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0254	0.2732	0.2055	2.0000e-004		0.0147	0.0147		0.0135	0.0135	0.0000	18.4385	18.4385	5.5600e-003	0.0000	18.5553
Total	**0.0254**	**0.2732**	**0.2055**	**2.0000e-004**	**0.0903**	**0.0147**	**0.1050**	**0.0497**	**0.0135**	**0.0632**	**0.0000**	**18.4385**	**18.4385**	**5.5600e-003**	**0.0000**	**18.5553**

3.3 Site Preparation - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.2000e-004	4.1000e-004	3.9400e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6373	0.6373	3.0000e-005	0.0000	0.6380
Total	**3.2000e-004**	**4.1000e-004**	**3.9400e-003**	**1.0000e-005**	**7.2000e-004**	**1.0000e-005**	**7.2000e-004**	**1.9000e-004**	**0.0000**	**2.0000e-004**	**0.0000**	**0.6373**	**0.6373**	**3.0000e-005**	**0.0000**	**0.6380**

3.4 Grading - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0962	0.0000	0.0962	0.0503	0.0000	0.0503	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0972	1.1222	0.7371	9.3000e-004		0.0538	0.0538		0.0495	0.0495	0.0000	87.2936	87.2936	0.0263	0.0000	87.8465
Total	**0.0972**	**1.1222**	**0.7371**	**9.3000e-004**	**0.0962**	**0.0538**	**0.1499**	**0.0503**	**0.0495**	**0.0997**	**0.0000**	**87.2936**	**87.2936**	**0.0263**	**0.0000**	**87.8465**

3.4 Grading - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0800e-003	1.3600e-003	0.0131	3.0000e-005	2.3900e-003	2.0000e-005	2.4100e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.1242	2.1242	1.1000e-004	0.0000	2.1265
Total	**1.0800e-003**	**1.3600e-003**	**0.0131**	**3.0000e-005**	**2.3900e-003**	**2.0000e-005**	**2.4100e-003**	**6.4000e-004**	**2.0000e-005**	**6.5000e-004**	**0.0000**	**2.1242**	**2.1242**	**1.1000e-004**	**0.0000**	**2.1265**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0962	0.0000	0.0962	0.0503	0.0000	0.0503	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0972	1.1222	0.7371	9.3000e-004		0.0538	0.0538		0.0495	0.0495	0.0000	87.2935	87.2935	0.0263	0.0000	87.8464
Total	**0.0972**	**1.1222**	**0.7371**	**9.3000e-004**	**0.0962**	**0.0538**	**0.1499**	**0.0503**	**0.0495**	**0.0997**	**0.0000**	**87.2935**	**87.2935**	**0.0263**	**0.0000**	**87.8464**

3.4 Grading - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0800e-003	1.3600e-003	0.0131	3.0000e-005	2.3900e-003	2.0000e-005	2.4100e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.1242	2.1242	1.1000e-004	0.0000	2.1265
Total	**1.0800e-003**	**1.3600e-003**	**0.0131**	**3.0000e-005**	**2.3900e-003**	**2.0000e-005**	**2.4100e-003**	**6.4000e-004**	**2.0000e-005**	**6.5000e-004**	**0.0000**	**2.1242**	**2.1242**	**1.1000e-004**	**0.0000**	**2.1265**

3.5 Building Construction - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3423	2.8649	1.8599	2.6900e-003		0.1977	0.1977		0.1858	0.1858	0.0000	243.3644	243.3644	0.0604	0.0000	244.6319
Total	**0.3423**	**2.8649**	**1.8599**	**2.6900e-003**		**0.1977**	**0.1977**		**0.1858**	**0.1858**	**0.0000**	**243.3644**	**243.3644**	**0.0604**	**0.0000**	**244.6319**

3.5 Building Construction - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0186	0.1622	0.2147	3.8000e-004	0.0105	2.8500e-003	0.0133	3.0000e-003	2.6200e-003	5.6300e-003	0.0000	34.8656	34.8656	3.1000e-004	0.0000	34.8721
Worker	0.0322	0.0407	0.3918	8.5000e-004	0.0713	5.4000e-004	0.0718	0.0189	4.9000e-004	0.0194	0.0000	63.3329	63.3329	3.2500e-003	0.0000	63.4013
Total	**0.0508**	**0.2028**	**0.6065**	**1.2300e-003**	**0.0817**	**3.3900e-003**	**0.0851**	**0.0219**	**3.1100e-003**	**0.0251**	**0.0000**	**98.1985**	**98.1985**	**3.5600e-003**	**0.0000**	**98.2733**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3423	2.8649	1.8599	2.6900e-003		0.1977	0.1977		0.1858	0.1858	0.0000	243.3641	243.3641	0.0604	0.0000	244.6316
Total	**0.3423**	**2.8649**	**1.8599**	**2.6900e-003**		**0.1977**	**0.1977**		**0.1858**	**0.1858**	**0.0000**	**243.3641**	**243.3641**	**0.0604**	**0.0000**	**244.6316**

3.5 Building Construction - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0186	0.1622	0.2147	3.8000e-004	0.0105	2.8500e-003	0.0133	3.0000e-003	2.6200e-003	5.6300e-003	0.0000	34.8656	34.8656	3.1000e-004	0.0000	34.8721
Worker	0.0322	0.0407	0.3918	8.5000e-004	0.0713	5.4000e-004	0.0718	0.0189	4.9000e-004	0.0194	0.0000	63.3329	63.3329	3.2500e-003	0.0000	63.4013
Total	**0.0508**	**0.2028**	**0.6065**	**1.2300e-003**	**0.0817**	**3.3900e-003**	**0.0851**	**0.0219**	**3.1100e-003**	**0.0251**	**0.0000**	**98.1985**	**98.1985**	**3.5600e-003**	**0.0000**	**98.2733**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1536	1.3071	0.8974	1.3300e-003		0.0882	0.0882		0.0828	0.0828	0.0000	118.5422	118.5422	0.0292	0.0000	119.1548
Total	**0.1536**	**1.3071**	**0.8974**	**1.3300e-003**		**0.0882**	**0.0882**		**0.0828**	**0.0828**	**0.0000**	**118.5422**	**118.5422**	**0.0292**	**0.0000**	**119.1548**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.0100e-003	0.0704	0.0983	1.9000e-004	5.1500e-003	1.1800e-003	6.3300e-003	1.4800e-003	1.0800e-003	2.5600e-003	0.0000	16.8798	16.8798	1.4000e-004	0.0000	16.8828
Worker	0.0139	0.0177	0.1686	4.2000e-004	0.0351	2.5000e-004	0.0353	9.3300e-003	2.3000e-004	9.5600e-003	0.0000	29.9509	29.9509	1.4500e-003	0.0000	29.9814
Total	**0.0219**	**0.0881**	**0.2670**	**6.1000e-004**	**0.0402**	**1.4300e-003**	**0.0417**	**0.0108**	**1.3100e-003**	**0.0121**	**0.0000**	**46.8307**	**46.8307**	**1.5900e-003**	**0.0000**	**46.8641**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1536	1.3071	0.8974	1.3300e-003		0.0882	0.0882		0.0828	0.0828	0.0000	118.5420	118.5420	0.0292	0.0000	119.1547
Total	**0.1536**	**1.3071**	**0.8974**	**1.3300e-003**		**0.0882**	**0.0882**		**0.0828**	**0.0828**	**0.0000**	**118.5420**	**118.5420**	**0.0292**	**0.0000**	**119.1547**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.0100e-003	0.0704	0.0983	1.9000e-004	5.1500e-003	1.1800e-003	6.3300e-003	1.4800e-003	1.0800e-003	2.5600e-003	0.0000	16.8798	16.8798	1.4000e-004	0.0000	16.8828
Worker	0.0139	0.0177	0.1686	4.2000e-004	0.0351	2.5000e-004	0.0353	9.3300e-003	2.3000e-004	9.5600e-003	0.0000	29.9509	29.9509	1.4500e-003	0.0000	29.9814
Total	**0.0219**	**0.0881**	**0.2670**	**6.1000e-004**	**0.0402**	**1.4300e-003**	**0.0417**	**0.0108**	**1.3100e-003**	**0.0121**	**0.0000**	**46.8307**	**46.8307**	**1.5900e-003**	**0.0000**	**46.8641**

3.6 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0191	0.2030	0.1473	2.2000e-004		0.0114	0.0114		0.0105	0.0105	0.0000	20.6934	20.6934	6.3400e-003	0.0000	20.8266
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0191**	**0.2030**	**0.1473**	**2.2000e-004**		**0.0114**	**0.0114**		**0.0105**	**0.0105**	**0.0000**	**20.6934**	**20.6934**	**6.3400e-003**	**0.0000**	**20.8266**

3.6 Paving - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7000e-004	6.0000e-004	5.7400e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0198	1.0198	5.0000e-005	0.0000	1.0208
Total	**4.7000e-004**	**6.0000e-004**	**5.7400e-003**	**1.0000e-005**	**1.1900e-003**	**1.0000e-005**	**1.2000e-003**	**3.2000e-004**	**1.0000e-005**	**3.3000e-004**	**0.0000**	**1.0198**	**1.0198**	**5.0000e-005**	**0.0000**	**1.0208**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0191	0.2030	0.1473	2.2000e-004		0.0114	0.0114		0.0105	0.0105	0.0000	20.6934	20.6934	6.3400e-003	0.0000	20.8265
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0191**	**0.2030**	**0.1473**	**2.2000e-004**		**0.0114**	**0.0114**		**0.0105**	**0.0105**	**0.0000**	**20.6934**	**20.6934**	**6.3400e-003**	**0.0000**	**20.8265**

3.6 Paving - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7000e-004	6.0000e-004	5.7400e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0198	1.0198	5.0000e-005	0.0000	1.0208
Total	**4.7000e-004**	**6.0000e-004**	**5.7400e-003**	**1.0000e-005**	**1.1900e-003**	**1.0000e-005**	**1.2000e-003**	**3.2000e-004**	**1.0000e-005**	**3.3000e-004**	**0.0000**	**1.0198**	**1.0198**	**5.0000e-005**	**0.0000**	**1.0208**

3.7 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2264					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.3200e-003	0.0219	0.0187	3.0000e-005		1.7300e-003	1.7300e-003		1.7300e-003	1.7300e-003	0.0000	2.5533	2.5533	2.7000e-004	0.0000	2.5589
Total	**1.2297**	**0.0219**	**0.0187**	**3.0000e-005**		**1.7300e-003**	**1.7300e-003**		**1.7300e-003**	**1.7300e-003**	**0.0000**	**2.5533**	**2.5533**	**2.7000e-004**	**0.0000**	**2.5589**

3.7 Architectural Coating - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7000e-004	7.2000e-004	6.8900e-003	2.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2237	1.2237	6.0000e-005	0.0000	1.2250
Total	**5.7000e-004**	**7.2000e-004**	**6.8900e-003**	**2.0000e-005**	**1.4300e-003**	**1.0000e-005**	**1.4400e-003**	**3.8000e-004**	**1.0000e-005**	**3.9000e-004**	**0.0000**	**1.2237**	**1.2237**	**6.0000e-005**	**0.0000**	**1.2250**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2264					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.3200e-003	0.0219	0.0187	3.0000e-005		1.7300e-003	1.7300e-003		1.7300e-003	1.7300e-003	0.0000	2.5533	2.5533	2.7000e-004	0.0000	2.5589
Total	**1.2297**	**0.0219**	**0.0187**	**3.0000e-005**		**1.7300e-003**	**1.7300e-003**		**1.7300e-003**	**1.7300e-003**	**0.0000**	**2.5533**	**2.5533**	**2.7000e-004**	**0.0000**	**2.5589**

3.7 Architectural Coating - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7000e-004	7.2000e-004	6.8900e-003	2.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2237	1.2237	6.0000e-005	0.0000	1.2250
Total	**5.7000e-004**	**7.2000e-004**	**6.8900e-003**	**2.0000e-005**	**1.4300e-003**	**1.0000e-005**	**1.4400e-003**	**3.8000e-004**	**1.0000e-005**	**3.9000e-004**	**0.0000**	**1.2237**	**1.2237**	**6.0000e-005**	**0.0000**	**1.2250**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.5249	5.4125	22.4345	0.0304	1.8159	0.0668	1.8827	0.4870	0.0614	0.5484	0.0000	2,437.4339	2,437.4339	0.0996	0.0000	2,439.5257
Unmitigated	2.5343	5.4904	22.6204	0.0310	1.8530	0.0680	1.9210	0.4969	0.0625	0.5594	0.0000	2,483.7123	2,483.7123	0.1012	0.0000	2,485.8367

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	738.08	801.92	679.84	2,141,139	2,098,316
Gasoline/Service Station	1,953.36	1,953.36	1953.36	1,125,464	1,102,955
Quality Restaurant	404.78	424.62	324.72	469,928	460,529
Strip Mall	842.08	798.76	388.17	1,187,438	1,163,689
Total	3,938.30	3,978.66	3,346.09	4,923,969	4,825,490

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	45.60	19.00	35.40	86	11	3
Gasoline/Service Station	9.50	7.30	7.30	2.00	79.00	19.00	14	27	59
Quality Restaurant	9.50	7.30	7.30	12.00	69.00	19.00	38	18	44
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.463843	0.064837	0.160115	0.167831	0.045137	0.005991	0.017475	0.062912	0.001121	0.001484	0.006294	0.000648	0.002313

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	246.0538	246.0538	0.0111	2.3000e-003	247.0010
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	246.0538	246.0538	0.0111	2.3000e-003	247.0010
NaturalGas Mitigated	0.0123	0.1077	0.0614	6.7000e-004		8.5200e-003	8.5200e-003		8.5200e-003	8.5200e-003	0.0000	122.0996	122.0996	2.3400e-003	2.2400e-003	122.8427
NaturalGas Unmitigated	0.0123	0.1077	0.0614	6.7000e-004		8.5200e-003	8.5200e-003		8.5200e-003	8.5200e-003	0.0000	122.0996	122.0996	2.3400e-003	2.2400e-003	122.8427

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Quality Restaurant	501930	2.7100e-003	0.0246	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003	0.0000	26.7849	26.7849	5.1000e-004	4.9000e-004	26.9479
Strip Mall	233510	1.2600e-003	0.0115	9.6200e-003	7.0000e-005		8.7000e-004	8.7000e-004		8.7000e-004	8.7000e-004	0.0000	12.4610	12.4610	2.4000e-004	2.3000e-004	12.5368
Apartments Low Rise	1.5194e+006	8.1900e-003	0.0700	0.0298	4.5000e-004		5.6600e-003	5.6600e-003		5.6600e-003	5.6600e-003	0.0000	81.0809	81.0809	1.5500e-003	1.4900e-003	81.5744
Gasoline/Service Station	33221.3	1.8000e-004	1.6300e-003	1.3700e-003	1.0000e-005		1.2000e-004	1.2000e-004		1.2000e-004	1.2000e-004	0.0000	1.7728	1.7728	3.0000e-005	3.0000e-005	1.7836
Total		**0.0123**	**0.1077**	**0.0615**	**6.8000e-004**		**8.5200e-003**	**8.5200e-003**		**8.5200e-003**	**8.5200e-003**	**0.0000**	**122.0996**	**122.0996**	**2.3300e-003**	**2.2400e-003**	**122.8427**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Quality Restaurant	501930	2.7100e-003	0.0246	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003	0.0000	26.7849	26.7849	5.1000e-004	4.9000e-004	26.9479
Strip Mall	233510	1.2600e-003	0.0115	9.6200e-003	7.0000e-005		8.7000e-004	8.7000e-004		8.7000e-004	8.7000e-004	0.0000	12.4610	12.4610	2.4000e-004	2.3000e-004	12.5368
Apartments Low Rise	1.5194e+006	8.1900e-003	0.0700	0.0298	4.5000e-004		5.6600e-003	5.6600e-003		5.6600e-003	5.6600e-003	0.0000	81.0809	81.0809	1.5500e-003	1.4900e-003	81.5744
Gasoline/Service Station	33221.3	1.8000e-004	1.6300e-003	1.3700e-003	1.0000e-005		1.2000e-004	1.2000e-004		1.2000e-004	1.2000e-004	0.0000	1.7728	1.7728	3.0000e-005	3.0000e-005	1.7836
Total		**0.0123**	**0.1077**	**0.0615**	**6.8000e-004**		**8.5200e-003**	**8.5200e-003**		**8.5200e-003**	**8.5200e-003**	**0.0000**	**122.0996**	**122.0996**	**2.3300e-003**	**2.2400e-003**	**122.8427**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	424511	123.4952	5.5800e-003	1.1600e-003	123.9706
Gasoline/Service Station	15636.5	4.5489	2.1000e-004	4.0000e-005	4.5664
Quality Restaurant	151245	43.9989	1.9900e-003	4.1000e-004	44.1683
Strip Mall	254410	74.0108	3.3500e-003	6.9000e-004	74.2957
Total		**246.0538**	**0.0111**	**2.3000e-003**	**247.0010**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	424511	123.4952	5.5800e-003	1.1600e-003	123.9706
Gasoline/Service Station	15636.5	4.5489	2.1000e-004	4.0000e-005	4.5664
Quality Restaurant	151245	43.9989	1.9900e-003	4.1000e-004	44.1683
Strip Mall	254410	74.0108	3.3500e-003	6.9000e-004	74.2957
Total		**246.0538**	**0.0111**	**2.3000e-003**	**247.0010**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.8326	0.0310	2.1393	4.2700e-003		0.2193	0.2193		0.2193	0.2193	28.2991	49.8783	78.1774	0.1346	8.9000e-004	81.2799
Unmitigated	0.8326	0.0310	2.1393	4.2700e-003		0.2193	0.2193		0.2193	0.2193	28.2991	49.8783	78.1774	0.1346	8.9000e-004	81.2799

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1226					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5358					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1476	0.0211	1.2958	4.2300e-003		0.2147	0.2147		0.2147	0.2147	28.2991	48.5192	76.8183	0.1332	8.9000e-004	79.8917
Landscaping	0.0266	9.8700e-003	0.8435	4.0000e-005		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003	0.0000	1.3591	1.3591	1.3900e-003	0.0000	1.3882
Total	**0.8326**	**0.0310**	**2.1394**	**4.2700e-003**		**0.2193**	**0.2193**		**0.2193**	**0.2193**	**28.2991**	**49.8783**	**78.1774**	**0.1346**	**8.9000e-004**	**81.2799**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1226					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5358					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1476	0.0211	1.2958	4.2300e-003		0.2147	0.2147		0.2147	0.2147	28.2991	48.5192	76.8183	0.1332	8.9000e-004	79.8917
Landscaping	0.0266	9.8700e-003	0.8435	4.0000e-005		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003	0.0000	1.3591	1.3591	1.3900e-003	0.0000	1.3882
Total	**0.8326**	**0.0310**	**2.1394**	**4.2700e-003**		**0.2193**	**0.2193**		**0.2193**	**0.2193**	**28.2991**	**49.8783**	**78.1774**	**0.1346**	**8.9000e-004**	**81.2799**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	25.0992	0.3343	8.0600e-003	34.6184
Unmitigated	25.0992	0.3343	8.0800e-003	34.6235

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	7.29725 / 4.60044	18.4860	0.2385	5.7700e-003	25.2821
Gasoline/Service Station	0.159383 / 0.0976861	0.4009	5.2100e-003	1.3000e-004	0.5493
Quality Restaurant	1.3659 / 0.0871852	2.6722	0.0446	1.0700e-003	3.9413
Strip Mall	1.40738 / 0.862586	3.5402	0.0460	1.1100e-003	4.8508
Total		**25.0993**	**0.3343**	**8.0800e-003**	**34.6235**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	7.29725 / 4.60044	18.4860	0.2385	5.7600e-003	25.2784
Gasoline/Service Station	0.159383 / 0.0976861	0.4009	5.2100e-003	1.3000e-004	0.5493
Quality Restaurant	1.3659 / 0.0871852	2.6722	0.0446	1.0700e-003	3.9406
Strip Mall	1.40738 / 0.862586	3.5402	0.0460	1.1100e-003	4.8501
Total		**25.0993**	**0.3343**	**8.0700e-003**	**34.6184**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	16.6554	0.9843	0.0000	37.3258
Unmitigated	16.6554	0.9843	0.0000	37.3258

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	51.52	10.4581	0.6181	0.0000	23.4373
Gasoline/Service Station	6.47	1.3134	0.0776	0.0000	2.9433
Quality Restaurant	4.11	0.8343	0.0493	0.0000	1.8697
Strip Mall	19.95	4.0497	0.2393	0.0000	9.0756
Total		**16.6554**	**0.9843**	**0.0000**	**37.3258**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	51.52	10.4581	0.6181	0.0000	23.4373
Gasoline/Service Station	6.47	1.3134	0.0776	0.0000	2.9433
Quality Restaurant	4.11	0.8343	0.0493	0.0000	1.8697
Strip Mall	19.95	4.0497	0.2393	0.0000	9.0756
Total		**16.6554**	**0.9843**	**0.0000**	**37.3258**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

APPENDIX B

TRAFFIC STUDY

KD Anderson & Associates, Inc.
Transportation Engineers

January 27, 2016

Mr. Ken Zuidervaart, Director of Planning and Economic Development
CITY OF RIPON
259 N. Wilma Avenue
Ripon, CA 95366

RE: FINAL TRAFFIC ASSESSMENT FOR RIPON GARDENS II, RIPON, CA

Dear Mr. Zuidervaart:

This letter summarizes our assessment of traffic access and circulation issues associated with Ripon Gardens II, a proposed 112 unit apartment project located on the west side of N. Ripon Road in the area south of the River Road / N. Ripon Road intersection as noted in Figure 1 (Vicinity Map) and Figure 2 (Site Plan). Ripon Gardens II is a proposed second phase of a development plan that began with the Ripon Gardens I project currently under construction to the immediate south and would culminate with retail use on the third parcel immediately to the north along River Road, as noted in subsequent figures.

KEY ISSUES / RECOMMENDATIONS

This focused traffic study is intended to address the following key issues, and our conclusion regarding these issues is noted:

- **What ultimate improvements are needed at the River Road / N. Ripon Road intersection, and how does the ROW needed for these improvements affect the project site and the overall development plan?** To deliver the City's minimum Level of Service standards, a conventional signalized intersection is needed. However, no additional right of way from the project site is needed to accommodate that intersection**.**

- **How should the River Road / N. Ripon Road intersection be configured on an "interim" basis after the project's frontage improvements are installed but the east side of N. Ripon Road has not been widened?** The existing intersection layout can remain on an interim basis. The portion of No. Ripon Road should be configured as a single travel lane in each direction with a continuous Two-Way left-turn lane. This treatment is consistent with improvements on No. Ripon Road south of the project.

- **Can full access be allowed at the project's N. Ripon Road access points?** Full access can be permitted at all locations on No. Ripon Road on an interim basis with the improvement described above. However, when the ultimate layout of the River Road / No. Ripon Road intersection is installed, the commercial access will be limited to right-turns only by a raised median that accompanies the intersection's northbound left turn lane.

  Access decisions regarding the Ripon Gardens I and II driveways should be delayed until information is available regarding the access needs of the future development on the east side of the road. At this time a continuous TWLT lane should be expected south of the River Road

3853 Taylor Road, Suite G • Loomis, CA 95650 • (916) 660-1555 • FAX (916)660-1535

median noted above. A raised median can be installed but not all driveways can be served due to the distances between driveways. For example, there is room for northbound left turn lanes at the Ripon Gardens II and southern Ripon Gardens I driveways, but this configuration would eliminate the possibility of left turn access to the east side of N. Ripon Road. Conversely, full access to the west and east side would be possible with a single median break at either the southern or northern Ripon Gardens I driveway, but the median would block left turn access at Ripon Gardens II.

Installation of a raised median should be accompanied by driveway treatments that provide adequate room for u-turns. The curb location under the City's standard 102' section will need to be moved out about 6 from the intersection to accommodate u-turns. This can be accomplished by a larger curb return radius or a approach taper, and examples have been provided.

- **What access can be permitted for the commercial area along River Road?** The two commercial driveways on River Road will be limited to right-turns-only by a raised median. The planned six lane section on River Road provides adequate opportunities for right turns into each driveway, as turns can be made from the curbside through lane while through traffic is concentrated in the two inside lanes. Auxiliary turn treatments are described in the report but are not required.

  The location of the eastern commercial driveway has been evaluated. Ideally the location should allow exiting motorists easy access to the ultimate eastbound left turn lane. To reach the lane the driveway should be located beyond the limits of the anticipated queue in the left turn lane with room for deceleration. The driveway should be moved 40 feet to the west to provide space for queue and deceleration under year 2035 conditions.

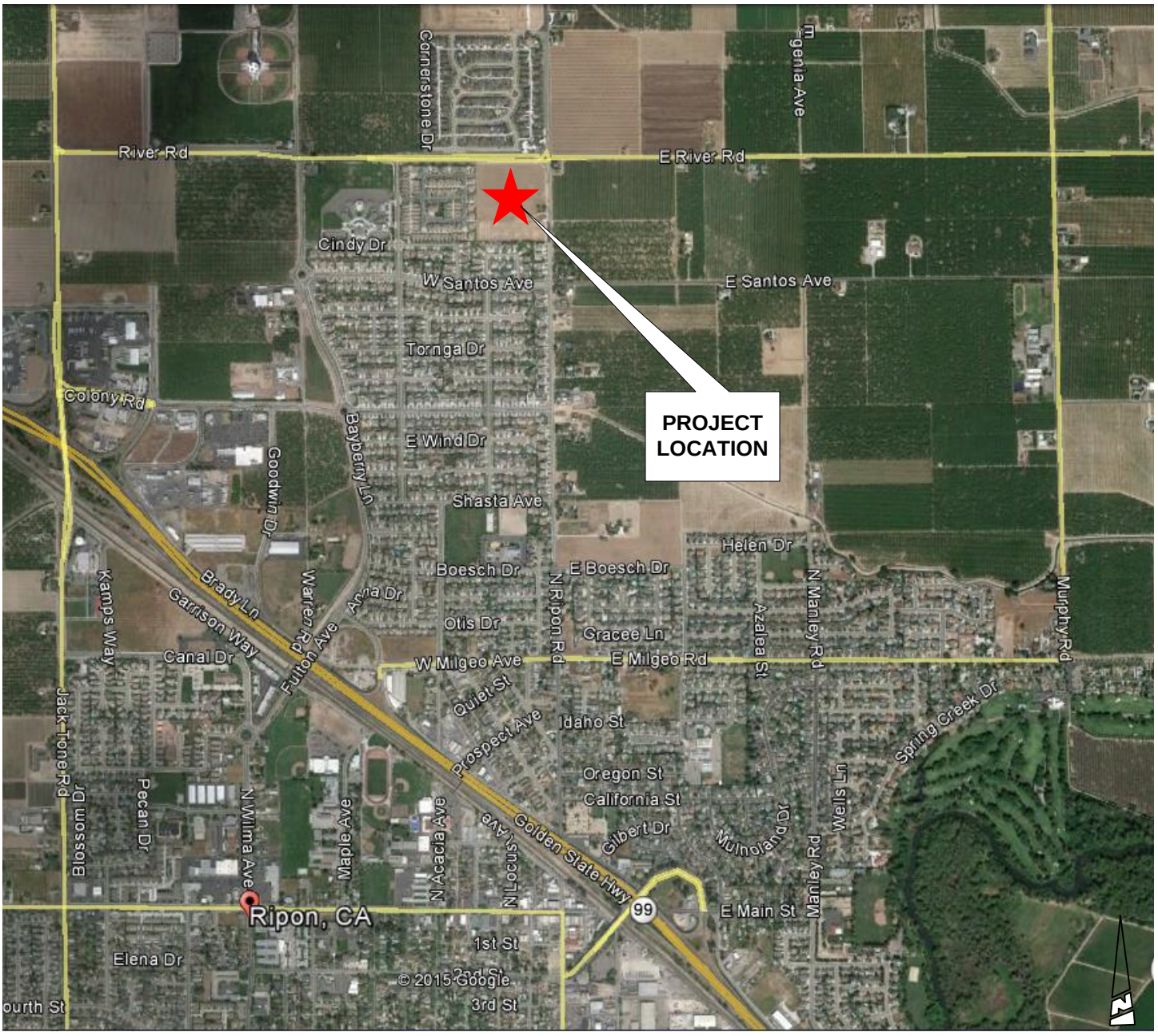
- **What are the project's Tier 1 impacts under San Joaquin County Council of Governments (SJCOG) CMP guidelines?** The project has been reviewed for consistency with adopted regional plans and programs. The project is consistent and its impact is not significant with regards to SJCOG criteria.

BACKGROUND INFORMATION

This assessment makes use of the daily traffic volume information generated by the City's recent traffic study for the North Pointe SP area, as well as additional information regarding:

- Current a.m. and p.m. peak hour traffic volumes at the River Road / N. Ripon Road intersection.
- Existing Plus Project and Long Term Future peak hour traffic volumes at the intersection and at project driveways.
- Applicable engineering principals for the design of intersection and access within the context of City of Ripon standards and typical practices suggested by Caltrans or employed by other communities with regards to access to major streets.

KDA



VICINITY MAP

KD Anderson & Associates, Inc.
Transportation Engineers

5850-02 LT 1/22/2016

figure 1

RIPON GARDENS II

RIPON, CALIFORNIA

REQUIRED PARKING STALLS

	PLAN	PLANS PER BUILDING	TOTAL NUMBER UNITS	NUMBER OF BEDROOMS PER UNIT	PARAMETERS FOR PARKING REQUIREMENT	REQUIRED STALLS
BUILDINGS 1, 4, 6, 8, 11, 14	PLAN A	3	18	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	18 COVERED 22 STANDARD
	PLAN A1	3	18	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	18 COVERED 22 STANDARD
	PLAN B	1	6	1	1 COVERED, 0.5 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	6 COVERED 5 STANDARD
	PLAN B1	1	6	1	1 COVERED, 0.5 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	6 COVERED 5 STANDARD
BUILDINGS 2, 3, 7, 13	PLAN C	2	16	3	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	16 COVERED 17 STANDARD
	PLAN C1	2	16	3	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	16 COVERED 17 STANDARD
BUILDINGS 5, 9, 10	PLAN D	1	8	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	8 COVERED 10 STANDARD
	PLAN D1	1	8	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	8 COVERED 10 STANDARD
BUILDINGS 12, 13	PLAN E	1	8	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	8 COVERED 10 STANDARD
	PLAN E1	1	8	2	1 COVERED, 1 STANDARD STALL AND 1 "GUEST" FOR EVERY 5 UNITS	8 COVERED 10 STANDARD
		TOTAL = 8	112			112 COVERED TOTAL REQUIRED 126 STANDARD
						113 COVERED TOTAL PROVIDED 131 STANDARD

OWNER
DELTA BANK
611 N. MAIN ST.
MANTECA, CA 95336

SUBDIVIDER:
JKB LIVING INC.
PO BOX 2988
TURLOCK, CA 95381
(209) 632-2047

SITE AREA ANALYSIS

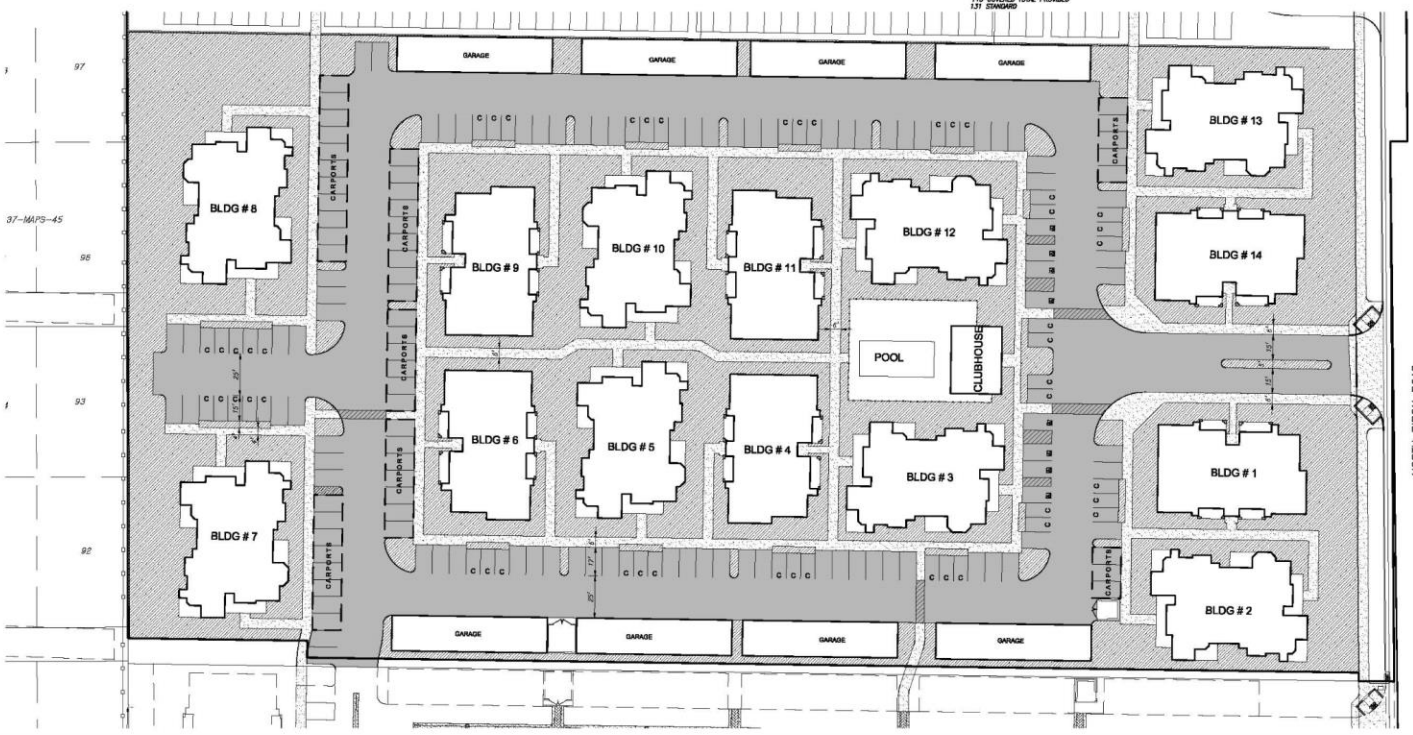
LOT AREA:	6.13 AC (266,944 SF)
BUILDING AREA:	75,726 SF (28%)
LANDSCAPE AREA:	81,470 SF (31%)
HARDSCAPE AREA:	35,435 SF (13%)
PAVED AREA:	74,313 SF (28%)
TOTAL:	6.13 AC

APN : 261-030-028 AND A PORTION OF 261-030-17
ADDRESS: 1663 NORTH RIPON ROAD

LEGEND
LANDSCAPE AREAS (TURASS, SHRUBS AND TREES TO BE DETERMINED)
AC PAVED AREAS
CONCRETE AREAS

COVERED (GARAGE AND CARPORT) PARKING STALLS PROVIDED: 113
STANDARD (SHOWN AT 9'X19') PARKING STALLS PROVIDED: 75
COMPACT (SHOWN AT 8.5'X17') PARKING STALLS PROVIDED: 48
HANDICAP PARKING STALLS PROVIDED: 8

VICINITY MAP
NTS



SCALE 1" = 30'

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9000 FAX:(209) 548-9005

SITE PLAN
RIPON GARDENS II
RIPON, CALIFORNIA

JOB NO. 2021109
DATE 07/24/2015
DR BY TM
CK BY
SCALE AS SHOWN

SHEET NUMBER 1 OF 1 SHEETS

KD Anderson & Associates, Inc.
Transportation Engineers

5850-02 LT 1/22/2016

SITE PLAN

figure 2

Existing Traffic Volumes / Level of Service

Figure 3 (Existing Traffic) presents the results of new peak hour traffic counts conducted at the River Road / N. Ripon Road intersection on October 20, 2015. These volumes have been employed to calculate the current operating Level of Service at the River Road / N. Ripon Road intersection. Today this intersection is configured as a large single lane roundabout with stop sign controls on each approach. This layout represents an "interim" design that accommodates the recent widening of River Road west of the intersection (i.e., six lane expressway) and the single lane approaches on the other three legs of the intersection. Today this intersection operates like an all-way stop and provides LOS A in the a.m. peak hour and LOS B in the p.m. peak hour.

Project Characteristics

Trip Generation. The amount of vehicular traffic associated with Ripon Gardens II apartment project and with the possible uses on the adjoining commercial site has been estimated. As noted in Table 1 below, the apartments may generate 745 daily trips (½ inbound and ½ outbound), with 57 trips in the a.m. peak hour and 69 in the p.m. peak hour.

A trip generation has also been made assuming the Ripon Gardens II site was developed under the current Community Commercial Zoning. Roughly 50 ksf of retail is possible. The site would develop 2,597 "new" daily trips with 102 and 226 trips in the a.m. and p.m. peak hours, respectively.

Assuming the mix of uses identified in the site plan, the adjoining retail center trips could total 3,217 on a daily basis, with 209 trips in the a.m. peak hour and 280 in the p.m. peak hour.

TABLE 1
TRIP GENERATION FORECASTS

Description	Quantity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Ripon Gardens II Apartments	112 du	745	11	46	57	45	24	69
Future Gasoline / C Store	12 fueling positions	1,834	72	70	142	85	81	166
Sit Down Restaurant	4,500 sf	572	27	22	49	27	17	44
Retail	19,000 sf	811	11	7	18	34	36	70
Total		3,962	121	145	266	191	158	349
Ripon Gardens II Site as Community Commercial	50 ksf*	2,597			102			226

(*) based on ITE (820) rates and 40% pass-by on a daily and p.m. peak hour basis

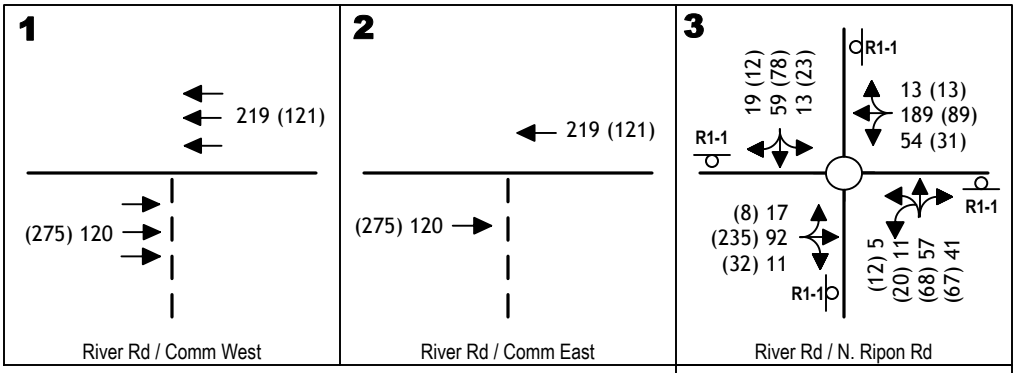
KDA

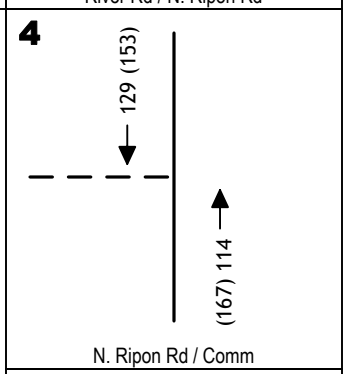
Figure 4 (Project Traffic) indicates the assignment of trips from apartments and future commercial uses to the local street system under an "interim" condition that assumes:

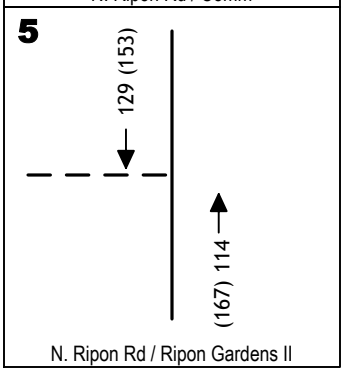
- right turn only commercial access on River Road
- full access to the apartments on N. Ripon Road
- full access to the commercial onto N. Ripon Road

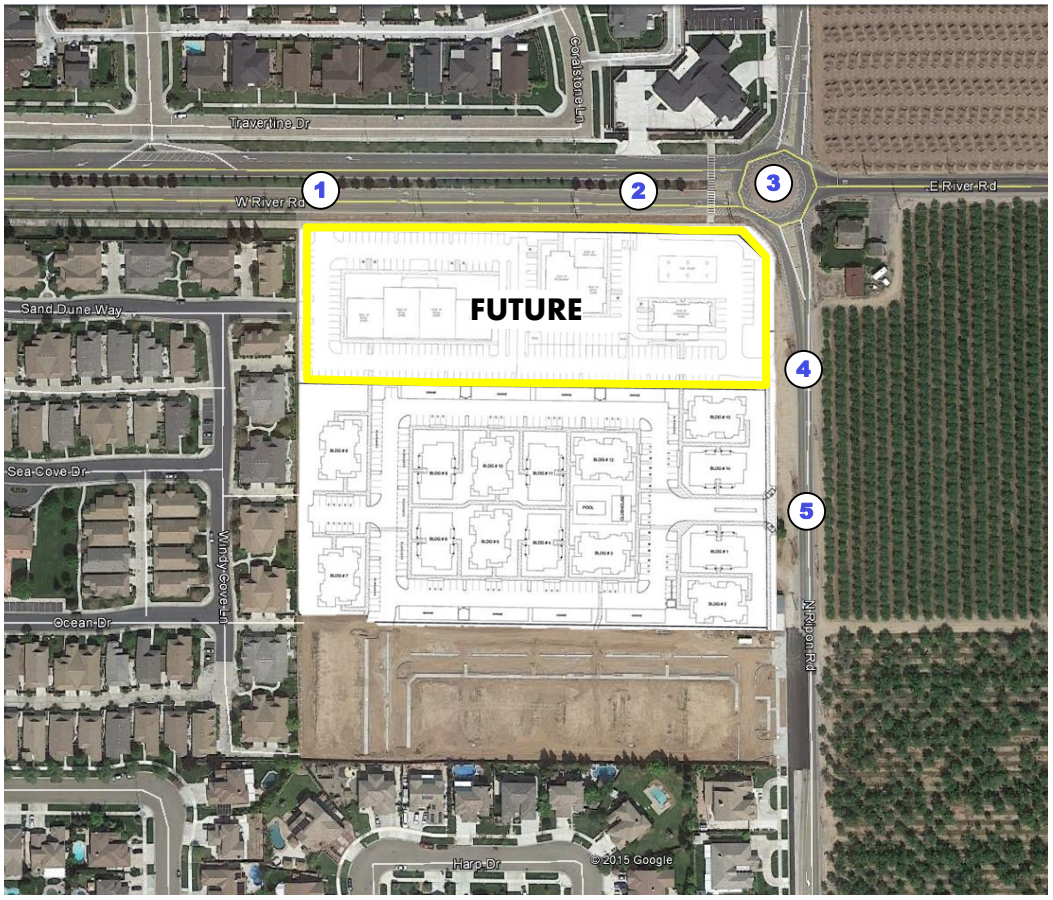
Figure 5 (Existing Plus Project) shows the sum of existing and project traffic under these "interim" conditions. Under these conditions the River Road / No. Ripon Road intersection will operate at LOS B in the a.m. and LOS B n the p.m. peak hour.

KDA









N.T.S.

Legend

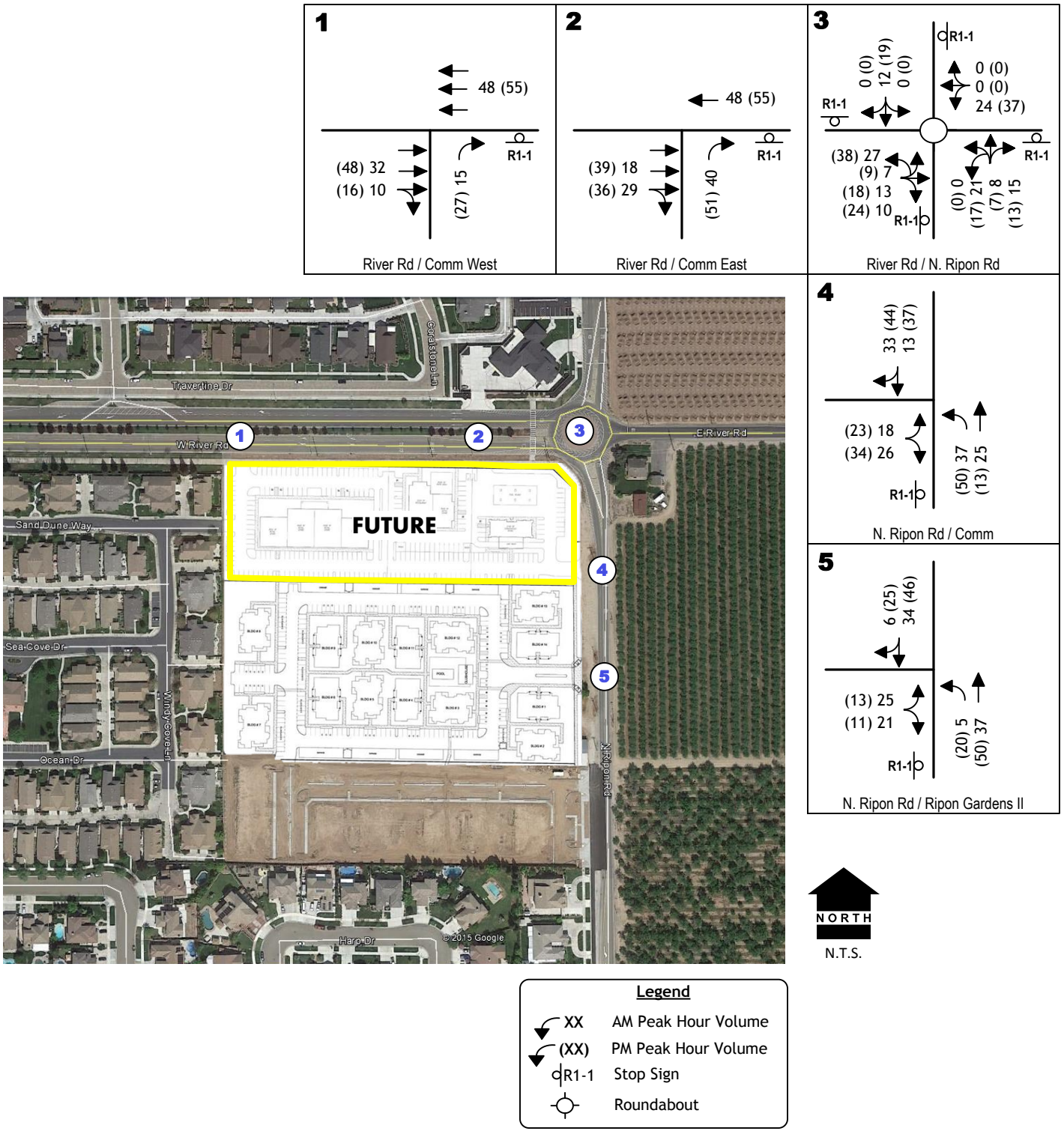
XX	AM Peak Hour Volume
(XX)	PM Peak Hour Volume
R1-1	Stop Sign
	Roundabout

EXISTING TRAFFIC VOLUMES AND LANE CONFIGURATIONS

KD Anderson & Associates, Inc.
Transportation Engineers

5850-02 LT 1/22/2016

figure 3

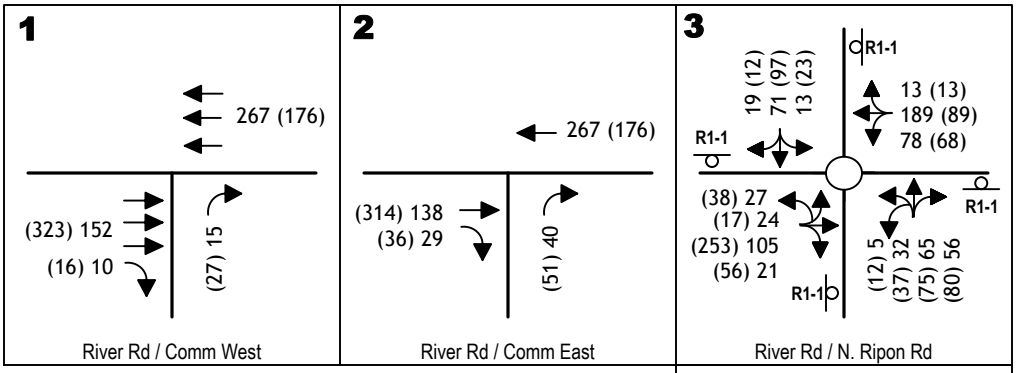


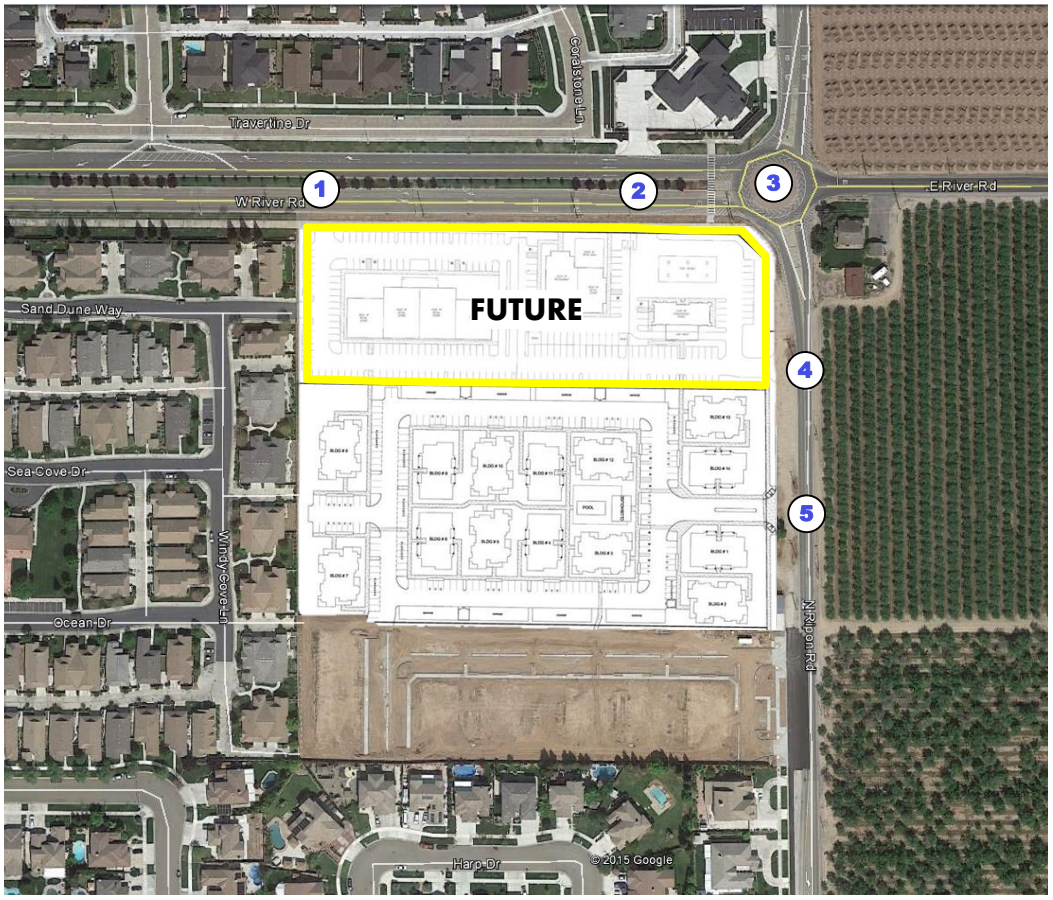
PROJECT ONLY TRAFFIC VOLUMES AND
LANE CONFIGURATIONS WITH INTERIM ACCESS

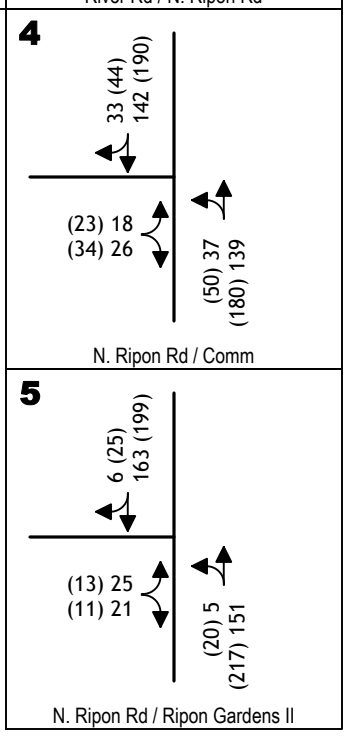
KD Anderson & Associates, Inc.
Transportation Engineers

5850-02 LT 1/22/2016

figure 4







N.T.S.

Legend

XX	AM Peak Hour Volume
(XX)	PM Peak Hour Volume
R1-1	Stop Sign
	Roundabout

EXISTING PLUS PROJECT TRAFFIC INTERIM WITH RETAIL PLUS APARTMENT AND FULL ACCESS TO N. RIPON RD

KD Anderson & Associates, Inc.
Transportation Engineers

5850-02 LT 1/22/2016

Cumulative Traffic Volumes

Future Conditions. The North Pointe traffic study suggests that the volume of traffic on River Road east and west of N. Ripon Road will increase to 36,000 vehicles per day in the future. The citywide traffic model also suggests that the volume of traffic on North Ripon Road will increase. These daily volume projections were used to create long term intersection a.m. and p.m. peak hour turning movement volumes at the N. Ripon Road / River Road intersection and at the project access under the same access assumptions used for the "Interim" assessment. These volumes are shown in Figure 6 (Year 2035 Full Access). Long term volumes are also identified assuming that the project's access onto N. Ripon Road was limited to "right turns only", and these results are shown in Figure 7 (Year 2035 Right Turn Only Access).

Design Standards / Standard Practices

Many communities identify access standards for various types of roads. We reviewed available standards to identify any adopted policies regarding:

1. Access spacing and/or controls on expressways and/or arterial streets
2. Auxiliary turn lanes at intersections
3. Length of turn lanes at intersections or at midblock access points
4. Width Required for U-turns

City of Ripon Standards. We reviewed the standard details that are available on line.

Sheet ST-24 and ST-27 (attached) indicate the layout of a commercial driveway on a 140' major arterial street (i.e., 24-40 feet wide) with 60 foot radius returns, but no auxiliary lanes or shoulder.

Sheet ST-31 (attached) presents the general layout of a three lane roundabout on a 140 foot Major Arterial Street, the outside diameter of the roundabout is roughly 210 feet.

The published standards provide no information regarding access spacing or specific intersection treatments.

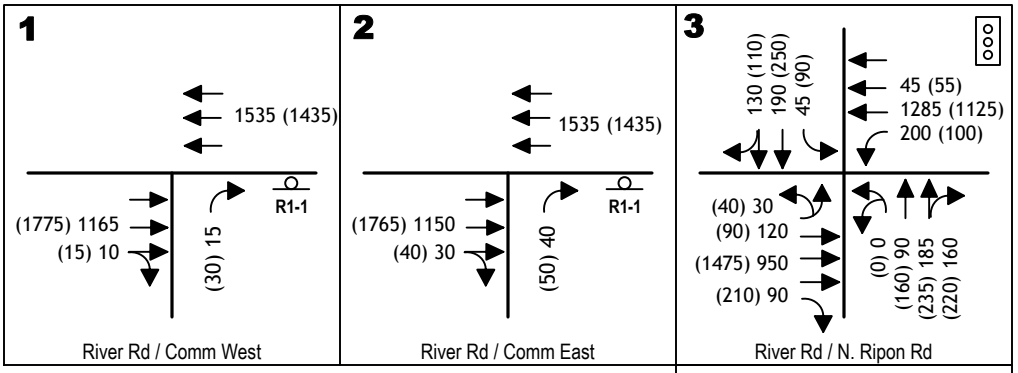
City of Manteca Standards. We reviewed the standards adopted by this adjoining community. They had no specific standards for intersection or access design.

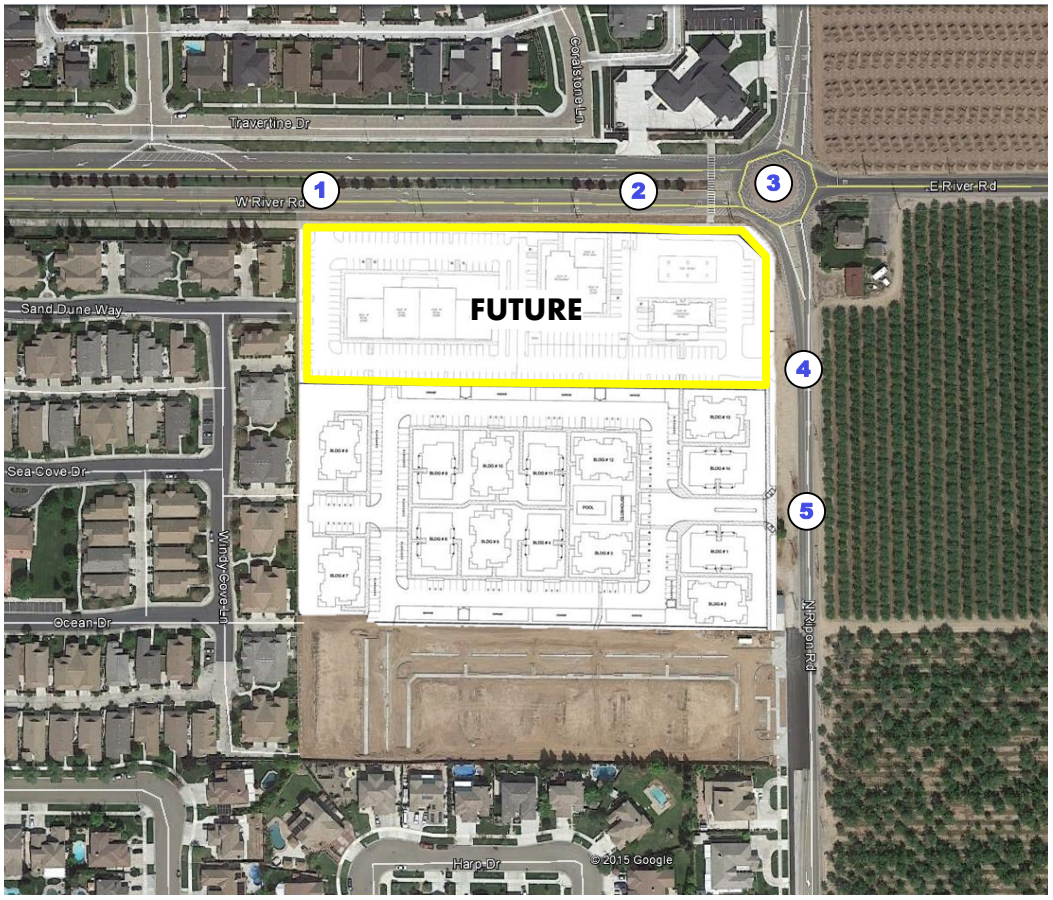
City of Modesto Standards. The City of Modesto is on the other end of the spectrum with regards to adopted standards. Modesto has adopted templates for every conceivable intersection layout, and these designs note the length of turn lanes and nature of auxiliary lanes provided at intersections on expressways.

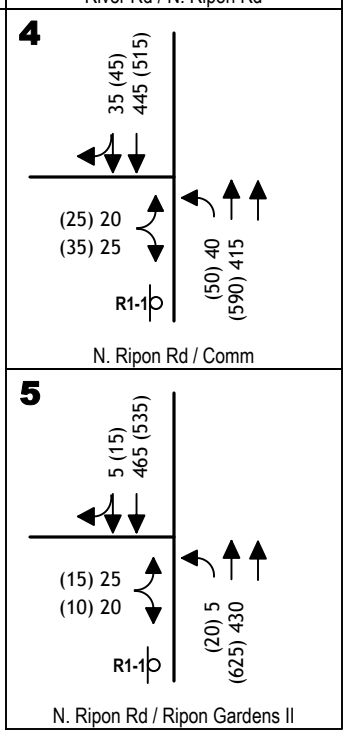
Detail 364 (attached) provides information regarding the layout of the intersection of a six-lane expressway and a four lane arterial street.

City of Roseville Standards. The City of Roseville has a helpful standard plate that describes the street width need to accommodate U-turns (TS-15).

KDA







NORTH

N.T.S.

Legend

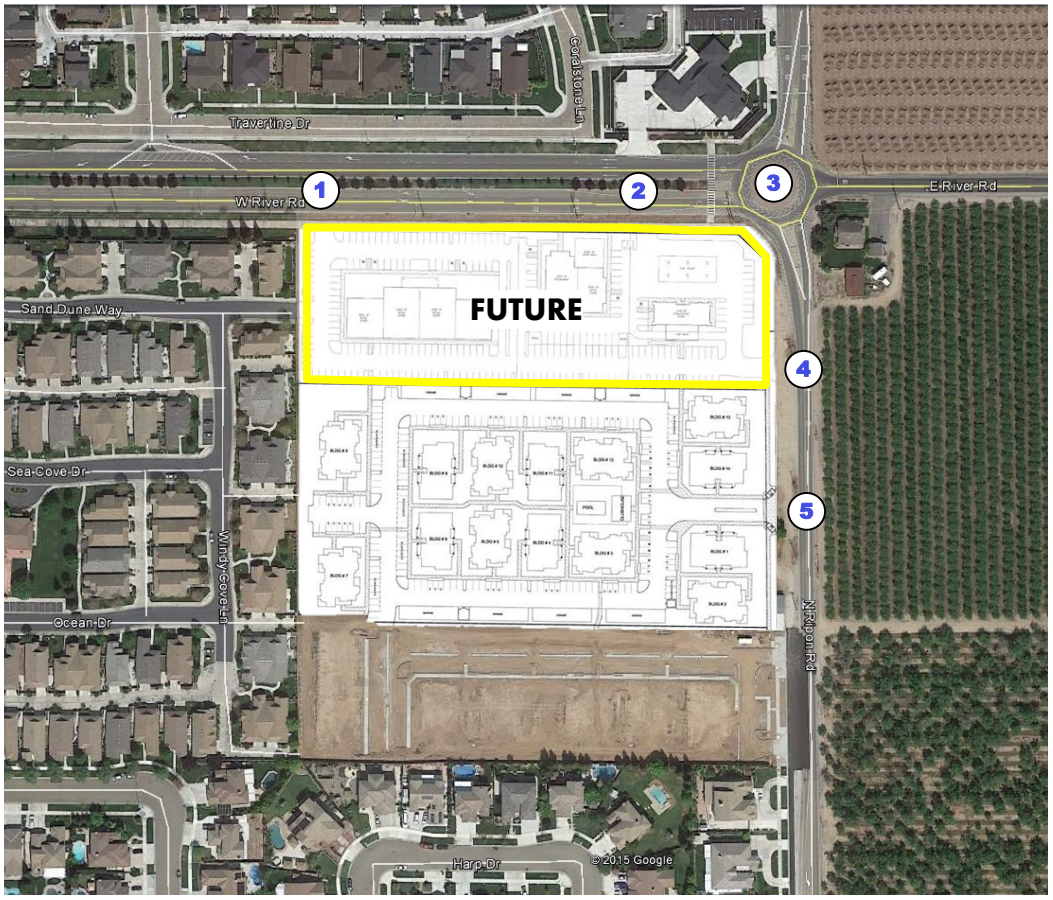
XX	AM Peak Hour Volume
(XX)	PM Peak Hour Volume
R1-1	Stop Sign
	Roundabout

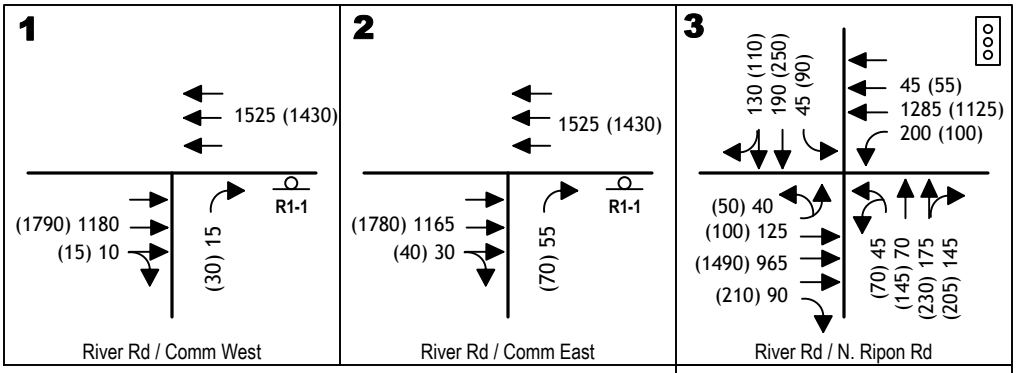
YEAR 2035 TRAFFIC VOLUMES AND LANE CONFIGURATIONS WITH FULL ACCESS

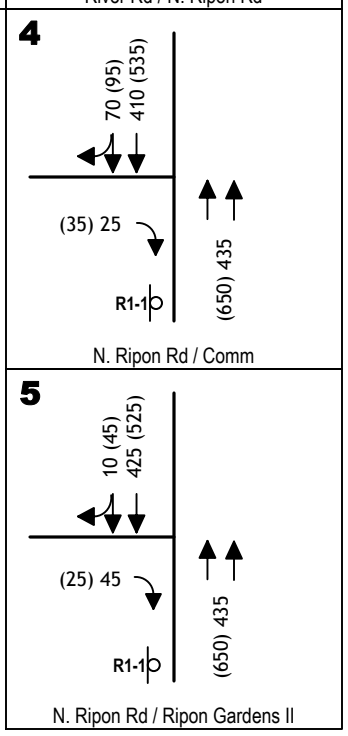
KD Anderson & Associates, Inc.
Transportation Engineers

5850-02 LT 1/22/2016

figure 6







N.T.S.

Legend

XX	AM Peak Hour Volume
(XX)	PM Peak Hour Volume
R1-1	Stop Sign
	Roundabout

YEAR 2035 TRAFFIC VOLUMES AND LANE CONFIGURATIONS WITH RIGHT TURN ACCESS

KD Anderson & Associates, Inc.
Transportation Engineers

5850-02 LT 1/22/2016

figure 7

Caltrans Highway Design Manual (HDM) Guidelines. Decisions regarding the design of intersections on the state highway system are governed by the policies contained in the Caltrans Highway Design Manual (HDM). The HDM includes guidance that ranges from "mandatory" to "advisory" and approval for deviation from this guidance may be made at a district or headquarters level.

The main issue associated with intersection design is the length of turn lanes based on storage for waiting vehicles and deceleration. HDM Chapter 4 notes that the combination of left turn lane and bay taper should accommodate waiting vehicles (storage) and deceleration, as noted in the text which follows.

Shoulder Width – The shoulder widths given in Table 302.1 shall be the minimum continuous usable width of paved shoulder on highways. For conventional highways the shoulder width is 8 feet. Typically, on-street parking areas in urbanized areas are included in the shoulder. The design requirements for shoulders along right turn lanes are less, and a minimum of 4 feet to shoulder is permitted.

Bay Taper – The bay taper is a reversing curve along the left edge of the traveled way that directs traffic into the left-turn lane. The length of this bay taper should be short to clearly delineate the left-turn move and to discourage through traffic from drifting into the left-turn lane. In urban areas, lengths of 60 feet and 90 feet are normally used. Where space is restricted and speeds are low, a 60-foot bay taper is appropriate. On rural high-speed highways, a 120-foot length is considered appropriate.

Deceleration Lane Length – Design speed of the roadway approaching the intersection should be the basis for determining deceleration lane length. It is desirable that deceleration take place entirely off the through traffic lanes. Deceleration lane lengths are given in Table 405.2B and the bay taper length is included. Where partial deceleration is permitted on the through lanes the design speeds in Table 405.2B may be reduced 10 miles per hour to 20 miles per hour for a lower entry speed. In urban areas where cross streets are closely spaced and deceleration lengths cannot be achieved, the District Traffic branch should be consulted for guidance.

TABLE 2
CALTRANS CRITERIA

Design Speed (mph)	Deceleration Lane Length	Minimum Stopping Sight Distance
	Length to stop (feet)	
25	185	150
30	235	200
35	275	250
40	315	300
45	375	360
50	435	430

Source: HDM Table 405.2B and 201.2

Storage Length – At un-signalized intersections, storage length may be based on the number of turning vehicles likely to arrive in an average 2-minute period during the peak hour. At a minimum, space for 2 vehicles should be provided at 25 feet per vehicle. If the peak hour truck traffic is 10 percent or

KDA

more, space for at least one passenger car and one truck should be provided. Bus usage may require a longer storage length and should be evaluated if their use is anticipated.

At signalized intersections, the storage length may be based on one and one-half to two times the average number of vehicles that would store per signal cycle depending on cycle length, signal phasing, and arrival and departure rates. At a minimum, storage length should be calculated in the same manner as un-signalized intersection.

Two-Way Left-Turn Lane (TWLTL). The TWLTL consists of a striped lane in the median of an arterial and is devised to address the special capacity and safety problems associated with high-density strip development. It can be used on 2-lane highways as well as multilane highways.

The minimum width for a TWLTL shall be 12 feet (see Index 301.1). The preferred width is 14 feet. Wider TWLTL's are occasionally provided to conform with local agency standards. However, TWLTL's wider than 14 feet are not recommended, and in no case should the width of a TWLTL exceed 16 feet. Additional width may encourage drivers in opposite directions to use the TWLTL simultaneously.

Lane and Shoulder Width. Index 301.1 shall be used for right-turn lane width requirements. Shoulder width shall be a minimum of 4 feet. Although not desirable, lane and shoulder widths less than those given above can be considered for right-turn lanes under the following condition and with the approval of a design exception pursuant to Index 82.2:

- On urban, city or town centers (rural main streets) where width is restricted, consideration may be given to reducing the lane width to 11 feet with approval of a design exception.

Driveway Spacing. Caltrans District 10 considers a variety of issues in determining the allowable distance between intersections. Initial guidance assumes the distance between driveway should be equal to or greater than the minimum stopping sight distance for the applicable design speed. Thus for a 35 mph design the distance should 250 feet, while for a 50 mph design the distance should be at least 430 feet. As a rule of thumb, many communities assume 150 spacing on local streets and 240 foot spacing on collector streets.

EVALUATION

Future Operation of River Road / N. Ripon Road intersection

The future peak hour traffic volumes will be used to evaluate the operation of the intersection under two design alternatives:

1. Conventional signalized intersection, and
2. Roundabout

Signalized Intersection Layout. The layout of the intersection needs to provide a Level of Service that satisfies the City's minimum LOS D goal has been assessed. It has been assumed the number of through lanes in each direction will be consistent with the General Plan (i.e., three though lanes on each River Road approach and two through lanes on each N. Ripon Road approach). Separate left turn lanes will be

KDA

customary on each approach. This basic layout without right turn lane of dual left turn lanes would yield LOS D in the a.m. peak hour and LOS C in p.m. peak hour.

Auxiliary Lanes. The need for auxiliary lanes is generally dependent on creating the capacity needed to meet Level of Service goals or satisfying goals for maintaining traffic flow on an expressway. For example, the City of Modesto's standard design provides right turn lanes on each expressway approach and these lanes are separated from the intersection control by a small raised island. However, while this feature maximizes the speed of vehicles leaving the expressway, concerns have come up elsewhere recently regarding potential conflicts between pedestrians and high speed turning traffic.

We have considered the need for separate right turn lanes on the River Road Expressway at intersections and at driveways. In this case, the roadway is intended to both provide access to adjoining properties and to accommodate through traffic. While Modesto standards could be applicable on expressways that extend for many miles, the Ripon portion of River Road is relatively short. Thus, access standards that are more akin to a major arterial street, rather than and expressway are applicable, and separate right turn lanes are not required.

The length of left turn lanes on River Road and on N. Ripon Road have also been evaluated. Based on the anticipated peak hour volumes, the eastbound left turn lane on River Road will need to provide a combination of 150 feet of storage and 435 feet of deceleration. This can be accomplished with a 120 foot bay taper preceding a 455 foot lane left turn.

The length of the northbound left turn lane on N. Ripon Road can be shorter since the speed on that roadway is less and most northbound traffic will be stopping at the expressway. The storage needed will range from 160 feet (full access on N. Ripon Road) to 200 feet (right turn only access). Some deceleration in the through lane in advance of the turn pocket should be permissible in this instance, and deceleration from 25 mph is applicable (i.e., 185 feet). Thus the combination of northbound left turn lane and bay taper would range from 345 to 385 feet. Assuming a 90 foot bay taper, the lane itself would be 250 to 295 feet long. As a comparison, the City of Modesto's 4 lane major collector approach standard provides only 250 feet, which indicates that this community's design does not intend to provide appreciable deceleration.

U-turns. The corners of the intersection need to accommodate the turning radius of automobiles making u- turns. When the available space is too narrow, motorists stop as they near the far side curb and can create a hazard other traffic. The City of Roseville design standard note the spaced needed to make U-turns when the corner radius is more or less than 50 feet. The width of the receiving area, including median, needs to be roughly 30 feet when the radius is more than 50 feet. In this case, the distance is 27 feet, which will be adequate for the 60 foot radius prescribed under City of Ripon standards.

Roundabout Layout. The forecast traffic volumes are not conducive to a roundabout. Assuming two lane entry on N. Ripon Road and three lane entry on River Road, a roundabout would yield LOS D in the a.m. peak hour but LOS F in the p.m. peak hour. The 95th percentile queues on the eastbound and northbound approaches would reach for 1,800 and 400 feet west and south of the intersection, respectively.

KDA

A standard roundabout layout will include "splitter" islands which channelize approaching traffic streams to promote entry speeds that are manageable. At a roundabout of this size the islands could easily extend for 200 to 250 feet beyond the outside diameter of the roundabout itself.

Effects of Ultimate River Road / N. Ripon Road Intersection Design on Ripon Gardens II Access

Proposed Access. The current plan for Ripon Gardens II and the adjoining commercial site places a driveway on River Road roughly 230 feet west of the N. Ripon Road intersection (centerline to centerline), and the next driveway is another 480 feet west. The commercial driveway on N. River Road is roughly 240 feet south of River Road, and the Ripon Gardens driveway is roughly 450 feet south of the intersection.

If a signalized intersection is ultimately installed, then the more easterly driveway on River Road would be relatively close to the intersection. Under ultimate conditions there would be times when the queue of waiting eastbound vehicles extends well beyond the driveway. Thus, exiting onto River Road from this driveway will primarily occur during the gaps in eastbound traffic when the signal is in "green" or before the queue extends to the driveway when the signal is in "red".

While turning into the outside through lane on River Road will not be difficult, a key issue with regards to the eastern driveway is the maneuver required to reach the eastbound left turn lane, since customers will need to reach the lane to make a u-turn and go west. The feasibility of this movement from this location is based on factors such as the gap in traffic needed to cross three lanes, the length of the queuing in the left turn lane itself and the space required to decelerate into the turn lane behind the queue. It is unlikely that motorists will attempt to "weave" through oncoming traffic to reach the left turn pocket from the easterly access point, although this is possible from the western driveway.

The desirable distance between the No. Ripon Road intersection and the eastern driveway should exceed the length of queue in the eastbound left turn lane and provide deceleration from 20-25 mph. This distance is roughly 200 feet. Under the current plan the distance between the driveway and the future crosswalk across River Road is roughly 160 feet. Ideally, the driveway would be moved 40 feet to the west.

The Ripon Gardens II driveway on N. Ripon Road lies roughly 100 feet beyond the limits of the recommended northbound left turn lane approaching River Road. This distance is far enough to allow full access at this point without interfering with the operation of the signal.

Other Access Issues for Ripon Gardens II

Driveway Spacing. Several driveways will exist along the west side of N. Ripon Road. Ripon Gardens I has two driveways that lie 230 and 370 feet south of the proposed apartment's driveway. Assuming that the minimum stopping sight distance is a reasonable guide to intersection spacing, the distance from the new driveway to Ripon Gardens I of 240 feet is close enough to the 250 foot standard to be acceptable with a TWLT lane. While the two Ripon Gardens I driveways are very close, because the southern driveway only serves a few residences, this location should not be problematic.

KDA

Effects of Median. Access decisions may need to be reconsidered if a raised median is eventually installed along N. Ripon Road from River Road to Santos Avenue. Under those circumstances the length of channelized left turn pockets would be based on minimal storage and applicable deceleration. Assuming storage for a minimum of two vehicles per Caltrans guidelines and deceleration from 25 mph, then the sum of turn lane and bay taper would be 235 feet. After subtracting the area within each driveway itself, the distance between the driveway openings is only 190 feet. It is reasonable to conclude that if a raised median is installed only one of the driveways in this area will gain full access. Because Ripon Gardens I residents could make a u-turn at the Ripon Gardens II driveway, limiting access to Ripon Gardens II would be the more logical choice.

The feasibility of allowing a northbound left turn pocket to the southern Ripon Gardens I driveway was evaluated. This driveway is roughly 480 feet from Santos Avenue (centerline to centerline) and roughly 410 feet of storage is available between the two intersections. The minimum distance needed to accommodate "back-to back" left turn pocket that share the bay taper without landscaping median in between is roughly 380 feet, so a turn northbound pocket is possible if no constraint is created by the access requirements of the property on the east side of No. Ripon Road. It would not be possible, however, to create a southbound left turn lane at either the Gardens II driveway or the southern Gardens I driveway.

However, N. Ripon Road is not wide enough to easily accommodate u-turns. The adjoining curb will need to be moved back about 6 feet to accommodate regular automobiles. This can be accomplished with a large radius curb return or with a short taper. Dimensionally a taper is the "mirror image" of the deceleration taper described in the following section.

Access Issues for Commercial Driveways

Right Turn Treatment. The current City of Ripon standard plans for driveways do not indicate that any ancillary treatment is needed for right turns from the River Road Expressway. Under normal Arterial design it would be expected that right turns would be made from the #3 through lane and that through traffic would be able to adjust their speed or to move to another lane. The City could consider whether an enhanced treatment is necessary on an expressway in order to minimize the effects of turning traffic on through vehicles.

The range of right turn treatments that is available ranges from:

- the current design with curb radius driveways to
- short deceleration tapers that provide some space for turning traffic (i.e., 150 feet by 8 feet as shown in attachment) to
- Conventional right turn lanes in advance of the driveway

Some communities determine the relative need for right turn lane treatments on Arterial streets based on the number of vehicles making right turns. For example, no treatment may be needed when fewer than 25 right turns per hour are expected, while a taper may be appropriate for 25 to 50 right turns and a conventional right turn lane may be justified for more than 50 right turns.

In this case, if the City of Ripon is committed to creating a high speed Expressway standard, rather than a commercial Arterial Street, then some form of right turn lane treatment would be planned at every

KDA

driveway on River Road. In the case, however, with three eastbound lanes the commercial access would function to typical Arterial Street requirements without ancillary treatments.

"Interim" Traffic Operations at River Road / N. Ripon Road intersection

Ripon Gardens II and the adjoining commercial property will make standard frontage improvements to N. Ripon Road that would include widening the west side of the road to ½ of the ultimate section. This treatment will yield additional pavement along N. Ripon Road in the area from River Road all the way to Santos Avenue.

As is the case in the area near Santos Drive, it will be reasonable to use this additional pavement to stripe a continuous Two-Way Left-Turn (TWLT) lane on N. Ripon Road. This concept is shown in Attachment 1 (Interim Plan).

The commercial portion of the project will install frontage improvements along N. Ripon Road that are commensurate with the long term plan for N. Ripon Road and for the N. Ripon Road / River Road intersection.

SJCOG TIER I CONSISTENCY

Review

We briefly reviewed information available on-line at SJCOG to identify project consistency.

Regional Transportation Demand Management Plan (TDM Plan). The TDM Plan addresses the TDM mandates called for by the voter approved Measure K Referendum, the state (CMP) and the federal (CMS-CMP) requirements. Each of these congestion management mandates require an increased multi-modal TDM and system management emphasis at both the local and regional level to comply. TDM measures are directly applicable to employers, and as a residential project Ripon Gardens II is not directly subject to major TMD requirements. Any future commercial development will need to comply. The apartment project will include bicycle parking.

Regional Expressway System Plan (System Management and TDM components). The *2009 San Joaquin County Regional Expressway Study* Identified E. River Road as a 2 lane rural access route from N. Ripon Road to Santa Fe Road and identifies River Road from Jack Tone Road to N. Ripon Road as 4 lane regional Expressway.

Park & Ride Master Plan (P&R Plan). The 2007 P&R plan noted that a 40 space lot was available at the SR 99 / Main Street (Nestle Parking Area) and a 60 space park and ride lot is available at the SR 99 / Jack Tone Road interchange. While Ripon Gardens II may incrementally contribute to the need for park & ride spaces, the TDM plan noted that the existing lot was only 40% occupied in 2009.

Regional Bicycle, Pedestrian and Safe Routes to School Master Plan (Bike Plan). The Bike Plan notes that Class I multi-use paths already exist on River Road west of N. Ripon Road, and the Bike Plan suggests that Class I paths will be developed on N. Ripon Road in the area of the project. The frontage improvements to be implemented by the project will be consistent with the requirements of the Bike Plan.

KDA

Smart Growth Infill Opportunity Zone Plan. The 2012 Regional Smart Growth / Transit Oriented Development Plan identified potential in-fill development sites adjoining Ripon's Multi-Modal center site. The identified infill sites are all along Milgeo Avenue or points south, and Ripon Gardens II is not within the identified area.

Regional Transit Systems Plan (RTSP). The 2015/2016 SJCOG Analysis & Documentation of Unmet Transit Needs Study concluded that there were no unmet transit needs identified for the City of Ripon. SJCOG is preparing a RTSP and the 2014 RFP for that work noted that Ripon is served by the Blossom Express. The Blossom Express offers a single fixed route bus that makes four continuous round trip loops through Ripon, traveling to Modesto, and returning to Ripon. The Blossom Express operates only on Tuesdays and Thursdays, including two round trips during the morning commute, and two round trips during the evening commute.

Regional Transportation Impact Fee Program. The project will pay adopted fees for multi-family development.

2014 Regional Transportation Plan / Sustainable Communities Plan (RTP/SCP). As the region's comprehensive long-range transportation planning document, the RTP/SCP serves as a guide for achieving public policy decisions that will result in balanced investments for a wide range of multimodal transportation improvements. With the passage of SB 375 in 2008, metropolitan planning organizations were required to develop a Sustainable Communities Strategy (SCS). An SCS must demonstrate an ambitious, yet achievable, approach to how land use development and transportation can work together to meet greenhouse gas emission reduction targets for cars and light trucks.

The RTP/SCP is based on future land use forecasts that reflect county-wide development. Because Ripon Gardens II is consistent with the Ripon General Plan it has already been incorporated into the land use assumptions for the RTP/SCP, its effects have already been considered and the project is consistent with the RTP/SCS.

Inter-regional STAA Study for I-5 and SR 99 (STAA Study). The STAA Study addressed the access issues associated with large trucks permitted under the Surface Transportation Authorization Act (i.e., 53' trucks). Ripon Gardens has no anticipated STAA truck traffic, so the project is consistent with that study.

Please don't hesitate to contact me if you have any questions or need further information.

Sincerely,

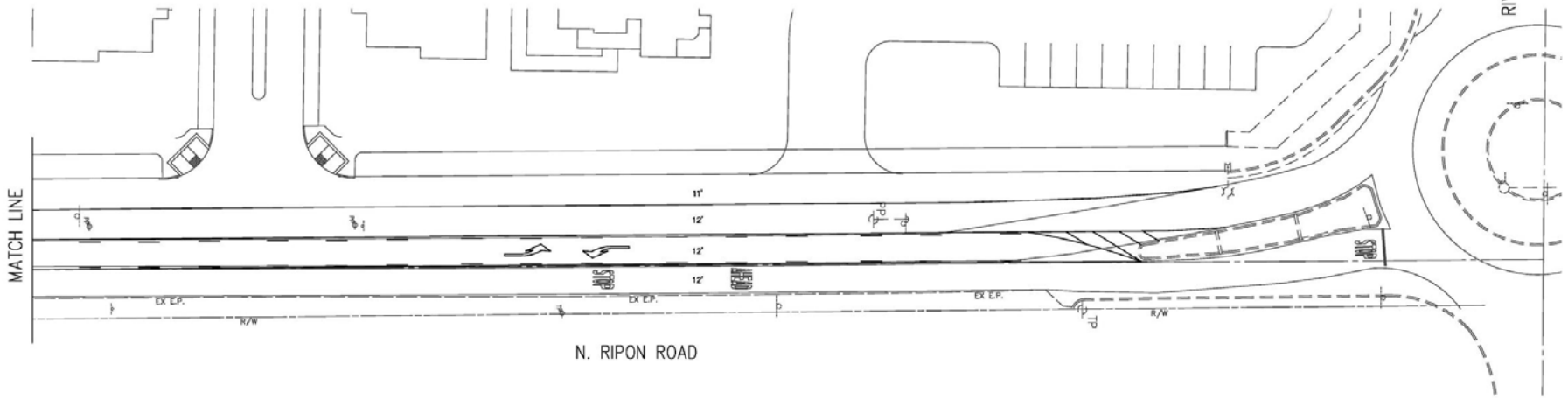
KD Anderson & Associates, Inc.

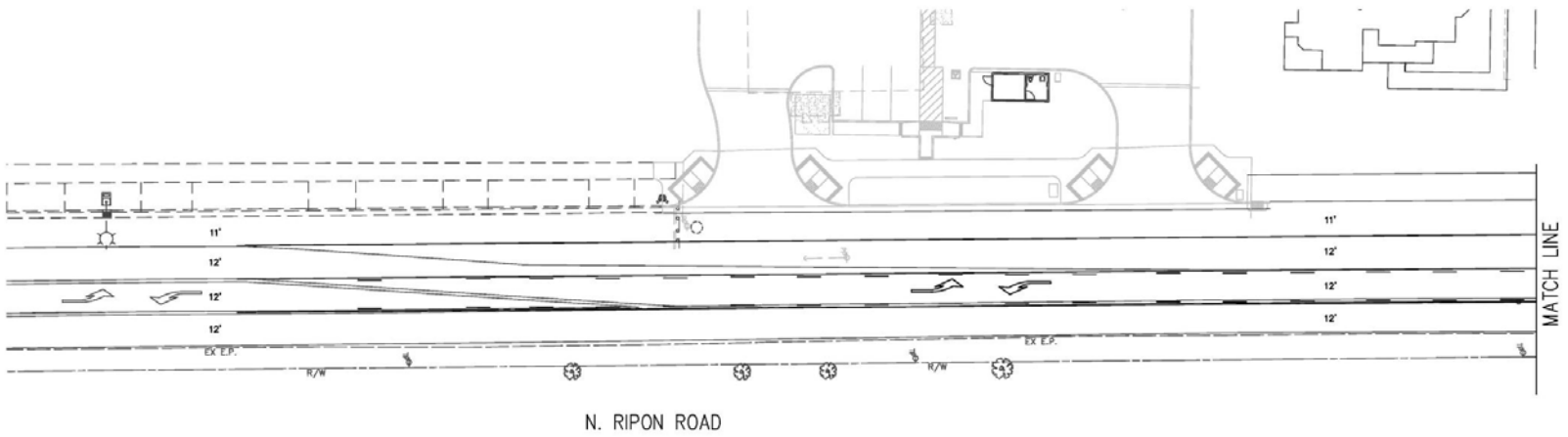
Kenneth D. Anderson, P.E.
President

Attachments

KDA

1"=20'





GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISIONS

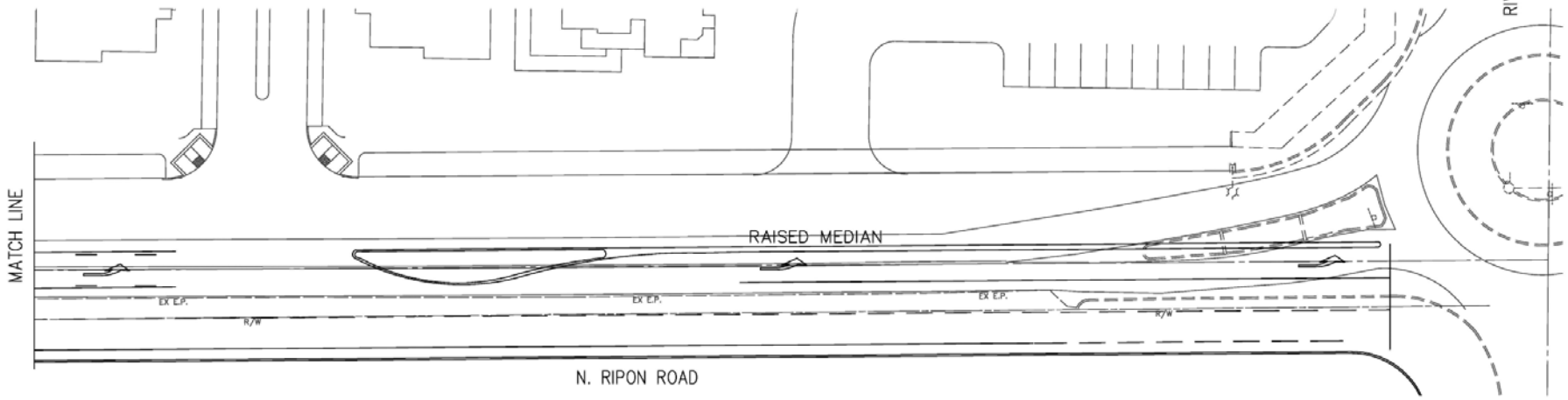
DESIGNED BY M.B.
DRAWN BY M.B.
CHECKED BY K.A.

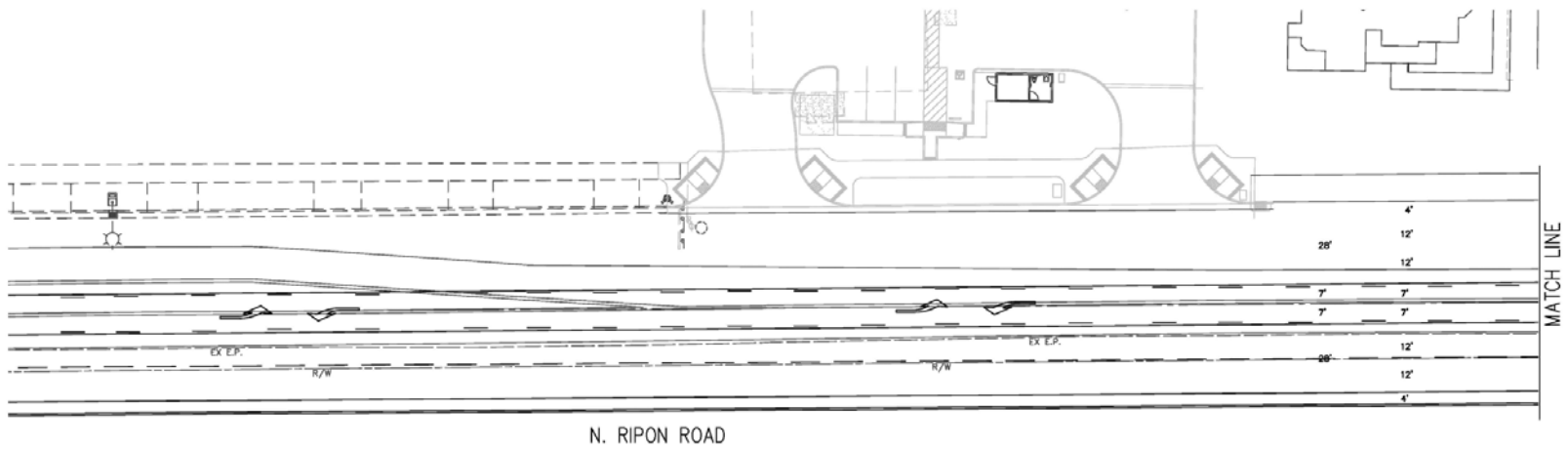
K.D. Anderson & Associates
Transportation Engineers
3853 Taylor Road, Suite G
Loomis, California 95650
(916)660-1555

INTERIM STRIPING PLAN
N RIPON ROAD
RIPON CALIFORNIA

SHEET 1 OF 2

1"=20'





GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISIONS

DESIGNED BY M.B.
DRAWN BY M.B.
CHECKED BY K.A.

K.D. Anderson & Associates
Transportation Engineers
3853 Taylor Road, Suite G
Loomis, California 95650
(916)660-1555

ULTIMATE STRIPING PLAN
N RIPON ROAD
RIPON CALIFORNIA

SHEET 2 OF 2

ALL TRAFFIC DATA

5850-02

City of Ripon
All Vehicles on Unshifted
Nothing on Bank 1
Nothing on Bank 2

(916) 771-8700
orders@atdtraffic.com

File Name : 15-7826-001 N. Ripon Road-River Road.ppd
Date : 10/20/2015

5A

Unshifted Count = All Vehicles

	N. Ripon Road Southbound					River Road Westbound					N. Ripon Road Northbound					River Road Eastbound						
START TIME	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	Total	Uturn Total
07:00	2	3	2	0	7	5	42	7	0	54	1	10	6	1	18	3	21	0	0	24	103	1
07:15	1	11	4	0	16	9	36	1	0	46	1	23	8	0	32	2	15	1	0	18	112	0
07:30	3	14	4	0	21	7	46	2	0	55	2	11	10	0	23	5	15	0	0	20	119	0
07:45	1	17	7	0	25	21	47	2	0	70	1	14	7	0	22	2	28	1	0	31	148	0
Total	7	45	17	0	69	42	171	12	0	225	5	58	31	1	95	12	79	2	0	93	482	1
08:00	6	12	8	0	26	19	51	3	0	73	4	15	12	4	35	5	29	6	0	40	174	4
08:15	3	16	0	0	19	7	45	6	0	58	4	17	12	1	34	5	20	4	0	29	140	1
08:30	3	3	6	0	12	12	30	4	0	46	1	8	6	0	15	4	20	2	0	26	99	0
08:45	1	6	1	0	8	3	30	2	0	35	3	17	5	2	27	2	20	1	0	23	93	2
Total	13	37	15	0	65	41	156	15	0	212	12	57	35	7	111	16	89	13	0	118	506	7
16:00	6	13	7	0	26	4	19	3	0	26	4	12	19	5	40	5	55	6	0	66	158	5
16:15	6	15	4	0	25	6	24	2	0	32	3	9	18	1	31	2	51	6	0	59	147	1
16:30	4	8	8	0	20	2	22	1	0	25	4	10	10	2	26	1	72	8	0	81	152	2
16:45	4	10	3	0	17	9	20	1	0	30	6	13	7	2	28	0	54	5	0	59	134	2
Total	20	46	22	0	88	21	85	7	0	113	17	44	54	10	125	8	232	25	0	265	591	10
17:00	6	19	3	0	28	6	23	4	0	33	5	16	19	5	45	3	63	8	0	74	180	5
17:15	10	18	2	0	30	11	18	2	0	31	2	13	17	0	32	1	62	7	0	70	163	0
17:30	6	12	3	0	21	6	26	3	0	35	11	15	16	3	45	3	68	7	0	78	179	3
17:45	1	29	4	0	34	8	22	4	0	34	2	24	15	4	45	1	42	10	0	53	166	4
Total	23	78	12	0	113	31	89	13	0	133	20	68	67	12	167	8	235	32	0	275	688	12
Grand Total	63	206	66	0	335	135	501	47	0	683	54	227	187	30	498	44	635	72	0	751	2267	30
Apprch %	18.8%	61.5%	19.7%	0.0%		19.8%	73.4%	6.9%	0.0%		10.8%	45.6%	37.6%	6.0%		5.9%	84.6%	9.6%	0.0%			
Total %	2.8%	9.1%	2.9%	0.0%	14.8%	6.0%	22.1%	2.1%	0.0%	30.1%	2.4%	10.0%	8.2%	1.3%	22.0%	1.9%	28.0%	3.2%	0.0%	33.1%	100.0%	

AM PEAK HOUR	N. Ripon Road Southbound					River Road Westbound					N. Ripon Road Northbound					River Road Eastbound					
START TIME	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	Total
Peak Hour Analysis From 07:30 to 08:30																					
Peak Hour For Entire Intersection Begins at 07:30																					
07:30	3	14	4	0	21	7	46	2	0	55	2	11	10	0	23	5	15	0	0	20	119
07:45	1	17	7	0	25	21	47	2	0	70	1	14	7	0	22	2	28	1	0	31	148
08:00	6	12	8	0	26	19	51	3	0	73	4	15	12	4	35	5	29	6	0	40	174
08:15	3	16	0	0	19	7	45	6	0	58	4	17	12	1	34	5	20	4	0	29	140
Total Volume	13	59	19	0	91	54	189	13	0	256	11	57	41	5	114	17	92	11	0	120	581
% App Total	14.3%	64.8%	20.9%	0.0%		21.1%	73.8%	5.1%	0.0%		9.6%	50.0%	36.0%	4.4%		14.2%	76.7%	9.2%	0.0%		
PHF	.542	.868	.594	.000	.875	.643	.926	.542	.000	.877	.688	.838	.854	.313	.814	.850	.793	.458	.000	.750	.835

PM PEAK HOUR	N. Ripon Road Southbound					River Road Westbound					N. Ripon Road Northbound					River Road Eastbound					
START TIME	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	Total
Peak Hour Analysis From 17:00 to 18:00																					
Peak Hour For Entire Intersection Begins at 17:00																					
17:00	6	19	3	0	28	6	23	4	0	33	5	16	19	5	45	3	63	8	0	74	180
17:15	10	18	2	0	30	11	18	2	0	31	2	13	17	0	32	1	62	7	0	70	163
17:30	6	12	3	0	21	6	26	3	0	35	11	15	16	3	45	3	68	7	0	78	179
17:45	1	29	4	0	34	8	22	4	0	34	2	24	15	4	45	1	42	10	0	53	166
Total Volume	23	78	12	0	113	31	89	13	0	133	20	68	67	12	167	8	235	32	0	275	688
% App Total	20.4%	69.0%	10.6%	0.0%		23.3%	66.9%	9.8%	0.0%		12.0%	40.7%	40.1%	7.2%		2.9%	85.5%	11.6%	0.0%		
PHF	.575	.672	.750	.000	.831	.705	.856	.813	.000	.950	.455	.708	.882	.600	.928	.667	.864	.800	.000	.881	.956

ALL TRAFFIC DATA

5850-02

City of Ripon
All Vehicles on Unshifted
Nothing on Bank 1
Nothing on Bank 2

(916) 771-8700
orders@atdtraffic.com

File Name : 15-7826-002 Warren Road-River Road.ppd
Date : 10/20/2015

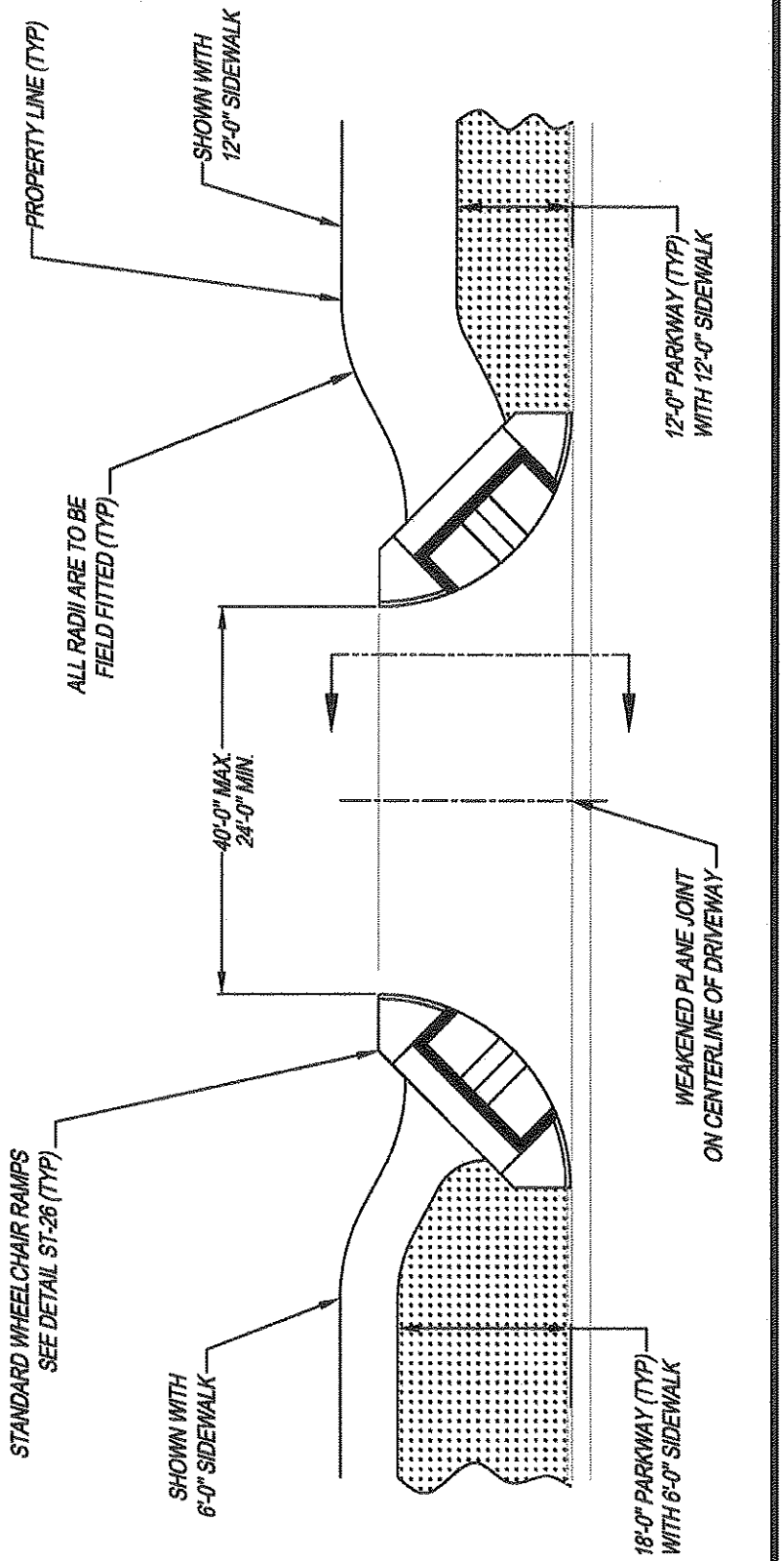
5A

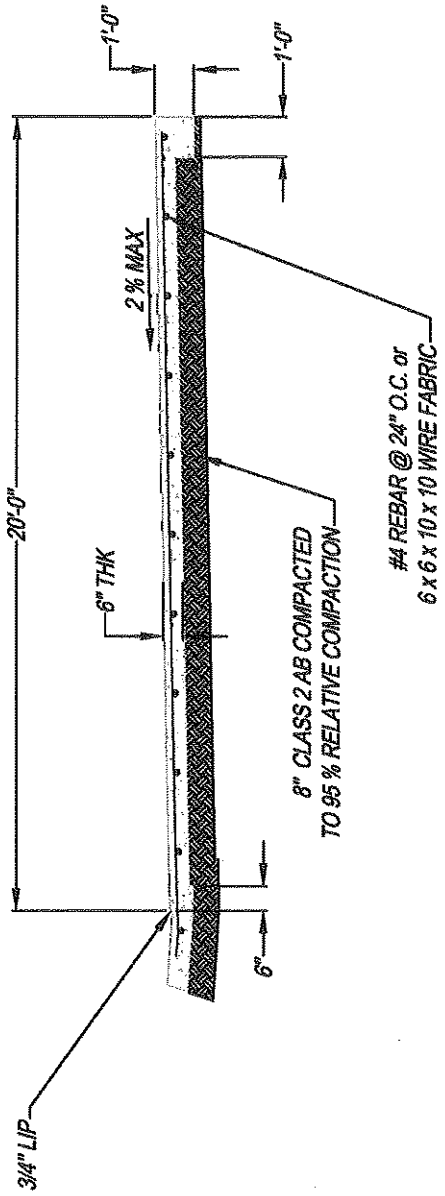
Unshifted Count = All Vehicles

	Warren Road Southbound					River Road Westbound					Warren Road Northbound					River Road Eastbound						
START TIME	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	Total	Uturn Total
07:00	0	0	0	0	0	6	52	0	0	58	5	1	2	0	8	0	23	5	0	28	94	0
07:15	0	1	0	0	1	11	43	0	0	54	1	0	3	0	4	0	15	2	0	17	76	0
07:30	0	0	0	0	0	16	46	0	0	62	5	0	2	0	7	0	20	2	0	22	91	0
07:45	0	0	0	0	0	26	38	0	0	64	10	0	6	0	16	0	30	3	0	33	113	0
Total	0	1	0	0	1	59	179	0	0	238	21	1	13	0	35	0	88	12	0	100	374	0
08:00	0	0	0	0	0	33	43	0	0	76	14	1	12	0	27	0	31	6	0	37	140	0
08:15	0	0	0	0	0	5	23	0	0	28	6	0	5	0	11	0	12	0	0	12	51	0
08:30	0	0	0	0	0	11	30	0	0	41	5	1	6	0	12	0	21	2	0	23	76	0
08:45	0	0	0	0	0	6	30	0	0	36	1	1	5	0	7	0	19	2	0	21	64	0
Total	0	0	0	0	0	55	126	0	0	181	26	3	28	0	57	0	83	10	0	93	331	0
16:00	0	0	0	0	0	9	19	0	0	28	4	0	9	0	13	0	62	11	0	73	114	0
16:15	0	2	1	0	3	9	22	1	0	32	8	1	7	0	16	1	61	2	0	64	115	0
16:30	1	1	1	0	3	9	26	0	0	35	11	2	7	0	20	1	73	3	0	77	135	0
16:45	0	0	2	0	2	6	28	2	0	36	13	2	4	0	19	1	61	5	0	67	124	0
Total	1	3	4	0	8	33	95	3	0	131	36	5	27	0	68	3	257	21	0	281	488	0
17:00	0	1	0	0	1	8	22	1	0	31	9	1	6	0	16	1	68	12	0	81	129	0
17:15	0	0	0	0	0	6	14	1	0	21	4	1	3	0	8	1	74	7	0	82	111	0
17:30	1	0	2	0	3	13	30	3	0	46	4	0	5	0	9	1	73	17	0	91	149	0
17:45	0	1	2	0	3	7	19	0	0	26	5	1	7	0	13	1	50	8	0	59	101	0
Total	1	2	4	0	7	34	85	5	0	124	22	3	21	0	46	4	265	44	0	313	490	0
Grand Total	2	6	8	0	16	181	485	8	0	674	105	12	89	0	206	7	693	87	0	787	1683	0
Apprch %	12.5%	37.5%	50.0%	0.0%		26.9%	72.0%	1.2%	0.0%		51.0%	5.8%	43.2%	0.0%		0.9%	88.1%	11.1%	0.0%			
Total %	0.1%	0.4%	0.5%	0.0%	1.0%	10.8%	28.8%	0.5%	0.0%	40.0%	6.2%	0.7%	5.3%	0.0%	12.2%	0.4%	41.2%	5.2%	0.0%	46.8%	100.0%	

AM PEAK HOUR	Warren Road Southbound					River Road Westbound					Warren Road Northbound					River Road Eastbound					
START TIME	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	Total
Peak Hour Analysis From 07:15 to 08:15																					
Peak Hour For Entire Intersection Begins at 07:15																					
07:15	0	1	0	0	1	11	43	0	0	54	1	0	3	0	4	0	15	2	0	17	76
07:30	0	0	0	0	0	16	46	0	0	62	5	0	2	0	7	0	20	2	0	22	91
07:45	0	0	0	0	0	26	38	0	0	64	10	0	6	0	16	0	30	3	0	33	113
08:00	0	0	0	0	0	33	43	0	0	76	14	1	12	0	27	0	31	6	0	37	140
Total Volume	0	1	0	0	1	86	170	0	0	256	30	1	23	0	54	0	96	13	0	109	420
% App Total	0.0%	100.0%	0.0%	0.0%		33.6%	66.4%	0.0%	0.0%		55.6%	1.9%	42.6%	0.0%		0.0%	88.1%	11.9%	0.0%		
PHF	.000	.250	.000	.000	.250	.652	.924	.000	.000	.842	.536	.250	.479	.000	.500	.000	.774	.542	.000	.736	.750

PM PEAK HOUR	Warren Road Southbound					River Road Westbound					Warren Road Northbound					River Road Eastbound					
START TIME	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	Total
Peak Hour Analysis From 16:45 to 17:45																					
Peak Hour For Entire Intersection Begins at 16:45																					
16:45	0	0	2	0	2	6	28	2	0	36	13	2	4	0	19	1	61	5	0	67	124
17:00	0	1	0	0	1	8	22	1	0	31	9	1	6	0	16	1	68	12	0	81	129
17:15	0	0	0	0	0	6	14	1	0	21	4	1	3	0	8	1	74	7	0	82	111
17:30	1	0	2	0	3	13	30	3	0	46	4	0	5	0	9	1	73	17	0	91	149
Total Volume	1	1	4	0	6	33	94	7	0	134	30	4	18	0	52	4	276	41	0	321	513
% App Total	16.7%	16.7%	66.7%	0.0%		24.6%	70.1%	5.2%	0.0%		57.7%	7.7%	34.6%	0.0%		1.2%	86.0%	12.8%	0.0%		
PHF	.250	.250	.500	.000	.500	.635	.783	.583	.000	.728	.577	.500	.750	.000	.684	1.000	.932	.603	.000	.882	.861





NO.	REVISED	BY

DRAWN BY: MCP

CHECKED BY: MJM

V:\25_City of Ripon Standards \ Standard Specifications \ Drawings \ Streets \ st-24.dwg

140' Major Arterial Commercial Driveway with Detached Sidewalk

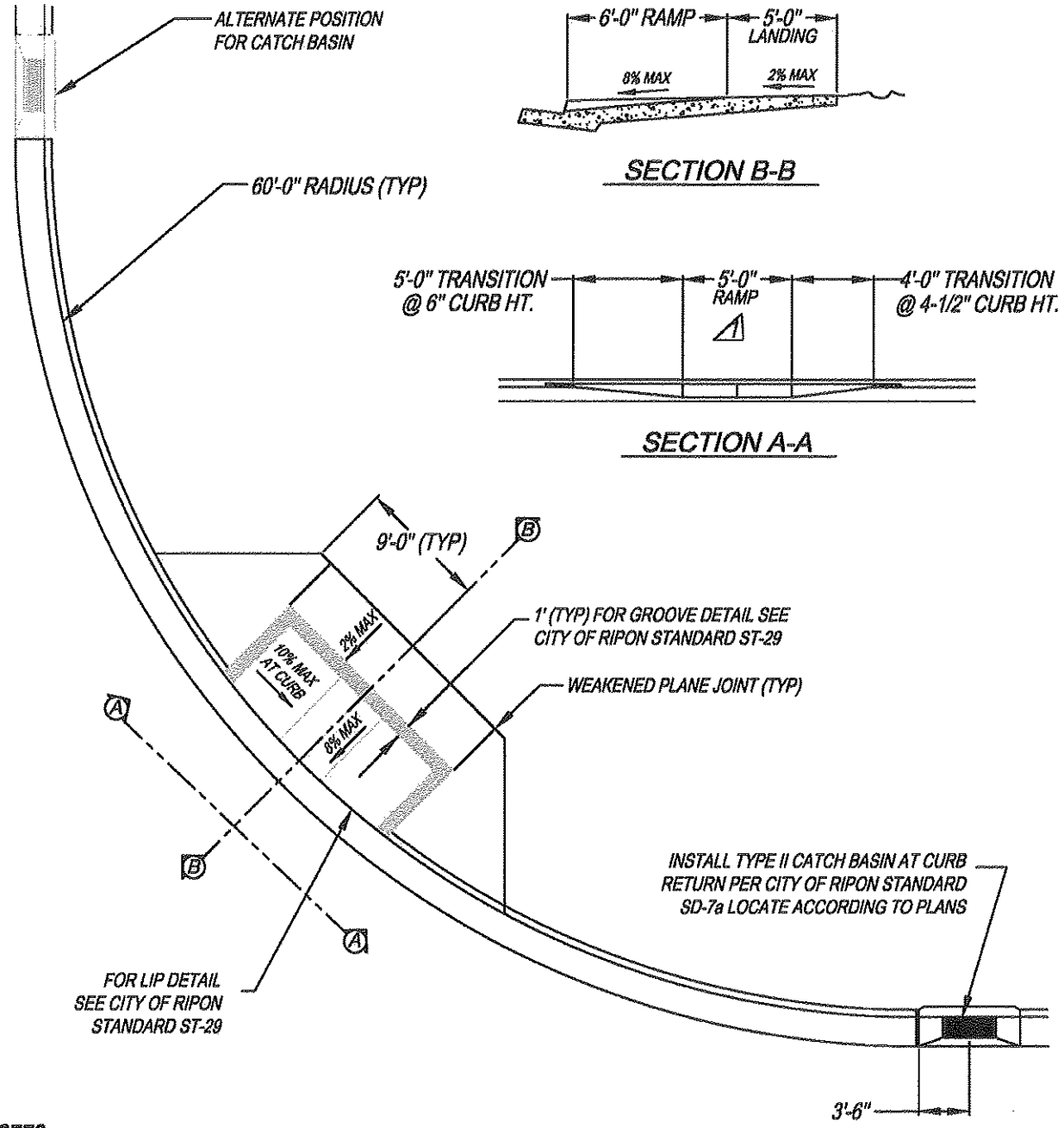
CITY OF RIPON

APPROVED

CITY ENGINEER RCE-58093

DATE: 12-4-2001

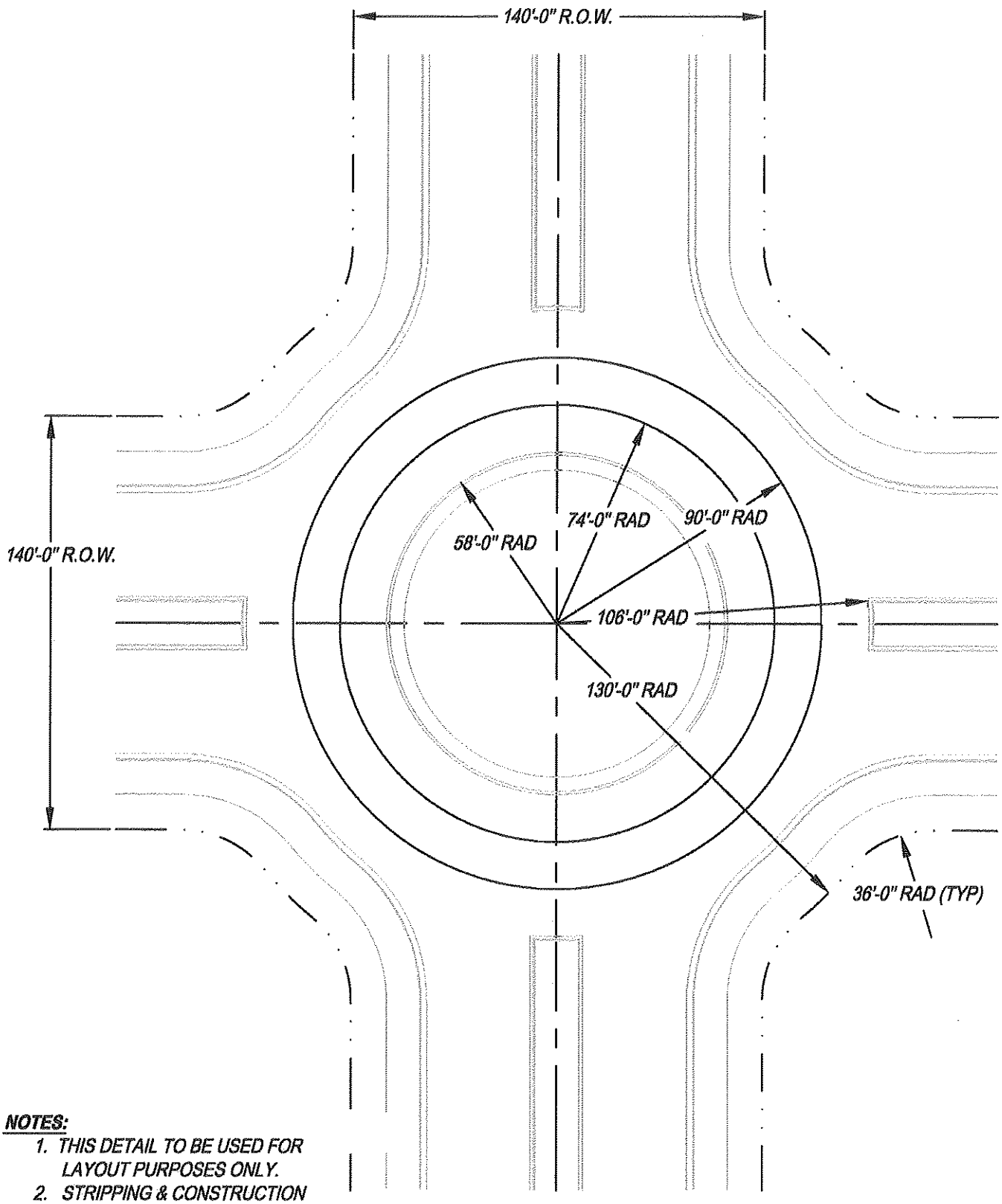
STANDARD NO. **ST-24**



NOTES:

1. FINE HAIR BROOM FINISH ON ENTIRE WHEELCHAIR RAMP.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CURRENT CITY OF RIPON SPECIFICATIONS.
3. MATERIAL UNDER ENTIRE WHEELCHAIR RAMP SHALL BE COMPACTED TO 95% RELATIVE COMPACTION FOR A DEPTH OF 8".
4. RAMP SLOPE SHALL BE 1:12 MAXIMUM (8% MAX).
5. TRANSITION SLOPE (WINGS) SHALL BE 1:10 MAXIMUM (10% MAX).
6. PROVIDE TRUNCATED DOME PER ST-29.

NO.	REVISED	BY		APPROVED
1	11/10/04	MCP	**Typical Wheelchair Ramp Detail for Commercial/ Industrial Applications**	CITY ENGINEER RCE-58093
DRAWN BY: KWZ				DATE: 12-4-2001
CHECKED BY: MJM			**CITY OF RIPON**	STANDARD NO. **ST-27**
V:\25_City of Ripon Standards\Standard Specifications\Drawings\Streets\st-27.dwg				



NOTES:

1. THIS DETAIL TO BE USED FOR LAYOUT PURPOSES ONLY.
2. STRIPPING & CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER.

NO.	REVISED	BY
1	1-2003	MJM

DRAWN BY:

CHECKED BY:

V:\25_City of Ripon Standards\Standard Specifications\Drawings\Streets\st-31.dwg

140' Right-of-Way Roundabout Geometrics

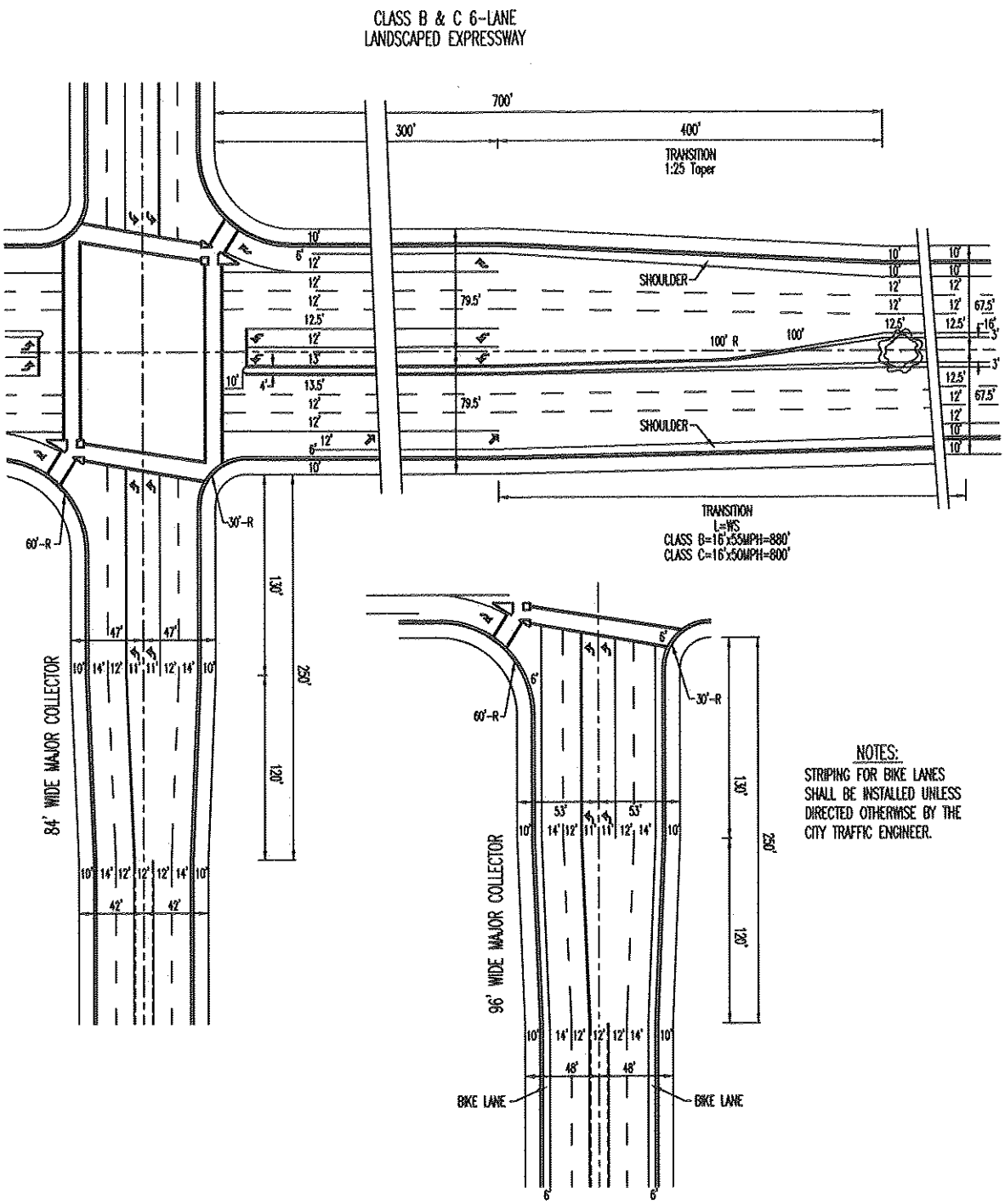
CITY OF RIPON

APPROVED

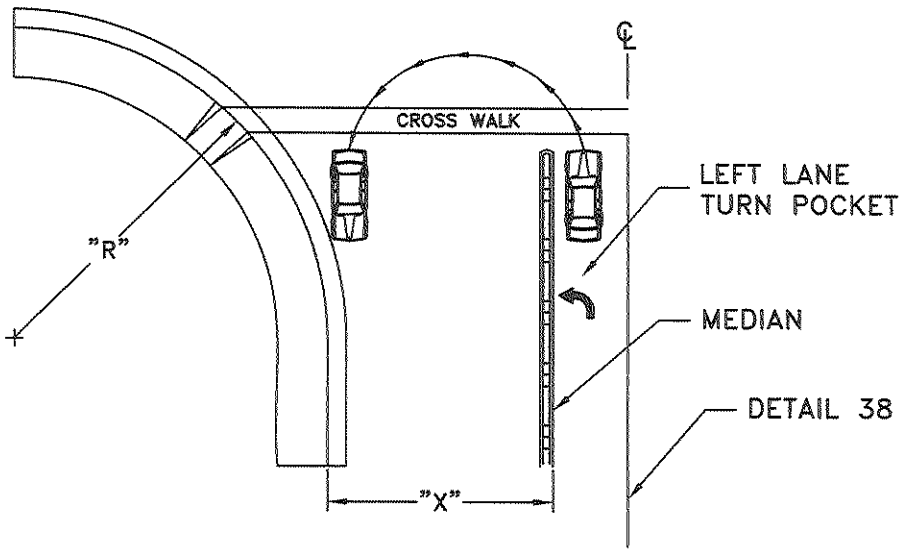
CITY ENGINEER RCE-58093

DATE:

STANDARD NO. **ST-31**



APPROVED BY: *BILL SANDHU, CITY ENGINEER* *C59650*	STREETS CLASS B & C 6-LANE LANDSCAPED EXPRESSWAY AT A MAJOR COLLECTOR	MODESTO CALIFORNIA
REVISED: DATE:		
REVISED: DATE:		
REVISED: DATE:	ADOPTED BY CITY COUNCIL RESOLUTION NO. 2014-345	DETAIL NO. 364



RHON HERNDON
PUBLIC WORKS DIRECTOR

NOTES:

1. U-TURNS ARE PERMISSIBLE UNDER THE FOLLOWING CONDITIONS:
   IF "R"<50', THEN "X"≥35'
   IF "R"≥50', THEN "X"≥30'
2. U-TURNS MAY BE RESTRICTED DUE TO RIGHT TURN OVERLAPS OR OTHER CONDITIONS DETERMINED BY THE CITY ENGINEER.
3. SIGN DETAILS NUMBERS REFERENCE THE 2006 CALIFORNIA MUTCD.
4. INSTALL TYPE R73-5 SIGN WHERE DUAL LEFT TURNS AND U-TURNS ARE PERMITTED.
5. WHERE U-TURNS ARE PERMITTED FOR A SINGLE LEFT TURN, NO SIGNS ARE NECESSARY.

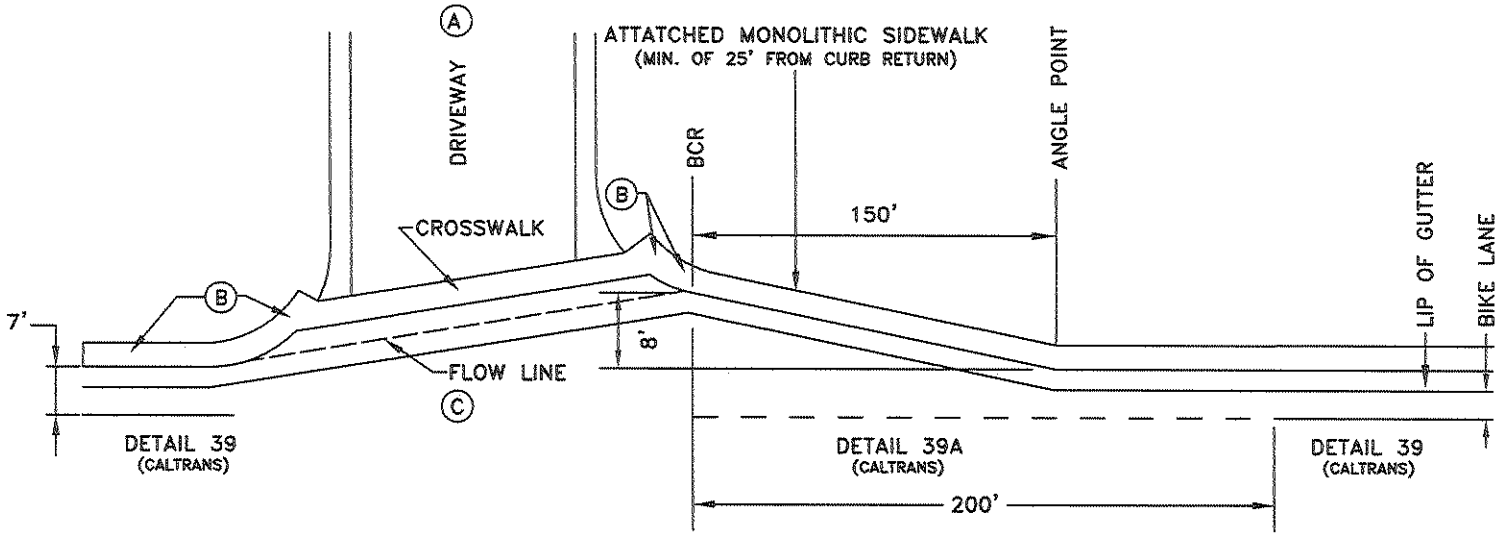
CITY OF ROSEVILLE CALIFORNIA

DEPARTMENT OF PUBLIC WORKS

U-TURNS

SCALE: NONE
REVISED: JANUARY 1, 2013
DRAWN BY: J MCKINNEY
APPROVED BY: RHON HERNDON

TS-15



LEGEND

A. ON-SITE PAVEMENT
B. CURB RAMPS AND SIDEWALK
C. ASPHALT CONCRETE PAVEMENT PER DESIGN STANDARDS
D. BCR – BEGINNING OF CURB RETURN

NOTES:

1. WHEN A CURB FLARE IS PROVIDED AT AN A-7 DRIVEWAY, THE FLOWLINE SHALL BE CONSTRUCTED WITH A CONCRETE VALLEY GUTTER EXTENDING FROM THE OUTSIDE END OF EACH CURB RETURN. DRAIN INLETS MAY BE REQUIRED ON DRIVEWAY LEG TO INTERCEPT WATER LEAVING THE SITE.
2. STRIPING DETAIL NUMBERS REFERENCE CALTRANS STANDARDS.
3. FOR "A-7 DRIVEWAY" SEE DETAIL ST-23.
4. DRIVEWAYS WHERE THE MEDIAN IS NOT BROKEN SHALL HAVE THE DETAIL 39 CONTINUE THROUGH THE CURB FLARE AND DRIVEWAY.

RHON HERNDON
PUBLIC WORKS DIRECTOR

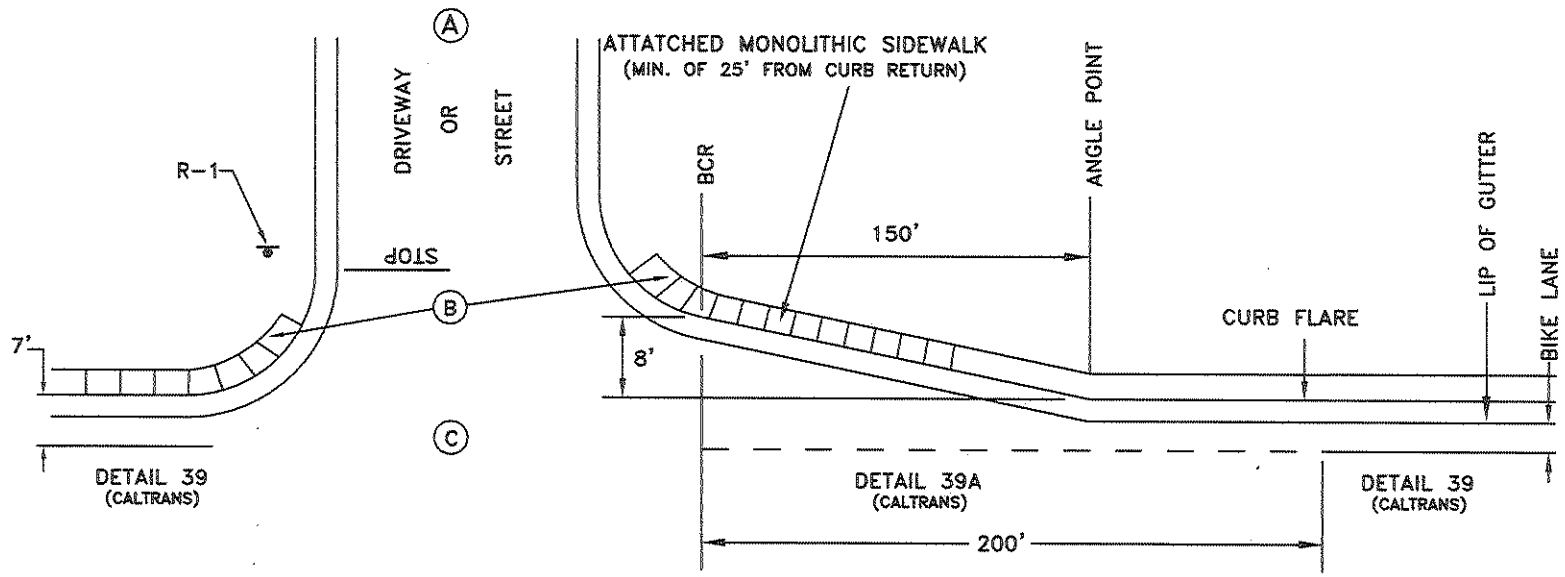
CITY OF ROSEVILLE CALIFORNIA

DEPARTMENT OF PUBLIC WORKS

RIGHT TURN CURB FLARE
(WITH "TYPE A-7" DRIVEWAY)

SCALE: NONE
REVISED: JANUARY 1, 2013
DRAWN BY: J MCKINNEY
APPROVED BY: RHON HERNDON

ST-24



LEGEND

A. ON-SITE PAVEMENT
B. CURB RAMPS AND SIDEWALK
C. ASPHALT CONCRETE PAVEMENT PER DESIGN STANDARDS
D. BCR - BEGINNING OF CURB RETURN

NOTES:

1. STRIPING DETAIL NUMBERS REFERENCE CALTRANS STANDARDS
2. DRIVEWAYS WHERE THE MEDIAN IS NOT BROKEN SHALL HAVE THE DETAIL 39 CONTINUE THROUGH THE CURB FLARE AND DRIVEWAY.
3. SIGN DETAIL NUMBERS REFERENCE 2012 CALIFORNIA MUTCD.
4. STOP BAR TO BE PLACED AT BEGINNING OF CURB RETURN.

RHON HERNDON
PUBLIC WORKS DIRECTOR

CITY OF ROSEVILLE CALIFORNIA

DEPARTMENT OF PUBLIC WORKS

RIGHT TURN
CURB FLARE

SCALE: NONE
REVISED: JANUARY 1, 2013
DRAWN BY: J MCKINNEY
APPROVED BY: RHON HERNDON

ST-23

Intersection	
Intersection Delay, s/veh	9.5
Intersection LOS	A

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Vol, veh/h	0	17	92	11	0	54	189	13	0	16	57	41
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	18	100	12	0	59	205	14	0	17	62	45
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	8.8	10.3	8.9
HCM LOS	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	14%	14%	21%	14%
Vol Thru, %	50%	77%	74%	65%
Vol Right, %	36%	9%	5%	21%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	114	120	256	91
LT Vol	16	17	54	13
Through Vol	57	92	189	59
RT Vol	41	11	13	19
Lane Flow Rate	124	130	278	99
Geometry Grp	1	1	1	1
Degree of Util (X)	0.167	0.173	0.359	0.136
Departure Headway (Hd)	4.841	4.785	4.649	4.964
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	737	746	771	718
Service Time	2.897	2.84	2.695	3.024
HCM Lane V/C Ratio	0.168	0.174	0.361	0.138
HCM Control Delay	8.9	8.8	10.3	8.8
HCM Lane LOS	A	A	B	A
HCM 95th-tile Q	0.6	0.6	1.6	0.5

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Vol, veh/h	0	13	59	19
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	14	64	21
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	8.8
HCM LOS	A

Lane

Intersection	
Intersection Delay, s/veh	10.2
Intersection LOS	B

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Vol, veh/h	0	8	235	32	0	31	89	13	0	32	68	67
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	9	255	35	0	34	97	14	0	35	74	73
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	11.1	9.5	9.8
HCM LOS	B	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	19%	3%	23%	20%
Vol Thru, %	41%	85%	67%	69%
Vol Right, %	40%	12%	10%	11%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	167	275	133	113
LT Vol	32	8	31	23
Through Vol	68	235	89	78
RT Vol	67	32	13	12
Lane Flow Rate	182	299	145	123
Geometry Grp	1	1	1	1
Degree of Util (X)	0.251	0.4	0.203	0.179
Departure Headway (Hd)	4.975	4.818	5.065	5.234
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	713	738	700	677
Service Time	3.065	2.897	3.159	3.332
HCM Lane V/C Ratio	0.255	0.405	0.207	0.182
HCM Control Delay	9.8	11.1	9.5	9.5
HCM Lane LOS	A	B	A	A
HCM 95th-tile Q	1	1.9	0.8	0.6

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Vol, veh/h	0	23	78	12
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	25	85	13
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	9.5
HCM LOS	A

Lane

Intersection	
Intersection Delay, s/veh	10.6
Intersection LOS	B

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Traffic Vol, veh/h	0	51	105	21	0	78	189	13	0	37	65	56
Future Vol, veh/h	0	51	105	21	0	78	189	13	0	37	65	56
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	55	114	23	0	85	205	14	0	40	71	61
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	10	11.6	10
HCM LOS	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	23%	29%	28%	13%
Vol Thru, %	41%	59%	68%	69%
Vol Right, %	35%	12%	5%	18%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	158	177	280	103
LT Vol	37	51	78	13
Through Vol	65	105	189	71
RT Vol	56	21	13	19
Lane Flow Rate	172	192	304	112
Geometry Grp	1	1	1	1
Degree of Util (X)	0.25	0.269	0.417	0.169
Departure Headway (Hd)	5.238	5.153	5.039	5.419
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	689	702	718	665
Service Time	3.243	3.153	3.039	3.425
HCM Lane V/C Ratio	0.25	0.274	0.423	0.168
HCM Control Delay	10	10	11.6	9.5
HCM Lane LOS	A	A	B	A
HCM 95th-tile Q	1	1.1	2.1	0.6

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Traffic Vol, veh/h	0	13	71	19
Future Vol, veh/h	0	13	71	19
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	14	77	21
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	9.5
HCM LOS	A

Lane

Intersection	
Intersection Delay, s/veh	12.9
Intersection LOS	B

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Traffic Vol, veh/h	0	55	253	56	0	68	89	13	0	49	75	80
Future Vol, veh/h	0	55	253	56	0	68	89	13	0	49	75	80
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	60	275	61	0	74	97	14	0	53	82	87
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	15.2	11	11.6
HCM LOS	C	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	24%	15%	40%	17%
Vol Thru, %	37%	70%	52%	73%
Vol Right, %	39%	15%	8%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	204	364	170	132
LT Vol	49	55	68	23
Through Vol	75	253	89	97
RT Vol	80	56	13	12
Lane Flow Rate	222	396	185	143
Geometry Grp	1	1	1	1
Degree of Util (X)	0.344	0.576	0.291	0.235
Departure Headway (Hd)	5.592	5.244	5.663	5.905
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	641	688	632	605
Service Time	3.65	3.289	3.718	3.97
HCM Lane V/C Ratio	0.346	0.576	0.293	0.236
HCM Control Delay	11.6	15.2	11	10.8
HCM Lane LOS	B	C	B	B
HCM 95th-tile Q	1.5	3.7	1.2	0.9

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Traffic Vol, veh/h	0	23	97	12
Future Vol, veh/h	0	23	97	12
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	25	105	13
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	10.8
HCM LOS	B

Lane

DELAY (CONTROL)

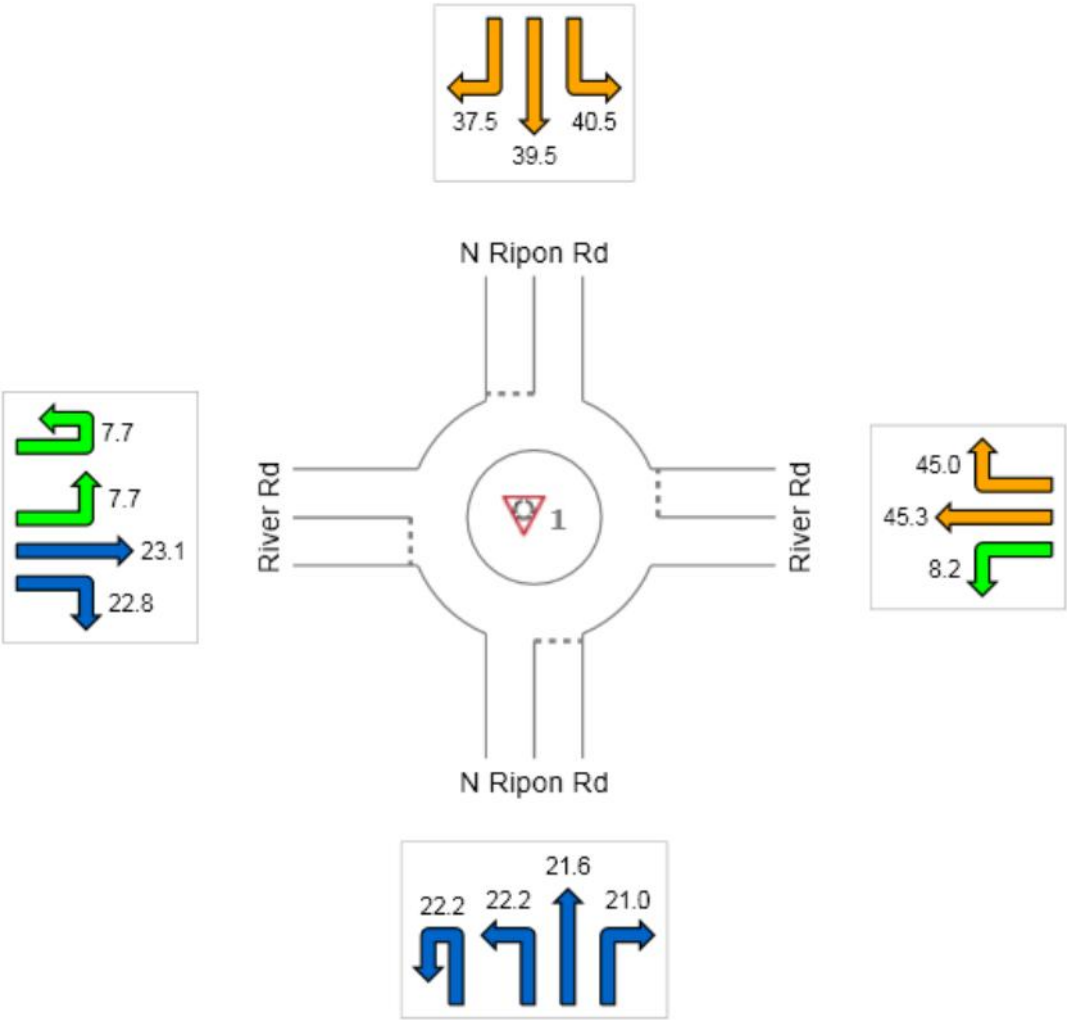
Average control delay per vehicle, or average pedestrian delay (seconds)

Site: 2035 AM

River Rd / N. Ripon Rd
3x2 Roundabout
Roundabout

All Movement Classes

	South	East	North	West	Intersection
	21.6	40.5	38.9	21.0	31.3
LOS	C	E	E	C	D



Colour code based on Level of Service

LOS A	LOS B	LOS C	LOS D	LOS E	LOS F	Continuous

Level of Service Method: Delay & v/c (HCM 2010)
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Roundabout Level of Service Method: Same as Sign Control
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

DELAY (CONTROL)

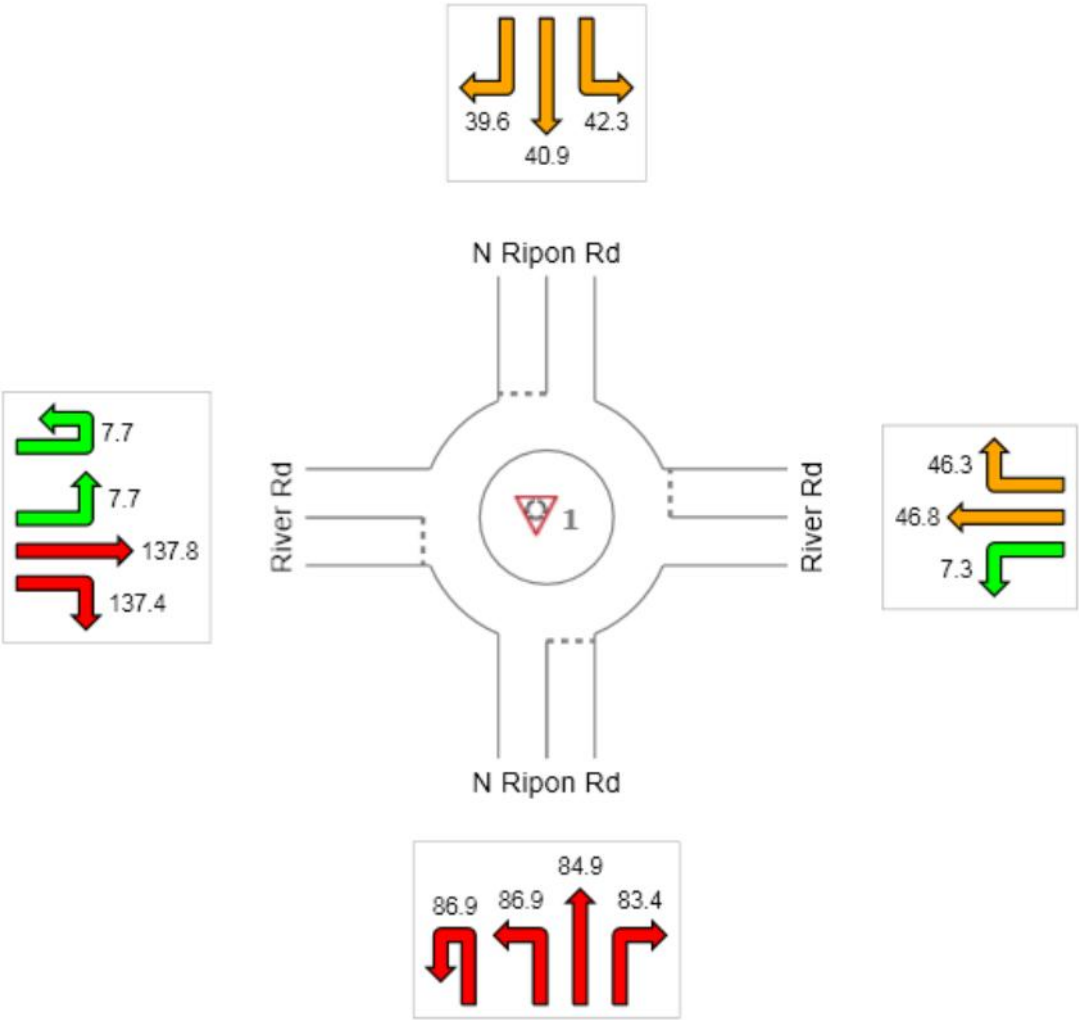
Average control delay per vehicle, or average pedestrian delay (seconds)

Site: River Road and N Ripon Rd

River Rd / N. Ripon Rd
3x2 Roundabout
Roundabout

All Movement Classes

	South	East	North	West	Intersection
	85.1	43.7	40.9	126.9	85.6
LOS	F	E	E	F	F



Colour code based on Level of Service

LOS A	LOS B	LOS C	LOS D	LOS E	LOS F	Continuous

Level of Service Method: Delay & v/c (HCM 2010)
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Roundabout Level of Service Method: Same as Sign Control
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	165	965	90	200	1285	45	115	175	145	45	190	130
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	179	1049	98	217	1397	49	125	190	158	49	207	141
Adj No. of Lanes	1	3	1	1	3	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	140	1991	620	168	2071	645	112	424	333	65	407	265
Arrive On Green	0.08	0.39	0.39	0.09	0.41	0.41	0.06	0.22	0.22	0.04	0.20	0.20
Sat Flow, veh/h	1774	5085	1583	1774	5085	1583	1774	1887	1484	1774	2058	1339
Grp Volume(v), veh/h	179	1049	98	217	1397	49	125	178	170	49	177	171
Grp Sat Flow(s),veh/h/ln	1774	1695	1583	1774	1695	1583	1774	1770	1601	1774	1770	1627
Q Serve(g_s), s	5.0	10.0	2.5	6.0	14.2	1.2	4.0	5.5	5.9	1.7	5.6	6.0
Cycle Q Clear(g_c), s	5.0	10.0	2.5	6.0	14.2	1.2	4.0	5.5	5.9	1.7	5.6	6.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.93	1.00		0.82
Lane Grp Cap(c), veh/h	140	1991	620	168	2071	645	112	397	360	65	350	322
V/C Ratio(X)	1.28	0.53	0.16	1.29	0.67	0.08	1.12	0.45	0.47	0.76	0.50	0.53
Avail Cap(c_a), veh/h	140	2088	650	168	2169	675	112	922	834	112	922	848
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	29.2	14.8	12.5	28.7	15.3	11.5	29.7	21.2	21.3	30.2	22.6	22.8
Incr Delay (d2), s/veh	168.7	0.2	0.1	167.9	0.8	0.0	119.4	0.8	1.0	16.3	1.1	1.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.0	4.7	1.1	10.7	6.7	0.5	5.6	2.7	2.7	1.1	2.9	2.8
LnGrp Delay(d),s/veh	197.9	15.0	12.6	196.5	16.1	11.5	149.0	21.9	22.3	46.5	23.8	24.1
LnGrp LOS	F	B	B	F	B	B	F	C	C	D	C	C
Approach Vol, veh/h		1326			1663			473			397	
Approach Delay, s/veh		39.5			39.5			55.6			26.7	
Approach LOS		D			D			E			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.3	18.2	10.0	28.8	8.0	16.5	9.0	29.8
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Green Setting (Gmax), s	4.0	33.0	6.0	26.0	4.0	33.0	5.0	27.0
Max Q Clear Time (g_c+I1), s	3.7	7.9	8.0	12.0	6.0	8.0	7.0	16.2
Green Ext Time (p_c), s	0.0	4.6	0.0	12.1	0.0	4.5	0.0	9.6

Intersection Summary	
HCM 2010 Ctrl Delay	40.2
HCM 2010 LOS	D

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	150	1440	210	100	1125	55	225	230	205	90	250	110
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	163	1565	228	109	1223	60	245	250	223	98	272	120
Adj No. of Lanes	1	3	1	1	3	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	183	1825	568	137	1694	527	274	518	444	126	490	211
Arrive On Green	0.10	0.36	0.36	0.08	0.33	0.33	0.15	0.29	0.29	0.07	0.20	0.20
Sat Flow, veh/h	1774	5085	1583	1774	5085	1583	1774	1808	1551	1774	2412	1037
Grp Volume(v), veh/h	163	1565	228	109	1223	60	245	245	228	98	198	194
Grp Sat Flow(s),veh/h/ln	1774	1695	1583	1774	1695	1583	1774	1770	1589	1774	1770	1680
Q Serve(g_s), s	7.0	22.1	8.4	4.7	16.4	2.0	10.5	8.9	9.3	4.2	7.8	8.1
Cycle Q Clear(g_c), s	7.0	22.1	8.4	4.7	16.4	2.0	10.5	8.9	9.3	4.2	7.8	8.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.98	1.00		0.62
Lane Grp Cap(c), veh/h	183	1825	568	137	1694	527	274	507	455	126	360	341
V/C Ratio(X)	0.89	0.86	0.40	0.80	0.72	0.11	0.89	0.48	0.50	0.77	0.55	0.57
Avail Cap(c_a), veh/h	183	1834	571	137	1703	530	274	775	696	251	752	714
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	34.4	23.1	18.6	35.2	22.7	17.9	32.2	22.9	23.1	35.4	27.7	27.9
Incr Delay (d2), s/veh	37.9	4.3	0.5	26.8	1.5	0.1	28.7	0.7	0.9	9.7	1.3	1.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.4	11.0	3.7	3.3	7.8	0.9	7.4	4.4	4.2	2.4	3.9	3.9
LnGrp Delay(d),s/veh	72.3	27.3	19.1	62.0	24.3	18.0	60.9	23.6	23.9	45.1	29.1	29.4
LnGrp LOS	E	C	B	E	C	B	E	C	C	D	C	C
Approach Vol, veh/h		1956			1392			718			490	
Approach Delay, s/veh		30.1			26.9			36.5			32.4	
Approach LOS		C			C			D			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.5	26.2	10.0	31.9	16.0	19.8	12.0	29.9
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Green Setting (Gmax), s	11.0	34.0	6.0	28.0	12.0	33.0	8.0	26.0
Max Q Clear Time (g_c+I1), s	6.2	11.3	6.7	24.1	12.5	10.1	9.0	18.4
Green Ext Time (p_c), s	0.1	5.7	0.0	3.7	0.0	5.7	0.0	7.2

Intersection Summary	
HCM 2010 Ctrl Delay	30.4
HCM 2010 LOS	C

MITIGATION MONITORING/ REPORTING PROGRAM

FOR THE

RIPON GARDENS II PROJECT

1663 N. Ripon Road and 122 W. River Road

City of Ripon, CA

February 29, 2016

Prepared for:

CITY OF RIPON
Community Development Department
259 N Wilma Avenue
Ripon, CA 95366
(209) 599-2108

BaseCamp Environmental

MITIGATION MONITORING/ REPORTING PROGRAM FOR THE RIPON GARDENS II PROJECT

1.0 INTRODUCTION

The City of Ripon is considering approval of the Ripon Gardens II Project and has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) that identifies the potential environmental effects of development of the project. This document is the Mitigation Monitoring/Reporting Program (MMRP) for the project. The primary source document for the MMRP is the IS/MND.

1.1 RIPON GARDENS II PROJECT

The proposed project involves a request for City approval of a general plan amendment, rezoning and Vesting Tentative Parcel Map for a 10.5-acre site is located in the City of Ripon at the intersection of North Ripon Road and River Road. The City of Ripon is located immediately north of the boundary of San Joaquin and Stanislaus counties, adjacent to SR 99. The requested approvals would permit the development of 112 multi-family residential units on the southern 6.1 acres of the site. The northern 4.4 acres of the site would be entitled for future commercial development, but a site development plan has not been submitted to the City for formal review and approval.

1.2 CEQA REQUIREMENTS REGARDING MITIGATION MONITORING AND REPORTING

To ensure that mitigation measures included in an IS/MND are implemented, CEQA requires the adoption of a mitigation monitoring or reporting program (CEQA Guidelines Section 15074). The Guidelines require that the lead agency:

> " . . . adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects."

These requirements are met by the Mitigation Monitoring and Reporting Program table for the IS/MND shown in Section 2.0 of this document. The table lists all of the potentially significant environmental effects of the project that were identified in the IS/MND, identifies all of the mitigation measures that address these effects, and identifies the entities that would be responsible for implementing and monitoring implementation of mitigation measures.

2.0 MITIGATION MONITORING PLAN AND FINDINGS

The following table summarizes the significant environmental effects that could result from approval of the IS/MND, the mitigation measures proposed to avoid or reduce the significant effects and the responsibility for implementation and monitoring of the mitigations. The table identifies 1) each potentially significant environmental effect, or in many cases issue areas where no significant effect would occur, 2) how each significant effect would be mitigated, 3) the responsibility for implementation of mitigation measures, and 4) the responsibility for monitoring of mitigation activity. The table follows the same sequence as the impact analysis in the IS/MND.

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY AND TIMING	SOURCE INFORMATION
3.1 AESTHETICS			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.2 AGRICULTURE RESOURCES			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.3 AIR QUALITY			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.4 BIOLOGICAL RESOURCES			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.5 CULTURAL RESOURCES			
Potential Impacts on Archaeological Resources and Human Burials. This is a potentially significant impact.			
CULT-1: If any subsurface cultural or paleontological resources are encountered during construction of the project, all construction activities in the vicinity of the encounter shall be halted until a qualified archaeologist, or paleontologist as appropriate, can examine these materials, make a determination of their significance and, if significant, recommend further mitigation measures that would reduce potential effects to a less than significant. Such measures could include 1) preservation in place or 2) excavation, recovery and curation by qualified professionals. The City shall be notified, and the applicant shall be responsible for retaining qualified professionals, implementing recommended mitigation measures and documenting mitigation efforts in a written report to the City, consistent with the requirements of the CEQA Guidelines.	The applicant will be responsible for contracting a qualified cultural resources professional to evaluate archeological materials if found, to recommend cultural resource protection controls and to implement controls.	The City will be responsible for review and approval of the cultural resources professional evaluation reports and recommendations, and for overseeing any cultural resource follow up work that may be required.	IS/MND, Section 3.5
CULT-2: If human remains are encountered at any time during the development of the project, all work in the vicinity of the encounter shall halt, and the County Coroner and the City shall be notified immediately. The Coroner must contact the Native American Heritage Commission if the remains have been identified as being of Native American descent. At the same time, the applicant shall retain a qualified archaeologist to evaluate the archaeological implications of the find and recommend any mitigation measures that may be required under CEQA; the applicant shall implement those recommendations and documenting mitigation efforts in a written report to the CDD.			
Impacts on Paleontological Resources. This is a potentially significant impact.			

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY AND TIMING	SOURCE INFORMATION
CULT-3: If paleontological resources are encountered during project construction, all construction activity in the vicinity of the encounter shall cease until a qualified paleontologist examines the materials, determines their significance, and recommends mitigation measures that would reduce potentially significant impacts to a less than significant level, in accordance with CEQA. The City shall be immediately notified of the discovery, and the applicant or its contractor shall be responsible for retaining a qualified paleontologist and for implementing recommended mitigation measures.	The applicant will be responsible for contracting a qualified paleontologist to evaluate paleontologist resources found, to make recommendations for mitigation, and to report findings to the City.	The City will be responsible for review and approval of the paleontologist's recommendations if resources are encountered.	IS/MND, Section 3.5
3.6 GEOLOGY AND SOILS			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.7 GREENHOUSE GAS EMISSIONS			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.8 HAZARDS AND HAZARDOUS MATERIALS			
Potential Impacts on Hazardous Materials Sites. This is a potentially significant impact.			
HAZ-1: Prior to project construction, the applicant shall retain a qualified professional to collect and analyze representative soil samples along the project's North Ripon Road frontage for the elevated or potentially hazardous levels of fertilizer residue and submit the results to the City. Should the results indicate the presence of a hazard, shall be reduced by a qualified cleanup contractor to reduce potential health risks to an acceptable level.	The applicant will be responsible for retaining a qualified professional to collect and analyze representative soil samples, identify potential hazards and treatment of hazards as required.	The City will be responsible for review and approval of sampling and testing results, treatment specifications and results.	IS/MND, Section 3.8
3.9 HYDROLOGY AND WATER QUALITY			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.10 LAND USE			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.11 MINERAL RESOURCES			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.12 NOISE			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY AND TIMING	SOURCE INFORMATION
3.13 POPULATION AND HOUSING			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.14 PUBLIC SERVICES			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.15 RECREATION			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.16 TRANSPORTATION			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.17 UTILITIES AND SERVICES			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that The City of Ripon City Council will hold a public hearing on Tuesday, **March 8, 2016**, at **6:00 PM** in the Council Chambers, 259 N. Wilma Avenue, Ripon, on the following matter:

RIPON GARDENS II DEVELOPMENT AGREEMENT (DA15-03); GENERAL PLAN AMENDMENT (GP15-04); REZONE (Z15-04); TENTATIVE PARCEL MAP (PM15-02); AND MAJOR SITE REVIEW (SR15-08) FOR JKB Living - a public hearing on a request to amend the General Plan Land Use of two parcels totaling approximately 10.13 acres from Community Commercial (CC) to High Density Residential (HD) and Neighborhood Commercial (NC). The applicant also requests to Rezone the property from Community Commercial (C2) to a combination of High Density Residential (R4) and Neighborhood Commercial (C1); and subdivide the property from two parcels into four separate parcels. A Major Site Plan application is being submitted to develop the larger parcel (6.43 acres +/-) into a one hundred twelve (112) unit apartment complex with a clubhouse, swimming pool, and picnic area, all of which will compliment Ripon Gardens I Apartments located to the south of this proposed project. The remaining three parcels which will be located along W. River Road will be for future neighborhood commercial development. A Development Agreement is being considered to address all four parcels. This project is located on the south west corner of W. River Rd and North Ripon Rd with the assessor parcel numbers of 261-030-17 and 261-030-28. **A Mitigated Negative Declaration (PEA15-20) is recommended for this project.**

PURSUANT TO SECTION 65009 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, NOTICE IS HEREBY FURTHER GIVEN THAT IF SUCH PROPOSED LAND USE AMENDMENTS, DEVELOPMENT AGREEMENT, SUBDIVISION, AND REZONE ARE CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY CLERK AT OR PRIOR TO THE PUBLIC HEARING.

ALL INTERESTED PARTIES will be given an opportunity to appear and be heard by the City Council of The City of Ripon at said time and place pertaining to the above described matter.

CITY OF RIPON
Lisa Roos, City Clerk

Published: February 8, 2016

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that The City of Ripon Environmental Review officer considered the following project and is recommending a Mitigated Negative Declaration be prepared:

PEA15-20 for JKB Living on a request to amend the General Plan Land Use of two parcels totaling approximately 10.13 acres from Community Commercial (CC) to High Density Residential (HD) and Neighborhood Commercial (NC). The applicant also requests to Rezone the property from Community Commercial (C2) to a combination of High Density Residential (R4) and Neighborhood Commercial (C1); and subdivide the property from two parcels into four separate parcels. A Major Site Plan application is being submitted to develop the larger parcel (6.43 acres +/-) into a one hundred twelve (112) unit apartment complex with a clubhouse, swimming pool, and picnic area, all of which will compliment Ripon Gardens I Apartments located to the south of this proposed project. The remaining three parcels which will be located along W. River Road will be for future neighborhood commercial development. A Development Agreement is being considered to address all four parcels. This project is located on the south west corner of W. River Rd and North Ripon Rd with the assessor parcel numbers of 261-030-17 and 261-030-28. **Review period is from February 1, 2016 through February 22, 2016.**

CITY OF RIPON
Ken Zuidervaart, Director
Planning and Economic Development

Published: February 1, 2016

Ken Zuidervaart

From: Mitzi Johnston
Sent: Tuesday, January 26, 2016 2:06 PM
To: Ken Zuidervaart
Subject: FW: Ripon Garden Apartments II

From: Eric McLaughlin [mailto:Eric.McLaughlin@valleyair.org]
Sent: Tuesday, January 26, 2016 1:37 PM
To: Mitzi Johnston
Subject: Ripon Garden Apartments II

The District has the following comment in regards to the above mentioned project:

Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).

- District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
- Any applicant subject to District Rule 9510 is required to submit an AIA application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees.
- If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

Please let me know if you have any questions.

Eric McLaughlin
Air Quality Specialist
559-230-5808
Eric.McLaughlin@valleyair.org

Service Teamwork Attitude Respect

HEALTHY AIR LIVING
www.healthyairliving.com
Make one change for clean air!

Confidentiality Notice: *This communication with its contents may contain confidential or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.*

S J C O G, Inc.

555 East Weber Avenue ● Stockton, CA 95202 ● (209) 235-0600 ● FAX (209) 235-0438

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ)
ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Ken Zuidervaart, City of Ripon, Community Development Department

From: Laurel Boyd, SJCOG, Inc.

Date: August 25, 2015

Local Jurisdiction Project Title: Ripon Garden Apartments II

Assessor Parcel Number(s): 261-030-17, -28

Local Jurisdiction Project Number: GP 15-04, Z15-04, PM 15-02, Major Site Review (15-08), and Development Agreement (15-03)

Total Acres to be converted from Open Space Use: Approximately 10.13 acres

Habitat Types to be Disturbed: Urban Habitat Land

Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Zuidervaart:

SJCOG, Inc. has reviewed the project referral for the Ripon Garden Apartments II. This project consists of a preliminary application to amend the General Plan Land Use of two parcels totaling approximately 10.13 acres from Community Commercial (CC) to High Density Residential (HD)/Neighborhood Commercial (NC). The applicant will also Rezone the property from Community Commercial (C2) to a combination of High Density Residential (R4) and Neighborhood Commercial (C1); and subdivide the property from two parcels into four separate parcels. A Major Site Plan application is being submitted to develop the larger parcel (6.43 acres) into one hundred twelve (112) unit apartment complex with a clubhouse, swimming pool, picnic area, all of which will match Ripon Garden Apartments located to the south of this project. The remaining three parcels which will be located along River Road will be for future Commercial Development which will be under a separate application. A Development Agreement is being considered to address all four parcels. The project site is located south of River Road and west of Ripon Road, Ripon (APN: 261-030-17, -28; 122 W River Road & 1663 N Ripon Road, Ripon).

The City of Ripon is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This Project is subject to the SJMSCP. This can be up to a 30 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. http://www.sjcog.org

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- SJMSCP Incidental take Minimization Measures and mitigation requirement:

1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:

a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
d. Purchase approved mitigation bank credits.

4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
   a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
   b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
   c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0600.

S J C O G, Inc.

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue ● Stockton, CA 95202 ● (209) 235-0600 ● FAX (209) 235-0438

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Other: _____

FROM: Laurel Boyd, SJCOG, Inc.

DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:

1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
   a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
   b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
   c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
   d. Purchase approved mitigation bank credits.
4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
   a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
   b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
   c. Purchase approved mitigation bank credits.

   Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: Ripon Garden Apartments II

Landowner: Delta Bank, N.A. a Corporation Applicant: JKB Living – Mark Bayhi

Assessor Parcel #s: 261-030-17, -28

T _____, R_____, Section(s): _____

Local Jurisdiction Contact: Ken Zuidervaart

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.

SAN JOAQUIN COUNCIL OF GOVERNMENTS

555 E. Weber Avenue • Stockton, California 95202

209.235.0600 • 209.235.0438 (fax)

www.sjcog.org

Steve Dresser
CHAIR
Anthony Silva
VICE CHAIR
Andrew T Chesley
EXECUTIVE DIRECTOR
Member Agencies
CITIES OF ESCALON, LATHROP, LODI, MANTECA, RIPON, STOCKTON, TRACY, AND THE COUNTY OF SAN JOAQUIN

September 2, 2015

Mr. Ken Zuidervaart
Director of Planning and Economic Development
City of Ripon, Planning Department
259 N Wilma Avenue, Ripon CA 95366

Re: Project Referral – Ripon Garden Apartments II

Dear Mr. Zuidervaart:

Thank you for the opportunity to comment on the Project Referral at 122 West Ripon Road & 1663 North Ripon Road, Ripon, CA 95366 (GP15-04, Z15-04, PM15-02, MSR15-08, DA15-03). As the County's designated Regional Transportation Planning Agency (RTPA), the Congestion Management Agency (CMA), and the Metropolitan Planning Organization (MPO), the San Joaquin Council of Governments (SJCOG) has reviewed the project information received on August 24, 2015 from the City of Ripon.

On November 15, 2012 the SJCOG Board of Directors adopted the 2012 update to the Regional Congestion Management Program (RCMP). Chapter 6 of the RCMP describes the updated Land Use Analysis Program, including Tier 1 and Tier 2 review/analysis requirements, analysis methods, impact significance criteria, and mitigation. Chapter 6 is attached for your reference. The full program plan is available at the following link: http://www.sjcog-rcmp.org/ or request by email to spencer@sjcog.org.

The preliminary application to amend the Ripon General Plan Land Use, rezone, subdivide, submit a major site plan application and a development agreement will fall under a Tier 2 Review because of the trip generation associated with the 112 unit apartment complex. That will include a Tier 1 consistency review as well as a quantitative analysis of RCMP impacts – project specific and cumulative plus project conditions. Please refer to Chapter 6 of the 2012 RCMP for details regarding analysis/mitigation requirements for land development projects. Any environmental document(s) should contain a section that specifically addresses requirements and standards of the RCMP.

Travel Demand Management

Travel demand management is an integral part of the RCMP. To show consistency with the Regional Travel Demand Management Plan, the project should be conditioned to ensure that, as development plans are processed, they include provisions to promote TDM strategies to assist with the reduction of vehicle miles travelled and congestion management. The primary TDM program for San Joaquin, Stanislaus and Merced Counties is the Commute Connection program. Commute Connection is a comprehensive program providing municipalities, employers, organizations and commuters the necessary tools and services to learn about various transportation options with an emphasis on alternative modes to single occupancy vehicle commuting. Commute Connection outreach staff is available for presentations, air district Rule 9410 assistance, and event planning. A program could be customized for employees, business parks and cities/counties. Other recommended strategies include:

- Park and Ride accommodations
- Bicycle parking and amenities
- Transit Kiosks and Information Centers

Consistency with other Regional Plans

As stipulated within the RCMP Project Review Criteria in Chapter 6 of the 2012 RCMP, the project is required to show consistency with all applicable* regional transportation planning documents, such as:

- Regional Transportation Demand Management Plan
- Park-and-Ride Master Plan
- Regional Bicycle, Pedestrian, and Safe Routes to School Master Plan
- Regional Smart Growth Transit Oriented Development Plan
- Regional Transit Systems Plan
- Regional Transportation Impact Fee Program
- 2014 Regional Transportation Plan
- Interregional STAA Study for I-5 and SR-99

***SJCOG staff is available to assist with project specific guidance and narrowing the scope of the relevant regional plans that need to be included.**

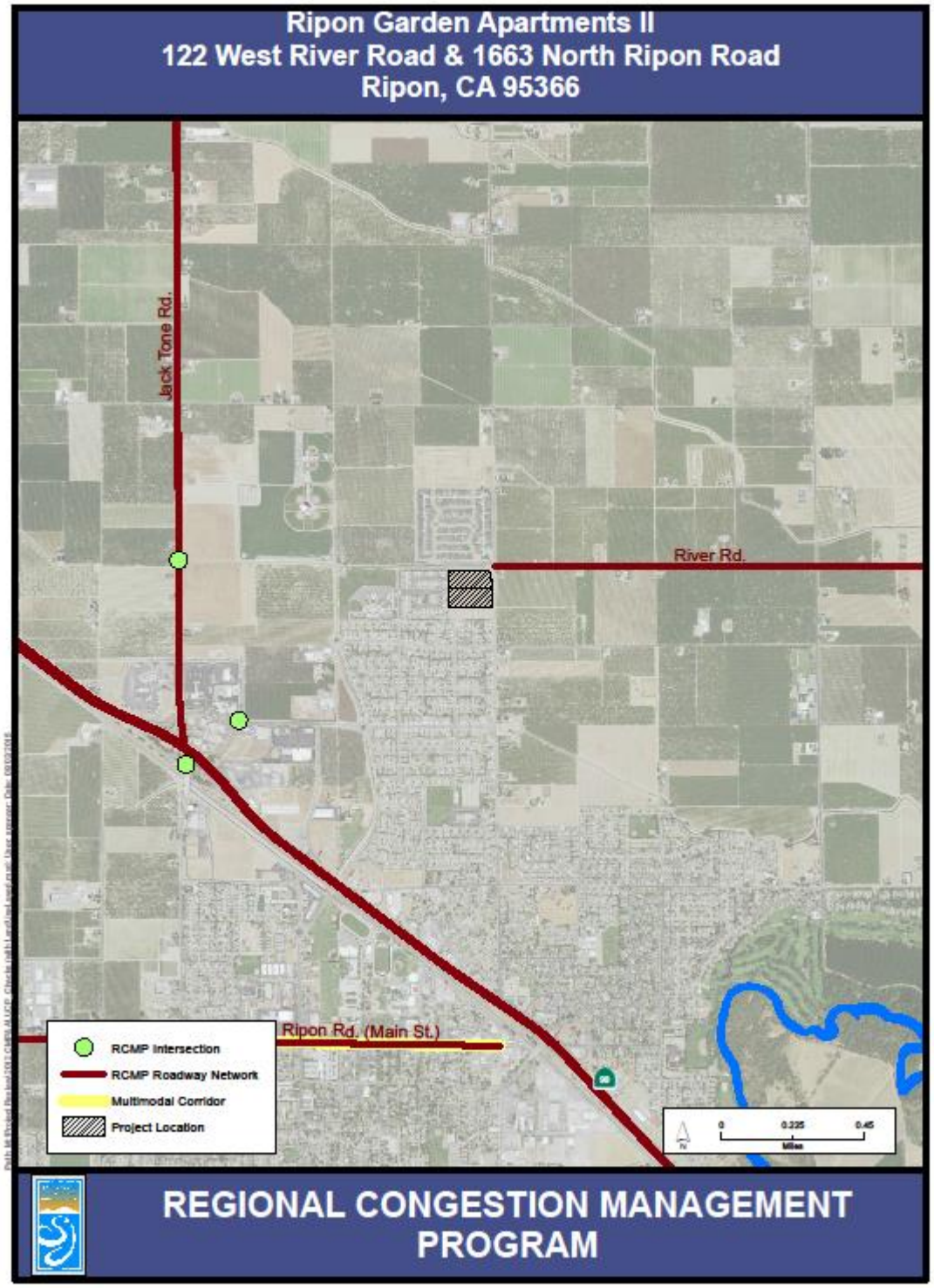
Thank you for the opportunity to review and comment on this project. Please forward all documents to this office. If you have any questions please call the RCMP staff Jonathan Spencer at (209) 235-0452 or Kim Anderson at (209) 235-0565.

Sincerely,

Jonathan A. Spencer
SJCOG Assistant Regional Planner

Attachments: ATTACHMENT A - Exhibit of Project Site Location & RCMP Network
ATTACHMENT B – 2012 RCMP, Chapter 6_Land Use Analysis Program

ATTACHMENT A - Exhibit of Project Site Location & RCMP Network



CHAPTER 6 LAND USE IMPACT ANALYSIS PROGRAM

6.1 INTRODUCTION

A CMP must contain a program to analyze the impacts of land use decisions made by local jurisdictions on regional transportation systems . The program must generally be able to estimate the costs associated with mitigating those impacts, as well as provide credits for local public and private contributions to improving regional transportation systems. The program described in this chapter meets this requirement. To comply with this state mandate, SJCOG and its member agencies have integrated a "regional layer" of review within the CEQA review process. Extending the scope of CEQA EIR traffic studies to include impacts to the CMP system has been considered by all the State's CMA's as the most expeditious way to implement the CMP Land Use Analysis element.

The legislative intent of the CMP Land Use Analysis Program (LUAP) is to improve the linkage between local land-use decisions with regional transportation facility improvement needs; to better address the impacts of development in one community on another; and, to promote information sharing between local governments when the decisions made by one jurisdiction have an impact on another. As part of the annual Measure K and biennial state CMP reporting requirements, SJCOG is required to evaluate the efforts made by each local jurisdiction within San Joaquin County to ensure compliance with this state program statute (see Chapter 10). Hence, SJCOG must evaluate the efforts made by each jurisdiction to ensure that proposed land use projects comply with the established RCMP Land Use Analysis requirements.

Given that the RCMP Land Use Analysis Program directly interfaces with established local agency land use review programs, it is important that the following components of the program are clearly described, measurable, and understandable:

- RCMP Traffic Impact Criteria
- RCMP Traffic Impact Significance Criteria
- RCMP Traffic Mitigation Measures
- RCMP Analysis Methods

6.2 LAND USE PROJECTS REVIEW CRITERIA

The following describes the types of proposed projects that trigger RCMP review. RCMP land use category summary descriptions are provided in Appendix D. It should be noted that SJCOG is not a land use authority, and as such it will not seek to approve or disapprove land use projects. All land use development projects are subject to RCMP review unless the project meets the following criteria:

1. The project is statutorily or categorically exempt from the California Environmental Quality Act (CEQA), as detailed in Guidelines for Implementation of the California Environmental Quality Act, Articles 18 and 19.
2. The project is subsequent to the land uses approved within a Master EIR, Negative Declaration, or other environmental analysis and the land use agency determines that the project is within the scope of the previously approved project per CEQA Guidelines 15177-15179.5. This criteria does not apply to projects subsequent to Program EIRs (such as General Plans), unless exempt otherwise from CEQA.

Project referral should be submitted as soon as the jurisdiction receives the application. Within 30 days of receipt, SJCOG staff will provide preliminary comments and determine the level of review to be completed as part of the CEQA process (Tier 1 or Tier 2) per the guidelines given below. For most Tier 1 projects, the CMA review will be complete at this stage.

The purpose of the review will be to ensure that proposed projects are consistent with regional planning documents (Tier 1 Review) and that their effects on the regional transportation system are analyzed (Tier 2 Review), as described in further detail below.

Tier 1 Review

All development projects will be qualitatively reviewed for consistency with SJCOG's regional planning documents, including one of more of the following, as appropriate:

- Regional Transportation Demand Management Plan
- Regional Expressway System Plan (System Management and TDM components)
- Park-and-Ride Master Plan
- Regional Bikeway Plan
- Smart Growth Infill Opportunity Zone Plan
- Regional Transit Systems Plan
- Regional Transportation Impact Fee Program
- Regional Transportation Plan
- Interregional STAA Study for I-5 and SR-99

Tier 2 Review

Projects that trigger the one or both of the following thresholds will be subject:

1. 125 or more vehicle trips during weekday AM or PM peak-hours; or,
2. 500 or more total daily vehicle trips on any day of the week.

As defined above, all development projects regardless of trip generation characteristics will be at a minimum reviewed for consistency with applicable regional planning documents. Triggering a quantitative Tier 2 review will entail addressing the Tier 1 consistency review as well as a quantitative analysis of RCMP impacts – project specific and cumulative plus project conditions.

It should be noted that SJCOG's ability to comment should not be interpreted as an authority to reject development applications.

6.3 RCMP IMPACT SIGNIFICANCE CRITERIA

To determine whether project added traffic constitutes a significant impact to the RCMP network, the following significance criterion is established.

Tier 1 Development Projects

Projects subject to Tier 1 reviews will be not subject to specific "significance criteria". SJCOG will notify a project sponsor of any recommended design consideration, mitigation measures and/or conditions that should be carried forward in the final approval. After project approval, the lead agency will submit the Mitigation Monitoring and Reporting Plan (MMRP) and/or final project conditions to SJCOG. The Project and applicable elements of the MMRP/Final Project Conditions will be recorded for reference when preparing the annual Measure K and biennial State CMP reports, which require disclosure of jurisdictional compliance.

Tier 2 Review

A proposed development will have a significant impact to the RCMP network if any one of the following criteria is met during the AM or PM peak hours:

1. For any RCMP roadway or intersection currently operating or expected to operate at LOS D or better under No Project conditions, the project-added traffic results in LOS E or F operating conditions
2. For RCMP intersections or roadways currently operating or expected to operate at LOS E or F under No Project conditions, the project results in increases to:
   - average delay by 4 seconds or more; or,
   - the volume-to-capacity (v/c) ratio by 1.0 or more
3. Conflicts with SJCOG adopted/approved Regional Plans applicable to the project. During the project review period, SJCOG staff will identify any inconsistencies with regional planning documents, such as:
   - Regional Transportation Demand Management Plan
   - Regional Expressway System Plan (System Management and TDM components)
   - Park-and-Ride Master Plan
   - Regional Bikeway Plan
   - Smart Growth Infill Opportunity Zone Plan
   - Regional Transit Systems Plan
   - Regional Transportation Impact Fee Program
   - Regional Transportation Plan
   - Interregional STAA Study for I-5 and SR-99

State and local agency significance criteria may be more or less stringent that the RCMP significance criteria described above. Note that the RCMP significance criteria will not require additional analysis work performed for TIAs but will require RCMP impacts, as well as their significance after mitigation, to be explicitly identified in the TIA and environmental documentation.

6.4 MITIGATION MEASURES

State law places responsibility for the RCMP Land Use Analysis Program on local jurisdictions, since they retain the power to approve or deny land development applications. SJCOG can assist cities and the County in determining regional traffic impacts, but the Lead Agency is responsible for determining how to mitigate these impacts and what the cost will be to do so. SJCOG encourages local agencies to require development projects to cover the costs of mitigating transportation impacts, but the decision to do so rests with the city or County.

If the RCMP significance criteria are exceeded and feasible mitigation is not identified to mitigate the impact to less than significant levels, the impact must be identified as significant and unavoidable.

1. SJCOG's policy regarding mitigation measures for capital improvement projects is:
   - RCMP mitigation measures must be adequate to allow the RCMP roadway to meet the RCMP LOS standard
   - RCMP mitigation measures for project specific impacts must be fully funded to be considered adequate;
   - RCMP mitigation measures that rely on state or federal funds directed by or influenced by SJCOG must be consistent with project funding priorities established in the CIP of the RCMP and the RTP, or the Federal TIP; and,
   - For RCMP mitigation measures that involve a local or regional "fair share" contribution for mitigating RCMP cumulative impacts, the fee must be committed to funding priorities established in the CIP of the RCMP, the RTP, or the Federal TIP. The SJCOG Regional Traffic Impact Fee (RTIF) program establishes a RCMP specific mitigation fee program relative to cumulative regional impacts. To satisfy these requirements, project applicants are required to pay their fair share contribution into the RTIF program. However, to better inform the public and stakeholders, the environmental document (i.e., mitigation language) must convey that payment into the RTIF program does not guarantee that the lead agency (local agency) will necessarily spend these developer fees on the identified mitigation improvement. SJCOG will administer the RCMP/RTIF Mitigation Monitoring Program to track the "actual" funding/implementation of identified mitigation improvements (i.e., conditions of approval) identified as part of environmental documents. SJCOG will periodically report each local agency's implementation progress of identified mitigation measures as part of mandated RCMP and RTIF program compliance hearings to the SJCOG Board. SJCOG will also provide this status update mitigation improvement information to local agencies as part SJCOG's state and federal flexible funding cycle "call for projects".
2. The RCMP also requires cumulative impacts to the RCMP network be addressed through the CEQA analysis process. The project analysis of traffic impacts to the RCMP network must reflect the most recently approved development projects from the lead agency as well as from adjacent jurisdictions. It should also include currently programmed infrastructure improvements.
3. As part of the RCMP Land Use Analysis Program, if a

RCMP intersection is projected to operate at LOS E or F (CEQA Cumulative and/or Cumulative Plus Project analyses) after trip exemptions have been accounted for, the affected jurisdiction can choose to pro-actively prepare a Deficiency Plan in lieu of waiting for the facility to possibly fail after the development is implemented. The benefit of preparing and adopting a RCMP deficiency plan based on a future year deficiency finding is that the identified improvements can be submitted/proposed for flexible funding cycle sooner (i.e., "call for projects"). Given the typical 7-10 year lag between the time a project is programmed till it is actually constructed/implemented, this proactive approach better ensures that identified improvements are implemented in a more timely manner – rather than long after a congestion problem becomes evident i.e., reactive.

Inter-Jurisdictional Impacts

A regional analysis based on local land use decisions will often involve more than one jurisdiction. For example, a large project approved by City A (Lead Agency) may affect traffic on a nearby principal arterial in City B (affected city). The RCMP places the responsibility for addressing the significant traffic impacts with the approving jurisdiction. However, SJCOG also recognizes that City A will need to work with City B in order to properly mitigate the traffic impacts on the affected segment. It is the preference of SJCOG that the lead agency work with any affected jurisdiction to arrive at a mutually agreeable plan for addressing the inter-jurisdictional impacts of a given project. If a dispute arises, or at the request of either party, SJCOG will assist both localities in preparing a mitigation plan that meets the requirements of this land use program.

6.5 REGIONAL TRAFFIC IMPACT FEES

The RCMP Land Use Program is intended to ensure that new development contributes a fair share and provides transportation improvements at the time of new construction. The SJCOG Regional Traffic Impact Fee (RTIF) program establishes a RCMP cumulative impact mitigation fee that serves to streamline the CEQA process as it relates to regional impacts.

All jurisdictions adopted and began implementation of the RTIF program by July 1, 2006 . SJCOG monitors the local jurisdictions' collection and disbursement of the fee to ensure that the RTIF is being applied toward traffic mitigation projects that were identified in the development of the fee or towards regional impacts identified as part of the RCMP Land Use Analysis Program. Compliance monitoring is performed through SJCOG's annual audit process of local agency transportation funds.

A flow chart of the Land Use Analysis Program is provided in *Figure 6-1* on the following page. As alluded to at the bottom of the flow chart, RCMP compliance findings are in part determined based on local agency compliance with the RCMP Land Use Analysis Program. A detailed description of the SJCOG's RCMP conformance assessment process is provided in Chapter 10. RCMP impacts and identified mitigations will be recorded for reference and disclosed as part SJCOG's annual Measure K and biennial State CMP compliance reports.

6.6 ANALYSIS METHODS

All RCMP analysis procedures will be based on the most recent HCM methodology (i.e., 2010 HCM) when reliable software implementations are available. This includes basic freeway, multi-lane highway, two-lane highway and intersections.

Generally, vehicle trip generation should be based on the most current Trip Generation informational report published by the Institute of Transportation Engineers (ITE). The published trip generation estimates are often described for both the peak hour of the land use (generator) and for the peak hour of adjacent street traffic. For analyzing the study threshold criteria, trip generation for the peak hour of adjacent street traffic should be used if available. If not available, trip generation for the peak hour of the generator can be substituted. If the land use is not specifically represented in the ITE trip generation rates, then an estimate of the project's trip generation should be conducted and fully documented using estimation methodologies normally accepted in the fields of traffic engineering and transportation planning. Use of specific trip generation studies or other trip generation information sources (e.g., San Diego Association of Governments trip rates) will be considered on a case by case basis.

6.7 REGIONAL TRAFFIC MODEL

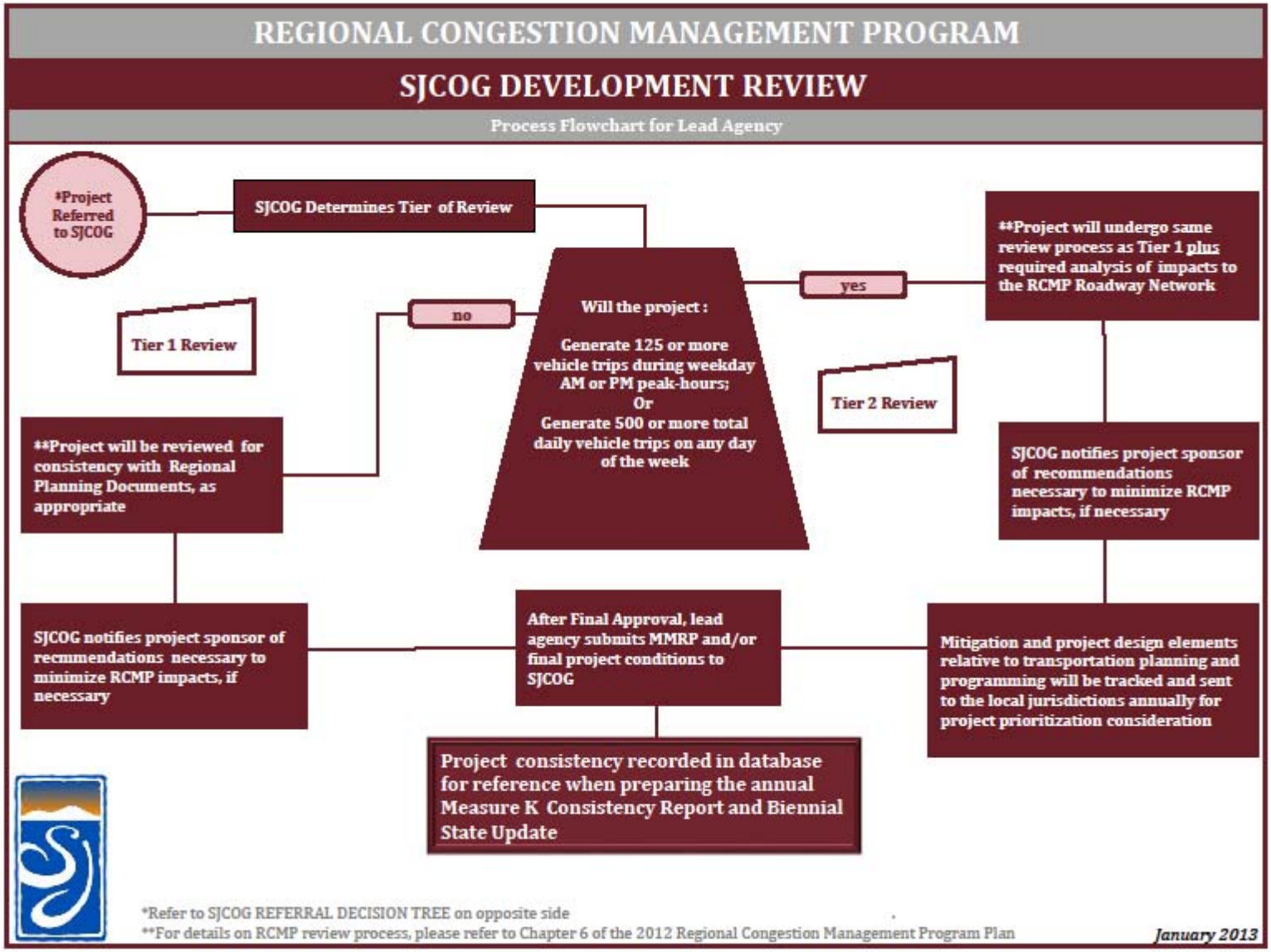
SJCOG's regional traffic model is an integral component of the Land Use Analysis Program, and its maintenance is a requirement of both the State CMP legislation and the Measure K Ordinance.

The following model applications are used to assist in the implementation of the RCMP Land Use Analysis Program.

Regional Traffic Model Details

- Helping to determine a development project's trip distribution (select zone analysis)
- Per California Code Section 65089.4, interregional trips are exempt from triggering the need for RCMP Deficiency Plans. SJCOG's model is used for estimating the extent of interregional trips from outside the San Joaquin County i.e., Stanislaus County, the Sacramento region, the entire Bay Area, Calaveras County, and Amador County (see Chapter 7).

These analyses can be deferred to or used in combination with local jurisdiction travel models that can demonstrate to meet state/federal guidelines for model calibration/validation.


REGIONAL CONGESTION MANAGEMENT PROGRAM
SJCOG DEVELOPMENT REVIEW
Process Flowchart for Lead Agency
*Project Referred to SJCOG
SJCOG Determines Tier of Review
Will the project :
Generate 125 or more vehicle trips during weekday AM or PM peak-hours;
Or
Generate 500 or more total daily vehicle trips on any day of the week
yes
no
**Project will undergo same review process as Tier 1 plus required analysis of impacts to the RCMP Roadway Network
Tier 1 Review
Tier 2 Review
**Project will be reviewed for consistency with Regional Planning Documents, as appropriate
SJCOG notifies project sponsor of recommendations necessary to minimize RCMP impacts, if necessary
SJCOG notifies project sponsor of recommendations necessary to minimize RCMP impacts, if necessary
After Final Approval, lead agency submits MMRP and/or final project conditions to SJCOG
Mitigation and project design elements relative to transportation planning and programming will be tracked and sent to the local jurisdictions annually for project prioritization consideration
Project consistency recorded in database for reference when preparing the annual Measure K Consistency Report and Biennial State Update
*Refer to SJCOG REFERRAL DECISION TREE on opposite side
**For details on RCMP review process, please refer to Chapter 6 of the 2012 Regional Congestion Management Program Plan
January 2013

RIPON PLANNING COMMISSION MINUTES

RIPON CITY HALL
TUESDAY, FEBRUARY 2, 2016 6:00 P.M.

Pledge of Allegiance: Commissioners pledged allegiance to the flag.

Roll Call: Commissioners Gary Barton, David Collins, Bill Long, Brinton McCusker, Debra Van Essen, and George Saljian

Others Present: Ken Zuidervaart, Joshua Brenner, Mitzi Johnston, Jean Loftis, Claudia Camara, Diana Lynn, Laura Barrett, Hazel Snowden, Etta Romkema, Peggy Parks, Martie Taylor, Terry Powell, Carol Fox, Charles Fox, Deborah Brooks, Dee Nard, David Morita, Alice Nieuwenhuis, Neal Nieuwenhuis, Bea Azeveds, Ken Iremonger, Debora Luna, Edit Tillema, Phil & Kathy Lang, Mike & Annie Gallagher, Alma Montiel, Jose Montiel, Mikayla Delrio, Lexie Drake, Robin Day, Mark Day, Rick Koops, Andrew Knoll, Jennifer Cisneros, Kayla Thompson, Michael Hecker, Alexandra Bair, Chris Desilveira, Samantha Carl, Carson Morrow, Macy Cordero, Angelo Baciocco, Olga Bonilla, Carlos Bonilla, Mary Fisher-Swafford, Tarri Swafford, Mary Jo Malone, Rex Osborn, Pat Gause, Adam Cabral, Emmanuel Reyes, Kayli Augne, Brandon Costello, Tristan Smith, Jacob Martin, Danielle Sperry, Sarah Campbell, Franchesca Barnes, Jill Mallett, Howard Mallett, Max Perez, Reyna Gamboa, Angelo Calderon, Alexia Unas, David Niskanen, John B. Anderson, Chris Brumm, Mark Ziesel, Elena Ruiz, Ale Medina, Harmony Sedillo, Nalans Alhambra, Brandon Kichefski, Tom Murphy, Connie Murphy, Bonita Jones, Vi Sikkema, Debra Koops, Christa Swier, Troy Douglas, A. C. Cornell (Lex), Carcie Cornell, Beverly Bauman, Allison Jones, Richard Morgan, Jane Morgan, Stephanie Petlansky

Minutes: Approval of the minutes of the Ripon Planning Commission meeting of January 5, 2016

> **MOTION: MOVED/SECONDED (VAN ESSEN/COLLINS) AND CARRIED BY A 4-0 VOTE (VAN ESSEN: ABSTAIN) TO APPROVE THE MINUTES OF THE JANUARY 5, 2016 PLANNING COMMISSION MEETING**

Public Discussion: Chairman Saljian explained the public discussion process and asked if anyone would like to speak on a subject that is not on the agenda. No one wished to speak at this time.

PUBLIC HEARING

Chairman Saljian explained the Public Hearing Process as well as the appeal procedures.

1.0 PUBLIC HEARING

1.1 RIPON GARDENS II DEVELOPMENT AGREEMENT (DA15-03); GENERAL PLAN AMENDMENT (GP15-04); REZONE (Z15-04); TENTATIVE PARCEL MAP (PM15-02); AND MAJOR SITE REVIEW (SR15-08) FOR JKB Living a public hearing on a request to amend the General Plan Land Use of two parcels totaling approximately 10.13 acres from Community Commercial (CC) to High Density Residential (HD) and Neighborhood Commercial (NC). The applicant also requests to Rezone the property from Community Commercial (C2) to a combination of High Density Residential (R4) and Neighborhood Commercial (C1); and subdivide the property from two parcels into four separate parcels. A Major Site Plan application is being submitted to develop the larger parcel (6.43 acres +/-) into a one hundred twelve (112) unit apartment complex with a clubhouse, swimming pool, and picnic area, all of which will compliment Ripon Gardens 1 Apartments located to the south of this proposed project. The remaining three parcels which will be located along W. River Road will be for future neighborhood commercial development. A Development Agreement is being considered to address all four parcels. This project is located on the south west corner of W. River Road and North Ripon Road with the assessor parcels numbers of 261-030-17 and 261-030-28. **A Mitigated Negative Declaration (PEA15-20) is recommended for this project.**

Chairman Saljian that proper disclosure requires Commissioners to state if they had any direct contact regarding a project prior to the meeting. Chairman Saljian stated that he had direct contact with Mr. Anderson. Commissioner Barton stated that he had direct contact with Mr. Anderson. Commissioner Long stated that he had a meeting with Mr. Anderson. Commissioner Van Essen stated that she had contact with Mr. Anderson and with an opponent of the project. Commissioner Collins and Commissioner McCusker both stated that they have had no contact.

Director Zuidervaart introduced the staff report into the record and stated that he received a petition and will verify the names. Director Zuidervaart explained that the Planning Commission will be making a recommendation to the City Council on this project. If this property was already zoned high density and neighborhood commercial, the Planning Commission would be the approving body but with the General Plan Amendment, Rezone and Development Agreement, this is a recommendation to City Council.

Director Zuidervaart said that the applicant is proposing a multi-family project and Commercial site on 10.51 acres. Currently the property is zoned Community Commercial. Director Zuidervaart said that C2 Community Commercial allows for

130 types of uses and the proposed rezone to C1, Neighborhood Commercial allows for 38-40 types of uses which is considerably less.

Director Zuidervaart said that the parcel map will subdivide the existing two lots to create a total of four lots. The larger parcel of 6.13 acres will be for the multi-family R4U and lots 2, 3, and 4 will be for future Commercial uses and the applicant would have to come before the Planning Commission for development of the Commercial sites.

Director Zuidervaart said that the applicant is requesting approval of a 112 unit apartment complex. There would be fourteen (14) two story complexes, one (1) club house. All units would have laundry hookups. Director Zuidervaart said that this complex is meant to be consistent with the Ripon Gardens I complex that is currently under construction. Director Zuidervaart then described the units and architectural features. Director Zuidervaart said that the apartment buildings contain a total of twelve (12) 1-bedroom units, sixty-eight (68) two (2) bedroom units and thirty-two (32) three (3) bedroom units. This is the only apartment complex in Ripon that will have three-bedroom units. The one-bedroom units will be approximately 801 sq ft; the 2-bedroom units will be approximately 980 sq ft and the three bedroom units will be approximately 1,150 sq ft of living space.

Director Zuidervaart then described the access and circulation of the project stating that the entrance would be off of North Ripon Road by a main entrance. There will be interconnection with Ripon Gardens I and emergency access via a gate between the apartment complex and the commercial site for fire and police. Director Zuidervaart also added that there will also be emergency access from the Commercial site to Chesapeake Landing via a locked gate. There will be a 25' driveway throughout the site and garage units, carports and open parking spaces will be provided making up 240 parking spaces.

Director Zuidervaart said that a traffic analysis was done and it was determined that the existing traffic levels of service for North Ripon Road and River Road intersection operates at a Level of Service (LOS) A in the a.m. peak hours and LOS B in the p.m. peak hour. Both are well above City of Ripon's minimum standard of LOS, which is LOS D. LOS A is free flow traffic and LOS F would be like traffic jam conditions.

Director Zuidervaart said that trip generation was identified for both the proposed project and for the site if developed as currently zoned (C2). Traffic impacts identified were less under the proposed project scenario. If the site was developed entirely as Community Commercial the average daily trips would amount to approximately 5,814. Under the proposed project scenario there would be approximately 3,962 average daily trips, which is a decrease of about 1,852. Under the proposed development scenario of apartments and neighborhood commercial, the LOS at North Ripon Road and River Road intersection would be LOS B in the

a.m. peak hour and LOS B in the p.m. peak hour, which is still well below the City of Ripon's minimum LOS requirements of LOS D.

Director Zuidervaart then said that for the landscaping the applicant will be required to provide 50% of the trees along the western end of the project be 36" box trees or larger with the remainder of those trees being 24" box trees or larger. This is being requested to provide for quicker screening of this project onto the adjacent residential uses to the west.

Director Zuidervaart said that there will be an 8' masonry wall between the apartment complex and commercial site and the property to the west as well as an 8' wall between the apartment complex and the commercial site, all of which will match the existing wall in Ripon Gardens I and Chesapeake Landing.

Director Zuidervaart said that the Development Agreement states that only eight (8) of the buildings in cycle one will be allowed to be constructed. The applicant will be required to begin construction of the commercial site before the remaining buildings in cycle 2 can begin.

Director Zuidervaart then described the entry features and screening of meters and AC units. Director Zuidervaart said that the owner/applicant shall also be required to install three (3) City of Ripon security cameras.

Director Zuidervaart said that the City of Ripon's General Plan Housing Element requires that the City provide adequate sites and adequate land for multi-family affordable housing. Director Zuidervaart stated that an apartment is believed to be more affordable than purchasing a home.

Director Zuidervaart then said that he was asked by a Planning Commissioner about the percentages of multi-family in comparison to other communities in our area and Ripon falls about in the middle of the pack. If this project were to be approved by City Council, we would have about 12.2 % multi-family housing in Ripon.

Commissioner Collins asked what the current maximum density is. Director Zuidervaart replied the maximum density is 28 units to an acre and added that this project is 18 units to an acre.

PUBLIC HEARING OPENED

John Anderson, JB Anderson, Land Use Planning (139 S. Stockton Ave) said that he is representing JKB Living on this project and he is appreciative of the staff report presented. Mr. Anderson said that they have been working on this project for two (2) years now and JKB Living is now the owner of this property. Mr. Anderson said that what is being presented is not the first version of the project.

Mr. Anderson said that JKB Living is currently constructing Ripon Gardens I and you can see what the project looks like. Mr. Anderson stated that JKB Living builders are quality builders. Mr. Anderson said that a neighborhood meeting was held and concerns were expressed. Mr. Anderson said that the site has been zoned commercial and this project will promote a smaller scale commercial. Mr. Anderson said that Ripon Garden I will include amenities as well as Ripon Garden II.

Mr. Anderson said that the traffic analysis states that with the proposed project vs an entire commercial project will provide 32% less anticipated traffic at buildout.

Mr. Anderson said that the Development Agreement clarifies the number of units that can be constructed before we are required to develop the commercial.

Mr. Anderson said that he would like to urge the Planning Commission to recommend to the City Council to approve the application.

Commissioner Collins asked about the type of trees for screening. Mr. Anderson said that the layout is in the landscaping plans. Ripon Gardens II will have a 30' setback. The trees will be duplicated from Ripon Gardens I and will be Redwood Trees and Elm Bark.

Dan Vogel (Chesapeake Landing) asked the audience for a show of hands on who is opposed to this project. A large number of people raised their hands. Mr. Vogel said that he moved here ten (10) years ago with his wife because he loved Ripon and their Police and Fire Department. Mr. Vogel said that he does not want to see it become a Manteca or Stockton. Mr. Vogel said that he does not see how we can put in high density and improve a traffic situation. Mr. Vogel Said we need to provide a crosswalk for kids to get to school and across to Mistlin Sports Park. Mr. Vogel said that he was trained to follow the dollar and can see who is profiting from this. Mr. Vogel said that they feel that this is being rammed down their throats.

Yvonne Tibbets (Chesapeake Landing) said that she looks out her garage door and looks straight up at the current apartment building. Ms. Tibbets said that she has lost her privacy and wants the Commission to reconsider before more people lose their privacy too. Ms. Tibbets said that the beautiful wall ends in a finished wall before the building ends and questioned why that was. Ms. Tibbets said that originally she was told the setback was 30' and there was going to be another road way or driveway to buffer the building but instead the building starts at the 30' mark. Ms. Tibbets added that the other night during the wind storm a neighbor adjacent to the fence was awoken by banging of unfinished doors that would not stay closed and wondered what the noise level would be like when people move in. Ms. Tibbets also added that she thinks that these tenants will have more than one car.

Chairman Saljian asked the audience for a show of hands who shared Ms. Tibbets concern. People raised their hands.

Lex Cornell (Coralstone Dr.) said that he lives across the street from the proposed project. Mr. Cornell said that he objects to the time limit to speak. Mr. Cornell said that the idea of a strip mall and a 12-pump gas station with car wash and restaurants is ridiculous. Mr. Cornell said that the City of Ripon is the jewel of the valley and here he sits in front of members of City Government who are trying to corral more commercial and multi-family residential instead of wanting to protect Ripon. Mr. Cornell said that we are now bussing Manteca students to our schools. Mr. Cornell said that he wants to protect our environment. Mr. Cornell said that most people were not aware of Ripon Gardens I until they started construction. Mr. Cornell said that a 300' notification policy for projects is not right. Mr. Cornell commented that the only people who showed up for the meeting with the developer at the Fire Station where those who were invited. Mr. Cornell said that he does not want commercial. Mr. Cornell said that he would like to see the property developed as an over 55 housing project or as owner occupied condominiums. Mr. Cornell said that the roundabout at the intersection of North Ripon Road and River Road needs to go and that it is illegal as it exists. Mr. Cornell asked if staff looked at the LOS from the Anderson Report.

Karen Vogel (Chesapeake Landing) said that she is the Home Owners Association President and she is representing a lot of their residents. Ms. Vogel said that they have concerns about this project. Ms. Vogel said that she presented the petition tonight and that there are 76 signatures of residents who support the petition to request that the project not go forward. Ms. Vogel then read the statement in the petition. Ms. Vogel said that Chesapeake Landing is a 99 home, 55 and over development and said that for most of these residents who range in age from 55 to 95 are in the later stages of their life, and this will be the last home that they purchase. Ms. Vogel said that there is a high demand for senior living housing. Ms. Vogel said that she is very concerned about the traffic. Ms. Vogel said that in 2006 when the first project was approved she thought there was going to be a 10' wall but now it is an 8' wall. Ms. Wall said that she is not saying that the apartments under construction don't look good but is concerned about what they will look like in the future.

Commissioner Collins asked Ms. Vogel to describe the traffic and Ms. Vogel said that she walks her dogs in the morning and that traffic on River Road and North Ripon Road is horrible and there is already way too much traffic heading to the freeway. Commission Collins asked about the traffic in the evening and Ms. Vogel said that she could not comment on that because she does not walk her dog in the evening.

Rex Osborne (N. Manley Rd) said that he has lived in Ripon for 20 years and his son owns property off of Flagstone. Mr. Osborne congratulated the citizens present for being here and the youth have an opportunity to see the process. Mr. Osborne said that he worked in the law enforcement for 31 years and helped people work their way through during difficult times. Mr. Osborne said that we have to trust City staff. Mr. Osborne said that he could not find any negative comments in the staff

report. Mr. Osborne said that when you mix residential with commercial you see a cycle of decay; for 10-15 years it looks good and then the clientele will change. Mr. Osborne said that the communities that have high density and commercial have buffer zones between them. Mr. Osborne said that traffic is a huge issue. Mr. Osborne said that the quality of life for his grandkids will not be the same. Mr. Osborne addressed the Commission and said that "you are the representatives of all these people" and then encouraged the citizens to keep fighting and then added that the developer has a representative that is well respected.

John Garzoli (Calhoun Ave) voiced concern with the findings in the staff report about the project being consistent with the goals, policies, standards, and maps of the General Plan; that the site is physically suitable for this type of development and for the intensity of development; or that the issuance of the permit will not be detrimental to the health, comfort, or welfare of persons residing or working in the neighborhood of the proposed use nor will it be contrary to the general public welfare. Mr. Garzoli said that we are taking Community Commercial and changing it to Very High Density VHD which is on opposite ends of the spectrum. Mr. Garzoli said that when the General Plan was adopted in 2006 it was proposed for a six lane expressway with speeds of 45 miles per hour. Mr. Garzoli said that this has been done in piecemeal. The original plan in 2006 identified this as Community Commercial. Mr. Garzoli said that there are issues with transportation, traffic, greenhouse gases, lack of bike paths, a failure to update the roadways which are not in the future to fix. Mr. Garzoli said that there is also an issue with water quality. Mr. Garzoli said that water supply is an issue and we need to see something in place that addresses this. Mr. Garzoli said that he would like to see the commercial area eliminated and thinks it is a bad idea to tell the developer that they have to condition the project on the developer providing commercial. Mr. Garzoli said that he would like to see an expansion of Senior Housing and would like to see changes to the General Plan and not done piece meal. Mr. Garzoli said that he would like to see a safe path to Parkview Elementary School and to Mistlin Sports Park adding that he does not think walking along a six lane expressway is safe for our children.

Rebuttal:

Mr. Anderson said that these issues were discussed as part of the neighborhood meeting. Mr. Anderson said that staff will need to address the roadways. Mr. Anderson said that this is a hot issue and the students here are seeing a good example of how a meeting should be run. Mr. Anderson added that this is not the first version of the project. Mr. Anderson said that the apartments would be rented at market rate and are not intended for affordable housing. Mr. Anderson said that the City is obligated to provide a variety of types of homes.

Chairman Saljian asked what the approximate rental rate will be and Mr. Anderson replied that he was told they would be market rate. Chairman Saljian commented that he saw a sign that they start at $1,250 and asked if there has been any interest. Mr. Anderson replied that there has been a strong demand.

Commissioner Van Essen asked why the wall stops short of covering the end complex and Mr. Anderson said that depending on the outcome of the approval it will be adjusted.

Commissioner Long asked if the wall is supposed to be a 10' wall and why is it now 8'. Mr. Anderson said that he is only aware of the requirement for an 8' wall.

Commissioner Barton commented that the City of Ripon is a unique town and asked why this project will add to the special nature of Ripon. Mr. Anderson said that a reference was made to Manteca and not wanting to be like them. Mr. Anderson replied that the real issue of any development is management. You can go around anywhere and the condition of the building/project is tied to management. This is a big interest to the developer/property owner. Mr. Anderson said that they looked at other alternatives as well as the potential massing of the apartments against single family and Chesapeake landing. Mr. Anderson said that it is the City's desire to not give up all commercial. Mr. Anderson said that there are City's that have a mixture of Commercial and Housing although they are usually one above the other. Mr. Anderson said that he believes this is a good project and there is guess work going into it for further development of the commercial. Mr. Anderson said that he is not sure what the immediate plans are for the roundabout intersection.

Chairman Saljian asked if it did not pencil out for the developer to add to the senior housing and Mr. Anderson replied that the developer wanted to stay away from age restricted housing and Home Owners Associations.

Chairman Saljian thanked everyone for their testimony and for showing up. Chairman Saljian also expressed appreciation for our City.

PUBLIC HEARING CLOSED

Commissioner Barton asked about water usage for this project and asked if staff had compared water usage between apartments, community commercial, and single family residential. Mr. Barton commented that we have entered into drought regulations with a fixed pool of water and commented that this project will draw from this fixed pool.

Director Zuidervaart said that there are regulations in place for water conservation. Director Zuidervaart then said that apartment's vs Single Family Residential would depend on the lot size of the single family as homes with larger lots would use more water for landscaping.

Director Johnston said that he has not done an analysis but that as water restrictions relate to the state drought, the state is modifying to take into consideration the number of new homes being added.

Commissioner Long asked Director Zuidervaart about the traffic analysis and Director Zuidervaart commented that the consultants took an average daily count of 4,300 cars per day at the intersection of River Road and North Ripon Road. River Road is designed so that it can handle 40,000 cars per day when it is fully developed. Director Zuidervaart commented that at some point River Road will continue west and connect to another expressway. Director Zuidervaart said that the traffic report talked about the proposed use as well as the future and said that in the future the Roundabout will not work. Director Zuidervaart that the City is working on a project to put a signalized intersection at Fulton and River Road. This will go through a minor site plan review. Commissioner Long asked if this would include crosswalks. Director Zuidervaart replied yes.

Chairman Saljian asked if there is a future plan to do a signalized light at the intersection of both River Rd/Fulton Ave and River Road and North Ripon Road and Director Zuidervaart replied yes.

Commissioner McCusker asked if the State mandates that we provide multi-family housing Director Zuidervaart replied that the state mandates that we provide opportunities for different types of housing.

Commissioner Long asked what the timeline is to have the traffic lights in place. Director Zuidervaart replied that they hope to do Fulton and River Road later this year. As far as River Road and North Ripon Road, it will depend on future development on the east side. There is currently a house that sits on the corner of River Road and North Ripon Road and this is where a traffic signal needs to go.

Chairman Saljian asked if the traffic count was current and Director Zuidervaart replied yes, 2015.

Chairman Saljian asked if anyone could address crime with regards to apartments. Lt. Steve Merchant stated that the only other apartment complex that matches these apartments currently under construction are the Villagio Apartments. Lt. Merchant said that in 2015 there were 26 incidents for or near this complex. Of those 26 incidents, 3 were medical calls, 3 were traffic stops (not necessarily residents of the complex), 1 was a person calling in a suspicious vehicle at CVS, 2 were animal calls and only 1 was where a resident said that their credit card information was stolen through the internet.

Commissioner Barton asked how many units there are in Villagio Apartments and Director Zuidervaart replied that there are 46 units.

Chairman Saljian asked Director Zuidervaart to comment on the Piece Meal remark and Director Zuidervaart replied that if you look back at the General Plan the City worked on it from 2000 to 2006. The subject property at that time was zoned Community Commercial. 3.5 acres where Ripon Gardens I is being constructed was zoned HD and was meant to be a buffer between single family and the

commercial. Also Chesapeake Landing was a buffer between Single Family and the Commercial property.

Attorney Terpstra said that the State zoning law allows for a General Plan to be amended up to four (4) times a year because they know that changes can occur.

Commissioner Van Essen said that she was on the Planning Commission when the General Plan was adopted and remembers that River Road was going to be a six-lane expressway. Commissioner Van Essen also said that she also knows that that entire corner was going to be Commercial. Commission Van Essen said that if she lived in the 55+ development she would like to have a little neighborhood commercial to walk to and she likes the option of small commercial. Commissioner Van Essen said that she has lived in Ripon since 1955 and she understands that you can't say no to more people moving into Ripon. Commissioner Van Essen also said that because her kids were raised here and not from the Bay Area, they can't easily afford housing in Ripon and want the opportunity be able to afford to live in Ripon. Commissioner Van Essen said that the Commission cares very much about what happens to this town.

Commissioner Collins said that he is torn and tried to look at this from both perspectives. Commissioner Collins said that he looked at the US Census Bureau and only 30% of people can afford to buy housing which means that 70% of the people need to have a place to live. Commissioner Collins said that he investigated the builder and projects that they have done and they are a good quality builder. Commissioner Collins added that the south side of town is carrying most of the burden of apartments in Ripon. Commissioner Collins said that higher density but not lower income does not increase crime.

Commissioner Collins then said that he stood in a homeowner's driveway and looked up at the apartment complex from their perspective and then went to the apartment complex and looked down from the balcony into the resident's yard. It is massing a large project next to an established community. This is going to put people looking into back yards if constructed as designed. Commissioner McCusker said that he concurs with Commissioner Collins and suggested that they adjust the back units so there is privacy.

Chairman Saljian asked if this could be made as part of the motion and Director Zuidervaart replied yes, if the Commission wishes to.

Commissioner Barton said that he lived on Georgeann Place several years ago and the elevation between their home and the new home constructed behind them was a large difference and so the neighbors would look down into our yard and he was uncomfortable with this. Commissioner Barton asked if the privacy between the proposed apartments and the existing homes would be permanent.

Director Zuidervaart said that one of the conditions is that the trees have to be larger when they are planted. The requirement is for 36" box trees or larger be planted along that end of the project. There is a 30' setback from the wall. Meritage Homes has a 30' setback from their rear property line although some homes allow for a variation of that setback if the area is provided for elsewhere in the rear yard. Older neighborhoods have a 20' setback.

Mr. Anderson said that the plan as designed is to maintain a 30' buffer and plant the area more heavily to act as a screening in the future. This may take 3-4 years for the trees to reach maturity. Mr. Anderson said that the owner is willing to work with staff in greater detail; they do not want to ignore it.

Chairman Saljian asked about the timing as to buildout. Mr. Anderson said that the City does not want this project to linger. It will be done in two phases. They hope to start construction next spring and be done by Christmas 2017 for Phase I. Phase II will be done when they are able to accomplish the other objective of the commercial.

Commissioner Van Essen wondered if the parking area that is designed for the east side of the building could be moved to the west side of the complex so the building could be shifted back further. Mr. Anderson said that it could be done but then there would be concern about the lighting and the noise of cars starting and moving.

Commissioner Long asked about the landscaping in Ripon Gardens I and Mr. Anderson replied that this landscaping is going in now.

MOTION: MOVED/SECONDED (VAN ESSEN/LONG) AND CARRIED BY A 4-1 VOTE (NO – COLLINS) TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE GENERAL PLAN AMENDMENT (GP15-04); APPROVE THE REZONE (Z15-04); APPROVE THE TENTATIVE PARCEL MAP (PM15-02); APPROVE THE MAJOR SITE REVIEW (SR15-08); APPROVE THE DEVELOPMENT AGREEMENT (DA15-03); AND ADOPT THE MITIGATED NEGATIVE DECLARATION (PEA15-20) FOR THE PROJECT BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS OF THE STAFF REPORT AND THE DEVELOPMENT AGREEMENT

Chairman Saljian explained to all that this item will now go to the City Council at their March meeting and they can provide additional testimony if they so desire.

Attorney Terpstra added that no appeal is needed at this level because the Planning Commission is not approving the project only making a recommendation to the City Council.

2.0 GENERAL PLANNING

2.1 PLANNING COMMISSION MEETING DATE CHANGE - RESOLUTION 16-01, a resolution of the Planning Commission amending the date of future Planning Commission Meetings.

MOTION: MOVED/SECONDED (MCCUSKER/LONG) AND CARRIED BY A 5-0 VOTE TO ADOPT RESOLUTION 16-01 SETTING A NEW DATE FOR THE PLANNING COMMISSION MEETING TO BE THE MONDAY FOLLOWING THE SECOND TUESDAY OF EACH MONTH UNLESS THAT MONDAY FALLS ON A CITY HOLIDAY AND THEN THAT MEETING WILL TAKE PLACE THE NEXT TUESDAY

Commissioners' Reports: None

City Attorney's Reports: None

Director's Reports: Director Zuidervaart commented that a couple of the Planning Commissioners will be attending the Planners Academy in March. Director Zuidervaart then said that there will be a project before the Commission at the March meeting for a Residential Subdivision in the North Pointe Specific Plan area

Adjournment: To the next regular meeting of Monday, March 14, 2016 at 6:00 P.M.

Ripon Gardens II Petition

	Names	Street Address	City	State	Zip
1	Sue Ulrich	1632 Windy Cove Lane	Ripon	CA	95366
2	Jerry & Nancy Parsons	1634 Windy Cove Lane	Ripon	CA	95366
3	Judy Camper	1636 Calhoun Avenue	Ripon	CA	95366
4	Jean Loftis	1638 Calhoun Avenue	Ripon	CA	95366
5	Deborah Brooks	1641 Windy Cove Lane	Ripon	CA	95366
6	Betty Cravalho	1644 Windy Cove Lane	Ripon	CA	95366
7	James & Jeannette Dullard	1648 Calhoun Avenue	Ripon	CA	95366
9	Teresa Loza	1650 Calhoun Avenue	Ripon	CA	95366
10	Fern McDonald	1651 Red Sky Way	Ripon	CA	95366
11	Vicki Schendel	1652 Red Sky Way	Ripon	CA	95366
12	Yvonne Tibbetts	1652 Windy Cove Lane	Ripon	CA	95366
13	Roy & Anna Petersen	1653 Windy Cove Lane	Ripon	CA	95366
14	Beverly Bauman	1654 Windy Cove Lane	Ripon	CA	95366
15	Delores Nard	1656 Red Sky Way	Ripon	CA	95366
16	Nancy Camarda	1659 Windy Cove Lane	Ripon	CA	95366
17	Patty & Marion Sargent	1661 Red Sky Way	Ripon	CA	95366
18	Neal & Alice Nieuwenhuis	1662 Calhoun Avenue	Ripon	CA	95366
20	Rhonda Provensher	1662 Red Sky Way	Ripon	CA	95366
21	Martha Taylor	1663 Red Sky Way	Ripon	CA	95366
22	Ken & Pat Palmer	1663 Windy Cove Lane	Ripon	CA	95366
23	Mary Slikker	1664 Calhoun Avenue	Ripon	CA	95366
24	Richard & Rosy Oxley	1664 Red Sky Way	Ripon	CA	95366
25	Ken & Marilyn Iremonger	1665 Windy Cove Lane	Ripon	CA	95366
26	Sam & Augustina Rangel	1672 Windy Cove Lane	Ripon	CA	95366
27	Terry Powell	1674 Windy Cove Lane	Ripon	CA	95366
28	Bob & Linda Wheeler	1675 Red Sky Way	Ripon	CA	95366
29	Edward Costa	1678 Calhoun Avenue	Ripon	CA	95366
30	Geoff Sterling	1680 Calhoun Avenue	Ripon	CA	95366
31	Judy Tvedt	1682 Calhoun Avenue	Ripon	CA	95366
32	Virginia Jenkins	1684 Windy Cove Lane	Ripon	CA	95366
33	Chun Lee	1686 Windy Cove Lane	Ripon	CA	95366
34	Marvin & Edith Den Dulk	1690 Calhoun Avenue	Ripon	CA	95366
35	Charles & Carol Fox	1696 Windy Cove Lane	Ripon	CA	95366
36	Curtis & Regina Dance	1698 Calhoun Avenue	Ripon	CA	95366
37	John Staal	322 Sand Dune Way	Ripon	CA	95366
38	Sylvia Reinitz	324 Ocean Drive	Ripon	CA	95366
39	Chris & Maria Van Lewen	325 Sand Dune Way	Ripon	CA	95366
40	Pat Hooper	327 Sand Dune Way	Ripon	CA	95366
41	Ralph Westra	348 Ocean Drive	Ripon	CA	95366
42	Debra Luna	349 Cindy Drive	Ripon	CA	95366
43	Arlene Soske	351 Sand Dune Way	Ripon	CA	95366
44	Pat Gause	354 Sand Dune Way	Ripon	CA	95366
45	Edie Tillema	359 Cindy Drive	Ripon	CA	95366
46	Jeanne Brackey	366 Ocean Drive	Ripon	CA	95366
47	Karen Vogel	367 Cindy Drive	Ripon	CA	95366
48	Terresa Graham	368 Sand Dune Way	Ripon	CA	95366

Ripon Gardens II Petition

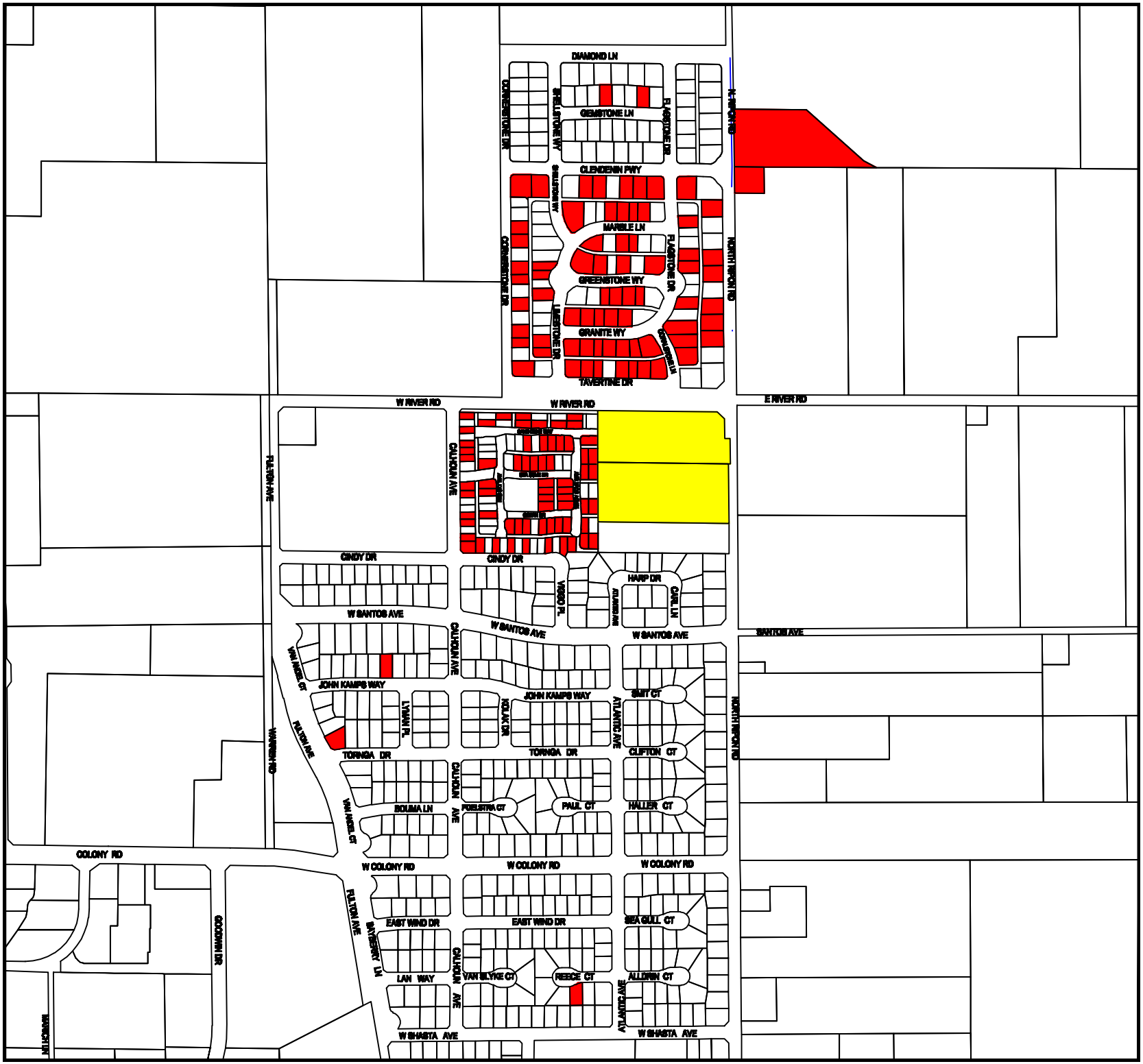
49	Laura Barret & Jeannette Silva	369 Sea Cove Drive	Ripon	CA	95366
50	Bruce & Karen Pryor	382 Sand Dune Way	Ripon	CA	95366
51	Tom Murphy	383 Sand Dune Way	Ripon	CA	95366
52	Madeline Perez	386 Ocean Drive	Ripon	CA	95366
53	Neva Severin	387 Sea Cove Drive	Ripon	CA	95366
54	Joyce Halvorsen	391 Sea Cove Drive	Ripon	CA	95366
55	Ted Rose	422 Sand Dune Way	Ripon	CA	95366
56	Carol Transano	424 Ocean Drive	Ripon	CA	95366
57	Rita Campbell	425 Cindy Drive	Ripon	CA	95366
58	Wanda Buriani	427 Sand Dune Way	Ripon	CA	95366
59	Esther Rudolph	427 Sea Cove Drive	Ripon	CA	95366
60	Eunice Boden	429 Sand Dune Way	Ripon	CA	95366
61	Diana Lynn	435 Sea Cove Drive	Ripon	CA	95366
62	Ben & Mary Jean Jennings	438 Ocean Drive	Ripon	CA	95366
63	Edna Reyes	449 Cindy Drive	Ripon	CA	95366
64	John Busman	452 Ocean Drive	Ripon	CA	95366
65	Ray Santos	457 Sand Dune Way	Ripon	CA	95366
66	Claudia Camara	467 Cindy Drive	Ripon	CA	95366
67	Amelia Hernandez	481 Sand Dune Way	Ripon	CA	95366
68	Henrietta Romkema	485 Cindy Drive	Ripon	CA	95366
69	Joe and Patricia Franscella	221 Travertine Drive	Ripon	CA	95366
70	Jose Montiel	357 Travertine Drive	Ripon	CA	95366
71	Alyssa Allen	377 Travertine Drive	Ripon	CA	95366
72	Paul Frey	368 Granite Way	Ripon	CA	95366
73	John Morotti	298 Granite Way	Ripon	CA	95366
74	Brad Cook	236 Granite Way	Ripon	CA	95366
75	Paul Henning	297 Granite Way	Ripon	CA	95366
76	Mike Postma	365 Granite Way	Ripon	CA	95366
77	Wanny Lara Bush	297 Travertine Drive	Ripon	CA	95366
78	Jacalyn Davis	369 Travertine Drive	Ripon	CA	95366
79	Illegible	356 Granite Way	Ripon	CA	95366
80	Eric Souza	340 Granite Way	Ripon	CA	95366
81	Tony Vanni	266 Granite Way	Ripon	CA	95366
82	Greg & Lisa Basinal	379 Granite Way	Ripon	CA	95366
83	Mark Drewry	265 Travertine Drive	Ripon	CA	95366
84	Esther Jones	378 Granite Way	Ripon	CA	95366
85	Illegible	355 Granite Way	Ripon	CA	95366
86	Leticia Martinez	343 Granite Way	Ripon	CA	95366
87	Terri Swafford	1725 N. Ripon Road	Ripon	CA	95366
88	Michael Gallagher	243 Travertine Drive	Ripon	CA	95366
89	Rita Kerr	268 Greenstone Way	Ripon	CA	95366
90	Henry Bell	296 Greenstone Way	Ripon	CA	95366
91	Ryan Arbini	330 Greenstone Way	Ripon	CA	95366
92	Kevin Meineke	352 Greenstone Way	Ripon	CA	95366
93	Darwin Van Wyngarden	375 Greenstone Way	Ripon	CA	95366
94	Naomi Ivory	363 Greenstone Way	Ripon	CA	95366
95	Mike Brawley	311 Greenstone Way	Ripon	CA	95366

Ripon Gardens II Petition

96	Gary & Carol Power	239 Greenstone Way	Ripon	CA	95366
97	Matt & Megan Kroutil	300 Marble Lane	Ripon	CA	95366
98	Celia Ochoa	370 Marble Lane	Ripon	CA	95366
99	Danny & Carla Sauer	307 Marble Lane	Ripon	CA	95366
100	Michael Allum	287 Marble Lane	Ripon	CA	95366
101	Mariano & Sandra Valenzuela	265 Marble Lane	Ripon	CA	95366
102	Adam Merrill	261 Gemstone lane	Ripon	CA	95366
103	Paul Kaminski	1774 Flagstone Drive	Ripon	CA	95366
104	Kenny Listman	1750 Flagstone Drive	Ripon	CA	95366
105	Jim Frankel	1736 Flagstone Drive	Ripon	CA	95366
106	Jim & Linda Bettencourt, Vivian Bell Cresswell	1724 Flagstone Drive	Ripon	CA	95366
107	Jeff & Pam Wright	1718 Coralstone Lane	Ripon	CA	95366
108	Lex & Marcie Cornell	1712 Coralstone Lane	Ripon	CA	95366
109	Randy Moret	1715 Limestone Drive	Ripon	CA	95366
110	Pamela Lefevour	1743 Limestone Drive	Ripon	CA	95366
111	Cindy Perdichizzi	1751 Limestone Drive	Ripon	CA	95366
112	Jennifer Vander Veen	1769 Shellstone Way	Ripon	CA	95366
113	Carla Mattis	288 Marble Lane	Ripon	CA	95366
114	Kristi Heinrich	1756 Flagstone Drive	Ripon	CA	95366
115	Jim & Evelyn Sauer	323 Gemstone Lane	Ripon	CA	95366
116	Marius & Kristin Patterson	1740 Cornerstone Drive	Ripon	CA	95366
117	Stacy Yonker	252 Reece Court	Ripon	CA	95366
118	Vic & Julie Redula	625 John Kamps Way	Ripon	CA	95366
119	Shane & Erika Bua	1722 Cornerstone Drive	Ripon	CA	95366
120	Charlie Chapman	1708 Cornerstone Drive	Ripon	CA	95366
121	Cynthia Wells	385 Marble Lane	Ripon	CA	95366
122	Gayle Lund	198 Clendenin Pkwy	Ripon	CA	95366
123	Howard & Jill Mallett	282 Clendenin Pkwy	Ripon	CA	95366
124	Ken Valdez	446 Clendenin Pkwy	Ripon	CA	95366
125	Eric & Jennifer Kowes	21342 N. Ripon Road	Ripon	CA	95366
126	Jason & Jolyn Flory	1542 Van Andel Way	Ripon	CA	95366
127	Cliff & Lori Schoolland	21402 N. Ripon Road	Ripon	CA	95366
128	Gary Nickelsen	1757 N. Ripon Road	Ripon	CA	95366
129	Ian & Danielle Osborn	1749 N. Ripon Road	Ripon	CA	95366
130	Patrick & Heidi Fedor	1733 N. Ripon Road	Ripon	CA	95366
131	Tom & Nancy Viss	1721 N. Ripon Road	Ripon	CA	95366
132	Carlos & Olga Bonilla	238 Clendenin Pkwy	Ripon	CA	95366
133	Kris & Michelle Morrow	302 Clendenin Pkwy	Ripon	CA	95366
134	Richard & Janie Freitas	374 Clendenin Pkwy	Ripon	CA	95366
135	Mike Kalmanash	353 Marble Lane	Ripon	CA	95366
136	Diane Von Merta	1781 N. Ripon Road	Ripon	CA	95366
137	Celeste Wilson	362 Clendenin Pkwy	Ripon	CA	95366
138	Pam Corbin	434 Clendenin Pkwy	Ripon	CA	95366
139	Mark Day	1755 Limestone Drive	Ripon	CA	95366
140	Brian Kackley	1723 Limestone Drive	Ripon	CA	95366
141	Chris & Susan Brumm	1728 Cornerstone Drive	Ripon	CA	95366
142	Alex Williamson	1752 Cornerstone Drive	Ripon	CA	95366

Ripon Gardens II Petition

143	Elizabeth Bruns	1758 Cornerstone Drive	Ripon	CA	95366
144	Miriam Ness	1770 Cornerstone Drive	Ripon	CA	95366
145	Jared Mello	1776 Cornerstone Drive	Ripon	CA	95366
146	Richard Morgan	1833 N. Ripon Road	Ripon	CA	95366


DIAMOND LN
GEMSTONE LN
CLENDENIN PWY
MARBLE LN
GREENSTONE WY
GRANITE WY
TAVERTINE DR
CORNERSTONE DR
FLAGSTONE DR
NORTH NEWPORT RD
W RIVER RD
E RIVER RD
CALHOUN AVE
FULTON AVE
CINDY DR
W SANTOS AVE
HARP DR
JOHN KAMPS WAY
TORNGA DR
SMIT CT
CLIFTON CT
HALLER CT
PAUL CT
BOUMA LN
W COLONY RD
COLONY RD
EAST WIND DR
SEA GULL CT
LAN WAY
VAN SLYKE CT
REECE CT
ALLDRIN CT
W SHASTA AVE
ATLANTIC AVE
GOODWIN DR
BAYBERRY LN
VAN NIDEL CT
WARREN RD

RESOLUTION NO. _____

RESOLUTION APPROVING AN AMENDMENT TO THE CITY OF RIPON GENERAL PLAN TO RE-DESIGNATE APPROXIMATELY TEN ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF NORTH RIPON ROAD AND RIVER ROAD. FROM COMMUNITY COMMERCIAL TO NEIGHBORHOOD COMMERCIAL AND VERY HIGH DENSITY RESIDENTIAL,

WHEREAS, the General Plan for the City was adopted by the City Council, in accordance with Section 65300 of the Government Code, and

WHEREAS, said General Plan has been amended by the City Council by various resolutions, copies of which are on file in the office of the City Clerk, and

WHEREAS, Government Code Section 65358 permits the amendment of General Plans by the legislative body, and

WHEREAS, JKB Living, Inc. has applied for an amendment to the General Plan to re-designate approximately ten acres from Community Commercial ("CC") to Neighborhood Commercial ("NC") and Very High Density Residential ("VHDS"), property located at the southwest corner of North Ripon Road and River Road, and

WHEREAS, the Planning Department has analyzed the proposed amendment's effects compared to the adopted General Plan for: compatibility with surrounding existing and planned land uses, and

WHEREAS, on February 2, 2016, the Planning Commission held a duly noticed public hearing, relating to this proposed amendment, and

WHEREAS, after said public hearing, the Planning Commission adopted a motion, recommending to the City Council an amendment to the Ripon General Plan, and

WHEREAS, said matter was set for a public hearing of the City Council to be held at 6:00 PM on March 8, 2016, in the City Council Chambers located at 259 N. Wilma Avenue, Ripon, California, at which date and time said duly noticed public hearing of the Council was held for the purpose of receiving public comment on the proposed amendment to the General Plan,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ripon that it hereby finds and determines as follows:

1. The City Council has determined that sufficient justification exists to support the proposed amendment due to the suitability of the site for multi-family and neighborhood commercial uses.

2. The proposed amendment has been analyzed for its effects compared to the Adopted General Plan for: compatibility with surrounding, existing, and planned land uses; traffic impacts and other environmental impacts and impacts to public facilities and public services..

3. A Mitigated Negative Declaration for the Project has been prepared, which analyzed the potential environmental effects of the proposed amendment, in accordance with requirements of CEQA.

BE IT FURTHER RESOLVED by the Council of the City of Ripon that it hereby adopts the proposed amendment to the Ripon General Plan to re-designate approximately ten acres from the property as described in Exhibit "A", attached hereto and incorporated herein by reference, and further depicted in Exhibit "B", also attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED by the Council of the City of Ripon that the Community and Economic Development Department Director is hereby authorized and directed to file a Notice of Determination pursuant to Section 21152 of the Public Resources Code.

The foregoing resolution was introduced at a regular meeting of the Council of the City of Ripon held on the 8th day of March, 2016, by councilmember ___, who moved its adoption, which motion being duly seconded by Councilmember __, was upon roll call carried and the resolution adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

THE CITY OF RIPON,
A Municipal Corporation,

By_____
JACOB PARKS, Mayor

ATTEST:

By_____
LISA ROOS, City Clerk

Exhibit "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

All that certain property identified as "Designated Remainder" Parcel as shown upon Parcel Map filed for record in Book 17 of Parcel Maps at Page 38, San Joaquin County Records, more particularly described as follows:

A portion of the Northeast Quarter of the Southeast Quarter of Section 18, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, described as follows:

Beginning at the Northeast corner of said Southeast Quarter; thence along the North line of said quarter, North 88° 25' West, 643.0 feet; thence South 0° 18' West, 882 feet; thence South 88° 25' East, 643 feet to the East line of said quarter; thence North along said quarter section line 882 feet to the point of .

EXCEPTING THEREFROM that portion along the East line lying within the county road.

ALSO EXCEPTING THEREFROM Parcels 1 and Parcel 2 as shown upon Parcel Map filed for record in Book 17 of Parcel Maps at Page 38, San Joaquin County Records.

ALSO EXCEPTING THEREFROM all that portion of said land lying within the exterior boundary lines of that certain subdivision entitled, "Chesapeake Landing", filed for record September 24, 2002, in book 37 of Maps and Plats, at Page 45, San Joaquin County Records.

ALSO EXCEPTING THEREFROM all that portion of said land conveyed to the City of Ripon, by Grant Deed recorded May 15, 2003, as Instrument No. 2003-105140, San Joaquin County Records.

APN: 261-030-17

PARCEL TWO:

Lot 1 of "Ripona Tract" according to the Official Map thereof filed in Volume 3 of Maps and Plats, page 57, San Joaquin County Records.

EXCEPTING THEREFROM that portion along the East line lying within the county road.

ALSO EXCEPTING THEREFROM Parcels 1 and Parcel 2 as shown upon Parcel Map filed for record in Book 17 of Parcel Maps at Page 38, San Joaquin County Records.

ALSO EXCEPTING THEREFROM all that portion of said land lying within the exterior boundary lines of that certain subdivision entitled, "Chesapeake Landing", filed for record September 24, 2002, in book 37 of Maps and Plats, at Page 45, San Joaquin County Records.

ALSO EXCEPTING THEREFROM all that portion of said land conveyed to the City of Ripon, by Grant Deed recorded May 15, 2003, as Instrument No. 2003-105140, San Joaquin County Records.

APN: 261-030-17

PARCEL THREE:

Being a portion of Parcel 2 as shown upon that certain Parcel Map filed for record July 25, 1990 in Book 37 of Parcel Maps at Page 38, San Joaquin County Records more particularly described as follows:

Beginning at a point on the Westerly line of North Ripon Road at the Southeasterly corner of said Parcel 2, thence along said Westerly line North 00° 43' 20" West, 23.01 feet to the TRUE POINT OF BEGINNING; thence leaving said Easterly line North 89° 30' 29" West, 749.21 feet along a line parallel with and distant 23.00 feet Northerly measured at right angles from the Southerly line of said Parcel 2 to a point on the Easterly line of that certain Map of Tract No. 3186, filed for record on September 24, 2002 in Book 37 of Maps and Plats, at Page 45, San Joaquin County Records; thence along said Easterly line North 00° 29' 38" West, 319.40 feet to a point on the Northerly line of said Parcel 2; thence along said Northerly line, North 89° 30' 22" West, 747.94 feet to a point on the Westerly line of North Ripon Road; thence along said Westerly line South 00° 43' 20" East, 319.39 feet to the true point of beginning.

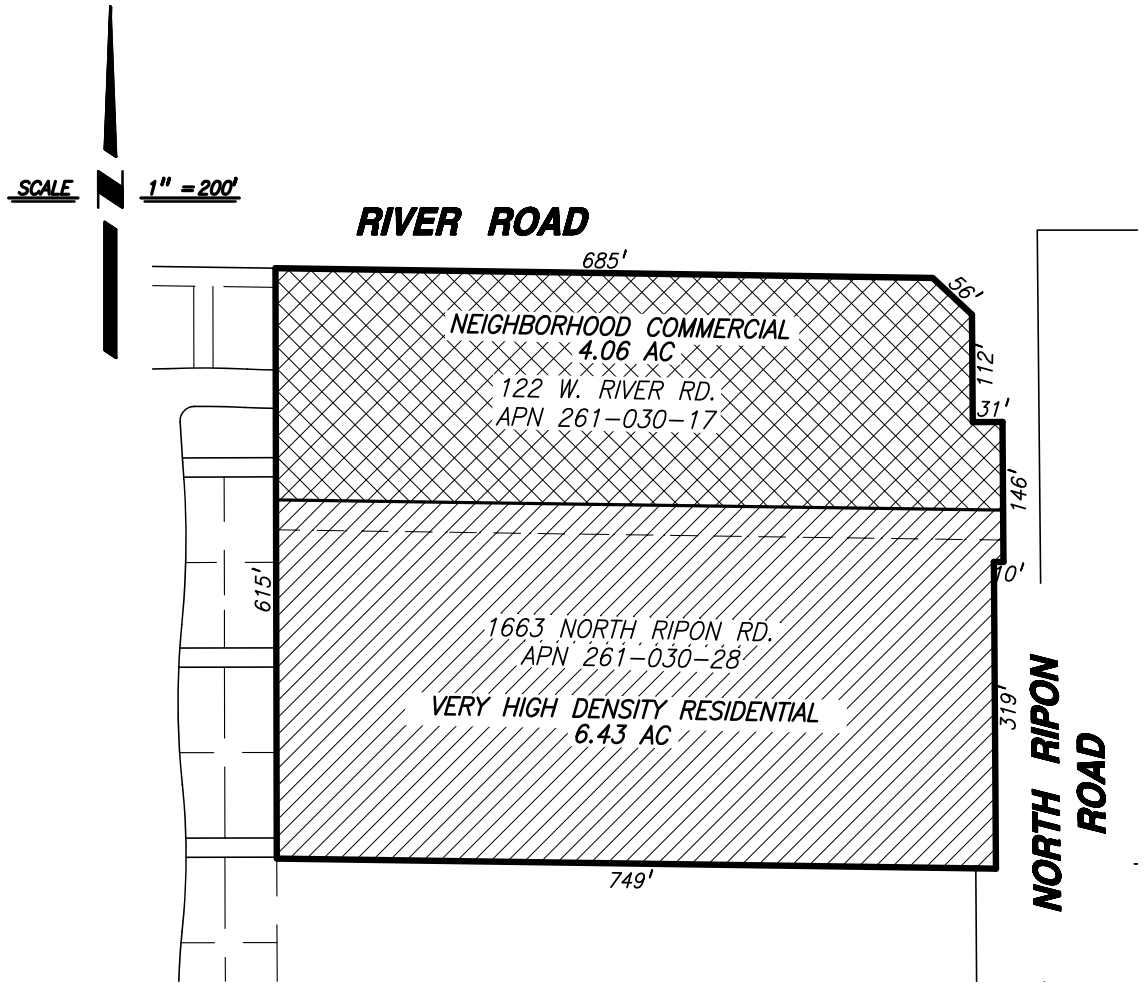
The above legal description is also referred to as "Exhibit "B" Legal Description Lot Line Adjustment Adjusted Parcel 2", on Notice of Lot Line Adjustment recorded September 30, 2005, as Instrument No. 2005-244878, San Joaquin County Records.

PARCEL FOUR:

A non-exclusive irrigation easement over the Westerly 15 feet and the Southerly 15 feet of the Westerly 300 feet of Parcel 1 as shown upon Parcel Map filed for record in Volume 17 of Parcel Maps, page 38, San Joaquin County Records.

APN: 261-030-28

Exhibit "B"



PROPOSED GENERAL PLAN DESIGNATIONS EXHIBIT

Project Name:	**Ripon Gardens II**
Address:	**122 W. River Rd., 1663 North Ripon Rd.**
Acreage:	**10.51 Gross Acres**
Existing G.P.:	**CC - Community Commercial**
Proposed G.P.:	**VHD - Very High Density Residential** **NC - Neighborhood Commercial**

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD- SUITE 1 - MODESTO, CALIFORNIA - 95355
(209) 549-9300 FAX:(209) 549-9305

GENERAL PLAN EXHIBIT
RIPON GARDENS II
RIPON, CALIFORNIA

DRAWN BY:	TM
DATE:	1/27/16
SHEET:	1 OF 1
JOB:	202109

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE FROM COMMUNITY COMMERCIAL (C2) TO NEIGHBORHOOD COMMERCIAL (C1) AND MULTIPLE FAMILY RESIDENTIAL URBAN (R4U) FOR CERTAIN PROPERTY LOCATED AT THE SOUTHWEST CORNER OF NORTH RIPON ROAD AND RIVER ROAD

WHEREAS, a verified application for rezoning (Z15-04) was filed by JKB Living ("Applicant") to rezone approximately 10 acres located at the southwest corner of North Ripon Road and River Road ('the Property") to allow for an apartment project and future neighborhood commercial development, and

WHEREAS, after a public hearing held on February 2, 2016, in the City Council Chambers located at 259 Wilma Avenue, Ripon. California, it was found and determined by the Planning Commission, by a vote of 4-1, that rezoning of the property as requested will not be detrimental to the public health, safety or welfare because the rezoning to Multiple Family Residential and Neighborhood Commercial would provide for an apartment project development that is compatible with surrounding residential and future commercial uses. The requested zone change will result in an orderly planned use of land because the design features of the project and the conditions of approval will ensure that the project is compatible with the adjacent residential uses, and the requested zone change is in accordance with the goals and objectives as set forth in the Ripon General Plan 2040, and

WHEREAS, said matter was set for a public hearing of the City Council to be held at 6:00 PM on March 8, 2015 in the City Council Chambers located at 259 Wilma Avenue, Ripon, California, at which date and time said duly noticed public hearing-of the Council was held for the purpose of receiving public comment on the proposed amendment, and

WHEREAS, the City Council heard testimony at the public hearing of the City Council, closed the public hearing, and considered said testimony.

NOW THEREFORE, the Council of the City of Ripon docs ordain as follows:

SECTION 1. After a public hearing held on March 8, 2016 at the City Council Chambers located at 259 Wilma Avenue, Ripon, California, this Council finds and determines as follows:

1. The requested change will not be detrimental to the public health, safety or welfare because the rezoning would provide for an apartment project and future neighborhood commercial development that is compatible with surrounding residential and future commercial uses;

2. The requested change will result in an orderly planned use of land because the design features of the project and the conditions or approval will ensure that the project is compatible with the adjacent residential uses;

3. The requested change is in accordance with the goal and objectives as set forth in the General Plan because the project is consistent with the Multiple Family Residential Urban (R4U) and Neighborhood Commercial (C2) General Plan Land Use Designation (as amended).

SECTION 2. ZONING CHANGE. The City of Ripon Zoning Map is hereby amended to reclassify the property as described in Exhibit "A", attached hereto and incorporated herein by reference, and further depicted in Exhibit "B", also attached hereto and incorporated herein by reference from C2 (Community Commercial) to – C1 (Neighborhood Commercial) and R4U (Multiple Family Residential Urban).

SECTION 3. EFFECTIVE DATE. This ordinance shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

SECTION 4. PUBLICATION. At least two (2) days prior to its final adoption, copies of this ordinance shall be posted in at least three (3) prominent and distinct locations in the City; and a notice shall he published once in the Manteca Bulletin, the official newspaper of the City of Ripon, setting forth the title of this ordinance, the date of its introduction and the places where this ordinance is posted.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council of the City of Ripon held on the ____ day of _____, 2016, and by majority vote of the council members present, further reading was waived.

AYES:
NOES:
ABSENT:
ABSTAINING:

THE CITY OF RIPON,
a municipal corporation

By: _____
JACOB PARKS, Mayor

ATTEST:

_____
LISA ROOS, City Clerk

Ord. No.: _____

FINAL ADOPTION CLAUSE

The foregoing ordinance, having been published as required by law, and coming on for final consideration at the regular meeting of the Council of the City of Ripon held on the __ day of ____, 2016. Council member ____, who moved its final adoption, which motion being duly seconded by Council member _____, was upon roll call carried and the ordinance adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

THE CITY OF RIPON,
a municipal corporation

By: _____
JACOB PARKS, Mayor

ATTEST:

_____
LISA ROOS, City Clerk

Exhibit "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

All that certain property identified as "Designated Remainder" Parcel as shown upon Parcel Map filed for record in Book 17 of Parcel Maps at Page 38, San Joaquin County Records, more particularly described as follows:

A portion of the Northeast Quarter of the Southeast Quarter of Section 18, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, described as follows:

Beginning at the Northeast corner of said Southeast Quarter; thence along the North line of said quarter, North 88° 25' West, 643.0 feet; thence South 0° 18' West, 882 feet; thence South 88° 25' East, 643 feet to the East line of said quarter; thence North along said quarter section line 882 feet to the point of .

EXCEPTING THEREFROM that portion along the East line lying within the county road.

ALSO EXCEPTING THEREFROM Parcels 1 and Parcel 2 as shown upon Parcel Map filed for record in Book 17 of Parcel Maps at Page 38, San Joaquin County Records.

ALSO EXCEPTING THEREFROM all that portion of said land lying within the exterior boundary lines of that certain subdivision entitled, "Chesapeake Landing", filed for record September 24, 2002, in book 37 of Maps and Plats, at Page 45, San Joaquin County Records.

ALSO EXCEPTING THEREFROM all that portion of said land conveyed to the City of Ripon, by Grant Deed recorded May 15, 2003, as Instrument No. 2003-105140, San Joaquin County Records.

APN: 261-030-17

PARCEL TWO:

Lot 1 of "Ripona Tract" according to the Official Map thereof filed in Volume 3 of Maps and Plats, page 57, San Joaquin County Records.

EXCEPTING THEREFROM that portion along the East line lying within the county road.

ALSO EXCEPTING THEREFROM Parcels 1 and Parcel 2 as shown upon Parcel Map filed for record in Book 17 of Parcel Maps at Page 38, San Joaquin County Records.

ALSO EXCEPTING THEREFROM all that portion of said land lying within the exterior boundary lines of that certain subdivision entitled, "Chesapeake Landing", filed for record September 24, 2002, in book 37 of Maps and Plats, at Page 45, San Joaquin County Records.

ALSO EXCEPTING THEREFROM all that portion of said land conveyed to the City of Ripon, by Grant Deed recorded May 15, 2003, as Instrument No. 2003-105140, San Joaquin County Records.

APN: 261-030-17

PARCEL THREE:

Being a portion of Parcel 2 as shown upon that certain Parcel Map filed for record July 25, 1990 in Book 37 of Parcel Maps at Page 38, San Joaquin County Records more particularly described as follows:

Beginning at a point on the Westerly line of North Ripon Road at the Southeasterly corner of said Parcel 2, thence along said Westerly line North 00° 43' 20" West, 23.01 feet to the TRUE POINT OF BEGINNING; thence leaving said Easterly line North 89° 30' 29" West, 749.21 feet along a line parallel with and distant 23.00 feet Northerly measured at right angles from the Southerly line of said Parcel 2 to a point on the Easterly line of that certain Map of Tract No. 3186, filed for record on September 24, 2002 in Book 37 of Maps and Plats, at Page 45, San Joaquin County Records; thence along said Easterly line North 00° 29' 38" West, 319.40 feet to a point on the Northerly line of said Parcel 2; thence along said Northerly line, North 89° 30' 22" West, 747.94 feet to a point on the Westerly line of North Ripon Road; thence along said Westerly line South 00° 43' 20" East, 319.39 feet to the true point of beginning.

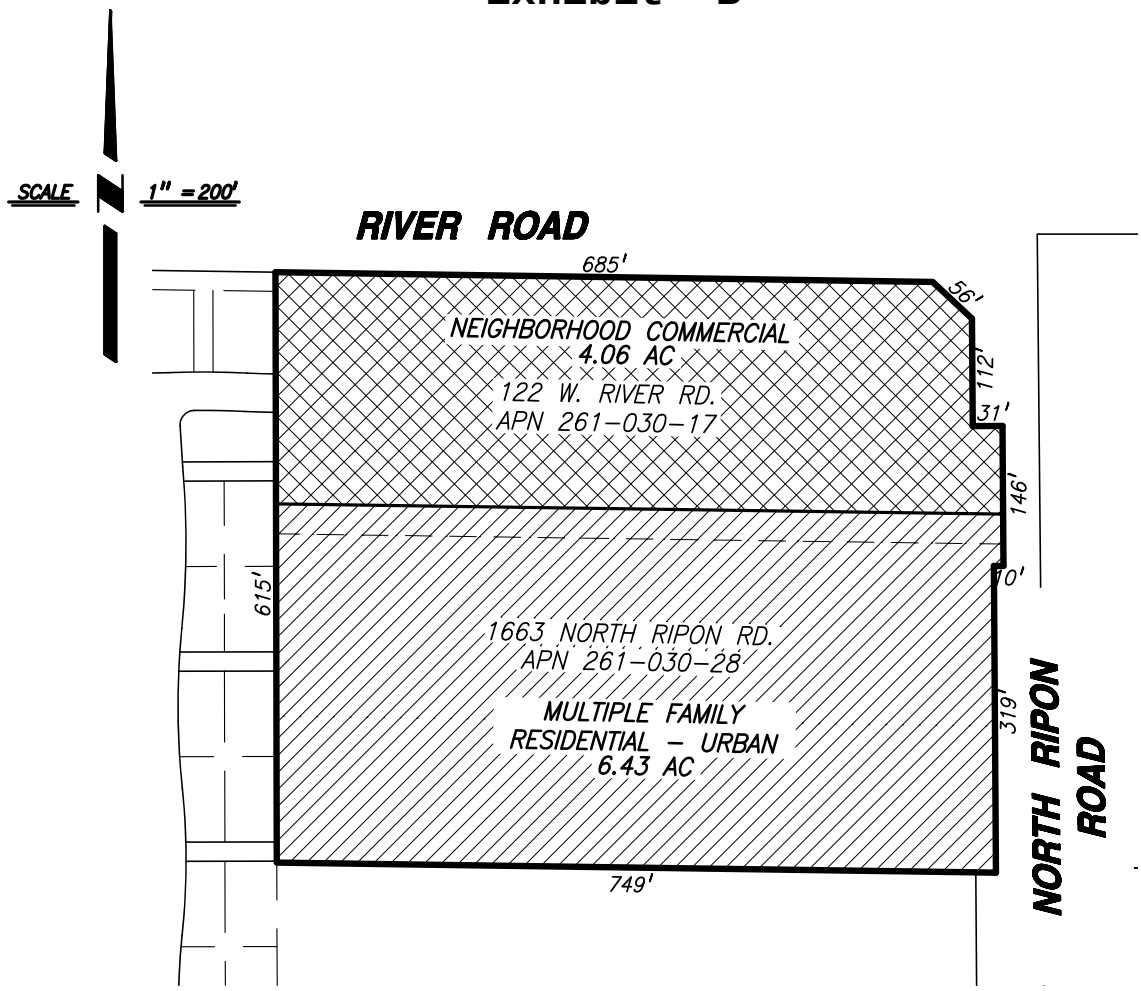
The above legal description is also referred to as "Exhibit "B" Legal Description Lot Line Adjustment Adjusted Parcel 2", on Notice of Lot Line Adjustment recorded September 30, 2005, as Instrument No. 2005-244878, San Joaquin County Records.

PARCEL FOUR:

A non-exclusive irrigation easement over the Westerly 15 feet and the Southerly 15 feet of the Westerly 300 feet of Parcel 1 as shown upon Parcel Map filed for record in Volume 17 of Parcel Maps, page 38, San Joaquin County Records.

APN: 261-030-28

Exhibit "B"



PROPOSED ZONING DISTRICT EXHIBIT

Project Name:	**Ripon Gardens II**
Address:	**122 W. River Rd., 1663 North Ripon Rd.**
Acreage:	**10.51 Gross Acres**
Existing Zoning:	**C2 - Community Commercial**
Proposed Zoning:	**R4U - Multiple Family Residential-Urban** **C1 - Neighborhood Commercial**

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD- SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 549-9300 FAX:(209) 549-9305

ZONING DISTRICT EXHIBIT
RIPON GARDENS II
RIPON, CALIFORNIA

DRAWN BY:	TM
DATE:	1/27/16
SHEET:	1 OF 1
JOB:	202109

RESOLUTION NO. _____

RESOLUTION APPROVING TENTATIVE PARCEL MAP AND MAJOR SITE REVIEW FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF NORTH RIPON ROAD AND RIVER ROAD (RIPON GARDENS II).

WHEREAS, JKB Living, Inc. has applied for a Tentative Parcel Map (PM 15-02) and Major Site Review (SR15-08) for certain real property located at the southwest corner of North Ripon Road and River Road in connection with the proposed Ripon Gardens II project (the "Project"); and

WHEREAS, the Planning Department has analyzed the Project's consistency with the Ripon General Plan 2040, including its environmental effects and its compatibility with surrounding existing and planned land uses, and

WHEREAS, on February 2, 2016, the Planning Commission held a duly noticed public hearing, relating to the Project, and

WHEREAS, after said public hearing, the Planning Commission adopted a motion, recommending to the City Council that the Tentative Parcel Map and Major Site Review applications be approved, and

WHEREAS, said matter was set for a public hearing of the City Council to be held at 6:00 PM on March 8, 2016, in the City Council Chambers located at 259 N. Wilma Avenue, Ripon, California, at which date and time said duly noticed public hearing of the Council was held for the purpose of receiving public comment on the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ripon that it hereby finds and determines as follows:

1. The Tentative Parcel Map, as well as the design and improvement of the proposed subdivision, and the Major Site Review, is consistent with the Ripon General Plan 2040.

2. The site is physically suited for the type of development proposed for the Project, including the density of the proposed Project.

3. A Mitigated Negative Declaration for the Project has been prepared, which analyzed the potential environmental effects of the proposed Project, in accordance with requirements of CEQA.

BE IT FURTHER RESOLVED by the Council of the City of Ripon, that it hereby approves Tentative Parcel Map (PM 15-02) and Major Site Review (SR15-08) for certain real property located at the southwest corner of North Ripon Road and River Road in connection with the proposed Ripon Gardens II project.

BE IT FURTHER RESOLVED by the Council of the City of Ripon that the Community and Economic Development Department Director is hereby authorized and directed to file a Notice of Determination pursuant to Section 21152 of the Public Resources Code.

The foregoing resolution was introduced at a regular meeting of the Council of the City of Ripon held on the 8th day of March, 2016, by councilmember ___, who moved its adoption, which motion being duly seconded by Councilmember __, was upon roll call carried and the resolution adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

THE CITY OF RIPON,
A Municipal Corporation,

By_____
JACOB PARKS, Mayor

ATTEST:

By_____
LISA ROOS, City Clerk

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF RIPON
APPROVING THE DEVELOPMENT AGREEMENT
ENTERED INTO BETWEEN THE CITY OF RIPON AND
JKB LIVING INC., FOR THE DEVELOPMENT OF
CERTAIN REAL PROPERTY IN THE CITY OF RIPON

WHEREAS, pursuant to Chapter 16.60 of the Ripon Municipal Code, the City may enter into a Development Agreement with the owners and/or developer of real property with the City.

WHEREAS, on the 8th day of March, 2016 the CITY OF RIPON ("City") entered into a Development Agreement with JKB Living Inc., ("Developer/Owner") for the development of certain real property in the City of Ripon, and

WHEREAS, The City of Ripon has determined that the Development Agreement is consistent with the Ripon General Plan; and

WHEREAS, the Development Agreement has been properly reviewed and assessed by the City pursuant to the California Environmental Quality Act in that the Mitigated Negative Declaration was prepared and certified in March 2016, and adequately reviews the environmental effects associated with the implementation of the project.

NOW, THEREFORE, BE IT ORDAINED by the City Council of The City of Ripon as follows:

Section 1: The Mayor and City Clerk of the City are hereby authorized to execute that certain Development Agreement as described above.

Section 2: All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

Section 3: This Ordinance shall become effective thirty days from and after the date of its final passage and adoption and shall be published at least once within fifteen days prior to its effective date in the Manteca Bulletin, the official newspaper of The City of Ripon.

MOVED AND PASSED upon first reading and introduction this 8th day of March, 2016, by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

THE CITY OF RIPON
A Municipal Corporation

By _____
JACOB PARKS, Mayor

ATTEST:

_____
LISA ROOS, City Clerk

City Council Staff Report

Council Meeting March 8, 2016

Project Title: ***North Pointe Specific Plan Public Facilities Financing Plan***

Request: ***A public hearing on adoption of the North Pointe Specific Plan Public Facilities Financing Plan and adoption of a resolution approving the nexus findings, the Specific Plan Fee Findings and the approval of the North Pointe Specific Plan Sub-Regional Impact Fee for the North Pointe Specific Plan project.***

Location: ***North Pointe Planning District***

Planner: ***Ken Zuidervaart, Director of Planning***

Background:

The North Pointe Specific Plan was adopted by the City Council at a special city council meeting on June 30, 2015. Chapter 6 of the North Pointe Specific Plan entitled "Finance and Implementation" provides that Specific Plan infrastructure and amenities will be funded through a sub-regional fee program known as the North Pointe Sub-Regional Impact Fee. Within the Finance and Implementation chapter there were 49 infrastructure/amenity improvements identified. Of those 49 improvements identified, 22 (45%) make up the NPSP Financing Plan Fee, all other improvements are already covered by the City of Ripon Public Facilities Financing Plan. Following is a list of the amenities/infrastructure improvements that went into composing the North Pointe Specific Plan Sub-Regional Fee.

1. Special Intersection enhancements at key intersections within the Plan area (7 intersections).
2. Gateway to agriculture amenity at the northern boundary of the plan area on Jack Tone Road.
3. Central Paseo from Colony Road to River Road
4. Special pedestrian crossings for the Central Paseo (3 crossings).
5. Triangle park adjacent to the Central Paseo along Santos Avenue
6. Village Green park adjacent to the Central Paseo along Colony Road
7. Landscaped median along Goodwin Drive
8. Extension of Arc Way from Fulton Avenue to Goodwin Drive, including the roundabouts.
9. Lighted crosswalks at all roundabouts along Fulton Avenue
10. Bus stops/turnouts with shelters within the plan area
11. Community Gateway entry feature
12. Modifications/construction/removal of Dexter Way

13. Undergrounding of canal along Fulton Avenue
14. Reimbursement of NPSP preparation

Goodwin Consulting Group was contracted to compose the financing plan for the project. Goodwin took City of Ripon engineering estimates for the various infrastructure/amenity improvements for the project area and dispersed them proportionately across the various land uses within the plan area. Following is a list of the land uses/zoning categories and the associated NPSP Fee for each:

- Single Family (5-8 Units per acre) per unit fee - $7,597
- Single Family (5-11 Units per acre) per unit fee - $7,394
- Single Family (8-11 Units per acre) per unit fee - $7,296
- Multi-Family (28 Units per acre) per unit fee - $4,348
- Residential Mixed Use (per unit) per unit fee - $4,509
- Office (per acre fee) - $25,954
- Retail Mixed Use (per acre fee) - $26,231
- Retail General (per acre fee) - $26,707
- Retail Campus Tech (per acre fee) - $28,350

A Parks Fee credit has been established from our PFFP Fees essentially reducing the above associated NPSP fees. The Parks Fee credit is based on improvements that would be required under the North Pointe Specific Plan and covered with the NPSP Sub-regional that would essentially be duplicated with our Parks and Recreation Fees under our PFFP program. Therefore the net NPSP Sub-regional fee for each land use/zoning category would be:

- Single Family (5-8 Units per acre) net per unit fee - $2,670
- Single Family (5-11 Units per acre) net per unit fee - $2,467
- Single Family (8-11 Units per acre) net per unit fee - $2,369
- Multi-Family (28 Units per acre) net per unit fee - $1,269
- Residential Mixed Use (per unit) net per unit fee - $1,430
- Office (net per acre) - $22,978
- Retail Mixed Use (net per acre) - $23,917
- Retail General (net per acre) - $23,731
- Retail Campus Tech (net per acre) - $25,374

The consultant cost of creating the North Pointe Specific Plan, amounted to $334,644, which initially came out of the City's General Fund. Another $159,691 (32%) was allocated to the project through in-kind staff time and services in the creation of the plan. The North Pointe Specific Plan Sub-Regional fee proposes to collect $331,000 (roughly 68%) for Specific Plan preparation costs, essentially only covering the consultant's costs for preparing the plan. Properties within the Specific Plan area do receive benefit from the plan in the form of streamlined processing and minimal costs for environmental (CEQA), in some cases even exemptions from CEQA. This not only accelerates time to market, but drastically reduces processing expenses for project developers.

Fiscal Impact:

The fiscal impact to prepare the North Pointe Specific Plan and associated documents has been $494,335, which has initially come out of the General Fund. Approximately $334,644 (68%) was paid out to consultants to develop the plan and another $159,691 (32%) has been staff time and services allocated to the North Pointe Specific Plan project. The plan proposes to collect $331,000 through the NPSP Sub-Regional fee over the life of the plan, which could take at least 25 years to develop.

Recommended Actions:

Should the City Council agree with Staff's recommendations, the following motion would be appropriate:

> "The City Council adopts a resolution of the City Council of the City of Ripon Adopting and Authorizing the North Pointe Specific Plan Sub-Regional Fee."

General Application Information:

- Owner/Applicant: Various Property Owners / City of Ripon
- Application#: Specific Plan (SP15-01), General Plan Amendment (GP15-02) and Rezone (Z15-02)
- GP Designation: Various GP Designations
- Zoning: Various Zoning Designations

Attachments:

A. Resolution Adopting and Authorizing the North Specific Plan Sub-Regional Fee
B. North Pointe Specific Plan Public Facilities Financing Plan Administrative Draft November 23, 2015

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON AUTHORIZING

WHEREAS, on June 30, 2015, the Ripon City Council adopted the North Pointe Specific Plan; and

WHEREAS, Chapter 6 of the NPSP entitled "Finance and Implementation" provides that "Specific Plan Infrastructure will be funded through a "sub-regional" fee program known as the North Pointe Sub-Regional Impact Fee"; and

WHEREAS, on or about March 8, 2016, the City Council approved the Public Facilities Financing Plan ("PFFP") for the NPSP; and

WHEREAS, the PFFP provides the justification for the proposed North Pointe Sub-Regional Impact Fee by quantifying the estimated cost of the Enhanced Public Improvements described in the NPSP, and allocating said costs based upon the relative benefit received by each parcel within the planning area; and

WHEREAS, the PFFP provides such information as is necessary to satisfy the requirements of Section 66001 of the Government Code; and

WHEREAS, the City Council has reviewed the Nexus Findings attached hereto as Exhibit "A" and the Specific Plan Fee Findings attached hereto as Exhibit "B", and finds that adoption of this Resolution adopting the Sub-Regional Impact Fee and the Specific Plan Fee is in the best interest of the City of Ripon and the planning area.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ripon, as follows:

1. The City Council hereby approves the Nexus Findings attached hereto as Exhibit "A" and the Specific Plan Fee Findings attached hereto as Exhibit "B", and does hereby approve and adopt the North Pointe Sub-Regional Impact Fee and the North Pointe Specific Plan Fee in the amounts specified in Exhibit "C".
2. City staff is directed to impose the North Pointe Sub-Regional Impact Fee and the North Pointe Specific Plan Fee upon applicable projects within the NPSP, as a condition of project approval.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this 8th day of March, 2016, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

THE CITYOF RIPON,
a municipal corporation

By: _____
JACOB PARKS, Mayor

ATTEST:

_____
LISA ROOS, City Clerk

EXHIBIT "A"

Nexus Findings

Introduction: The Mitigation Fee Act (Government Code Section 66000-66025) requires a local agency which proposes to impose a fee as a condition of approval of a development project to make specific findings. In accordance with this requirement, the City Council finds and declares as follows:

Purpose of Fee: The North Pointe Sub-Regional Impact Fee will provide funding for the development of the North Pointe Specific Plan ("NPSP") consisting of approximately 310 acres in the northern part of the City of Ripon. In addition to local and regional infrastructure identified and funded under the City's existing Public Facilities Fee ("PFF") the NPSP features transportation improvements, drainage improvements, parks and paseos, pedestrian crossings, landscaping improvements and signage (collectively referred to as "Enhanced Public Improvements"), each of which benefit the land uses within the NPSP and go beyond the improvements identified and funded by the PFF. The total cost of the Enhanced Public Improvements is $9,484,000. The City Council has determined that a one-time impact fee, imposed at the time of building permit, is the appropriate mechanism to fund these Enhanced Public Improvements.

Use of Fee: The North Pointe Sub-Regional Impact Fee will provide funding for the acquisition and construction of transportation improvements, drainage improvements, parks and paseos, pedestrian crossings, landscaping improvements and signage for the development of the North Pointe Specific Plan ("NPSP") consisting of approximately 310 acres in the northern part of the City of Ripon.

Relationship Between Use of Fee and Type of Development: The development of new residential, office, retail mixed-use, retail general and retail campus tech land uses within the NPSP will generate additional demands for transportation improvements, drainage improvements, parks and paseos, pedestrian crossings, landscaping improvements and signage, each of which benefit the land uses within the NPSP and go beyond the improvements identified and funded by the PFF. Tables A-1, A-2, A-3, A-4.1-4.6, A-5, A-6, A-7 and A-8 of the North Pointe Specific Plan Public Facilities Financing Plan sets forth in tabular format the cost-allocation and benefit summary for each of the land uses within the NPSP; in the case of residential development, the cost allocation and resulting fee is expressed on a per unit basis, while the fee for non-residential uses is expressed on a per acre basis. It is noted that land uses within the NPSP will receive a credit against the existing PFF Parks and Recreation impact fee due to overlap between the parks and recreation improvements funded under each fee. Funds collected pursuant to the North Pointe Sub-Regional Impact Fee will be expended solely for the Enhanced Public Improvements, and will be accounted for as required under the Mitigation Fee Act.

Relationship Between Need for Facility and Type of Project: The NPSP calls for a mix of neighborhood and regional serving commercial, technology, office, recreation, entertainment and residential uses. As described in the NPSP and the North Pointe Specific Plan Public Facilities Financing Plan, the NPSP includes Enhanced Public Improvements beyond those called for in

the General Plan. These Enhanced Public Improvements will serve to facilitate the orderly and efficient development of each of the land uses within the NPSP.

Relationship Between Amount of Fee and Cost of Portion of Facility Attributed to New Development: The amount of Enhanced Public Improvements needed by each of the land uses, as well as their respective share of the costs, is set forth in the North Pointe Specific Plan Public Facilities Financing Plan. The Plan demonstrates that new development within the NPSP receives all of the benefit associated with the Enhanced Public Improvements, and that the overall financial burden can feasible be absorbed by the properties within the NPSP.

EXHIBIT "B"

Findings in Support of Specific Plan Fee

Government Code Section 65456 provides in relevant part as follows:

The legislative body, after adopting a specific plan, may impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan. The fees shall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost of preparation, adoption, and administration of the specific plan, including costs incurred pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code. As nearly as can be estimated, the fee charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the specific plan. It is the intent of the Legislature in providing for such fees to charge persons who benefit from specific plans for the costs of developing those specific plans which result in savings to them by reducing the cost of documenting environmental consequences and advocating changed land uses which may be authorized pursuant to the specific plan.

In the case of the North Pointe Specific Plan, the City of Ripon initiated the planning effort following expressions of interest in development by numerous property owners within the planning area. The City Council recognized the benefits of a Specific Plan for this important transitional area of the City, including comprehensive land use and infrastructure solutions, establishment of standards and criteria for development, and the ability to prepare a Program level Environmental Impact Report for the entire planning area, thus eliminating the need for further EIR's and further environmental review for most projects which are consistent with the Plan. Thus, while the Specific Plan has value to the City as an implementation mechanism for the General Plan, the City Council finds that the property owners and developers within the planning area will benefit primarily from the Specific Plan and the Final Environmental Impact Report. The Legislature has found and declared that specific plans result in substantial savings to property owners and developers by reducing environmental review requirements and processing times. Accordingly, the City Council finds that the cost of preparing the NPSP and the Environmental Impact Report (which do not include City staff time or legal fees from the City Attorney's Office) should most equitably be allocated to the properties within the planning area. These costs, which total $310,000, and the allocation thereof to the properties within the planning area, are set forth in Table A-5 of the North Pointe Specific Plan Public Facilities Financing Plan.

Exhibit "C"

Fee Schedule 2016 NORTH POINTE SUB-REGIONAL IMPACT FEE									
Facility Type	**Single Family (5-8 Units/ac) Per Unit**	**Single Family (5-11 Units/ac) Per Unit**	**Single Family (8-11 Units/ac) Per Unit**	**Multi-Family (28 Units/Ac) Per Unit**	**Residentail Mixed Use Per Unit**	**Office Per Acre**	**Retail Mixed Use Per Acre**	**Retail General Per Acre**	**Retail CampusTech Per Acre**
Transportation	1,477.00	1,477.00	1,477.00	704.00	704.00	14,770.00	17,042.00	17,042.00	17,042.00
Drainage Improvement	550.00	550.00	550.00	200.00	200.00	3,503.00	3,503.00	3,503.00	3,503.00
Parks & Paseos	4,713.00	4,713.00	4,713.00	3,288.00	3,288.00	3,393.00	1,398.00	1,874.00	3,517.00
Pedestrian Crossing	196.00	150.00	127.00	36.00	73.00	982.00	982.00	982.00	982.00
Landscaping & Signage	368.00	281.00	239.00	67.00	136.00	1,841.00	1,841.00	1,841.00	1,841.00
Specific Plan Costs	293.00	223.00	190.00	53.00	108.00	1,465.00	1,465.00	1,465.00	1,465.00
Total	**7,597.00**	**7,394.00**	**7,296.00**	**4,348.00**	**4,509.00**	**25,954.00**	**26,231.00**	**26,707.00**	**28,350.00**

GCG
GOODWIN CONSULTING GROUP

NORTH POINTE SPECIFIC PLAN
RIPON, CALIFORNIA

PUBLIC FACILITIES FINANCING PLAN

ADMINISTRATIVE DRAFT

NOVEMBER 23, 2015

555 UNIVERSITY AVE, SUITE 280 • SACRAMENTO, CA 95825
PHONE: (916) 561-0890 • FAX: (916) 561-0891
WWW.GOODWINCONSULTINGGROUP.NET

North Pointe Specific Plan
Public Facilities Financing Plan
Administrative Draft

TABLE OF CONTENTS

Chapter ***Page***

I. INTRODUCTION AND ORGANIZATION 1
- A. Purpose of Report 1
- B. Project Description 2
- C. Report Organization 2

II. LAND USE AND RELATED ASSUMPTIONS 4
- A. Residential Land Uses 4
- B. Non-Residential Land Uses 4
- C. Estimated Market Values 5
- D. Demographic Assumptions 6

III. FACILITY NEEDS AND COST ESTIMATES 7
- A. Summary of Cost Estimates 7
- B. Transportation Improvements 8
- C. Drainage Improvements 8
- D. Parks & Paseos 8
- E. Pedestrian Crossings 9
- F. Landscaping & Signage 9
- G. Specific Plan Costs 9

IV. FINANCING STRATEGY 10
- A. Summary of Proposed Financing Methods 10
- B. Development Impact Fees 10
- C. Mello-Roos Community Facilities District 12

V. FEASIBILITY ANALYSIS 15
- A. Total One-Time Impact Fee Burden 15
- B. Total Effective Tax Rate 16

VI. IMPLEMENTATION AND ADMINISTRATION 17
- A. Updates & Revisions 17
- B. Action Items 17
- C. Fee Credits & Reimbursements 18

APPENDIX A: LAND USE, INFRASTRUCTURE COST, AND FINANCIAL ANALYSIS
APPENDIX B: NPSP INFRASTRUCTURE COST DETAIL

I. INTRODUCTION AND ORGANIZATION

A. *Purpose of Report*

This Public Facilities Financing Plan (PFFP or Finance Plan) has been prepared to evaluate the ability of land uses proposed in the North Pointe Specific Plan (NPSP or Specific Plan) to fund required public facilities. The Specific Plan is a public policy document that sets guidelines for the long-term use of land within the NPSP area. Similarly, the PFFP is a long-term look at the financial burdens associated with providing infrastructure to the NPSP area. In summary, this Finance Plan does the following:

- Describes the proposed land uses as well as developed value and demographic assumptions
- Summarizes public facilities required to serve future development in the NPSP area
- Presents the costs of required public facilities
- Determines Mello-Roos bonding capacity based on marketable tax rates for land-secured financing for non-residential land uses
- Identifies the total one-time burdens (impact fees) that must be borne by landowners, builders, homeowners, and non-residential property owners, as well as Mello-Roos annual special tax rates that must be levied on non-residential property in order to implement the Finance Plan
- Assesses the financial feasibility of the project in terms of the one-time fee burden-to-value ratio and annual effective tax rate
- Discusses future steps associated with implementation and administration of the Finance Plan

This Finance Plan represents the culmination of a cooperative process that involved public and private participants with interests in the North Pointe development project (North Pointe or Project). The Finance Plan will serve as a blueprint to guide individual development applications and ensure that future development conforms to the strategy outlined in this Finance Plan. It must be recognized that the Finance Plan is a **test** of overall feasibility. As development in North Pointe progresses, the timing and mix of costs and funding sources may change. Furthermore, the assumptions and results are estimates at this time, and actual results may be different. However, regardless of the extent to which proposed financing mechanisms are used or other financing mechanisms are introduced later in the development process, the feasibility of the overall burden has been evaluated in this PFFP.

B. Project Description

The NPSP comprises approximately 310 acres located in the northern part of the City of Ripon (City). The Project is bounded by the Mistlin Sports Park to the north, State Route 99 to the south, Fulton Avenue to the east, and Jack Tone Road to the west. Existing development within the Project includes the Mistlin Sports Park, agricultural uses, trucking facilities, highway service commercial uses, and storage facilities. Currently, the Project area consists mostly of underutilized or undeveloped land.

The NPSP calls for a mix of neighborhood and regional serving commercial, technology, office, recreation, entertainment, and residential uses. At build out, the Project is expected to include 1,050 residential units and approximately 1.4 million square feet of non-residential uses. Non-residential uses within the NPSP include approximately 73,000 square feet of office space, 198,000 square feet of mixed-use retail space, 458,000 square feet of general retail space, and 679,000 square feet of campus technology retail uses. An additional 26 acres of sports related commercial and 51 acres of parks and open space are included in the Project area.

C. Report Organization

The remainder of the Finance Plan has been organized into the following five chapters:

Chapter II, Land Use and Related Assumptions: provides a breakdown of anticipated land uses in the NPSP, estimated home and finished building values, and resident and employment figures.

Chapter III, Facility Needs and Cost Estimates: summarizes the public facilities required to serve development within the Specific Plan area. Estimated costs for each facility category are also summarized.

Chapter IV, Financing Strategy: provides a financing strategy for the NPSP with identification of funding sources to be used to pay for public facilities that are discussed in Chapter III. A summary of the allocation methodology used to estimate the proposed NPSP fee and the estimated special tax rates required to fund public facilities in the NPSP are included.

Chapter V, Feasibility Analysis: summarizes the results of two tests used to determine the financial feasibility of the NPSP.

Chapter VI, Implementation and Administration: provides a guide for the implementation of this PFFP, the process of updating and administrating the PFFP, future action items, and impact fee credits and reimbursements.

In addition, the PFFP includes the following two appendices:

Appendix A – Land Use, Infrastructure Cost, and Financial Analysis: includes summary tables that contain detailed assumptions related to proposed land uses within the Project, facility

costs, and a summary of project-specific fees along with other fees that will be levied on development in NPSP.

Appendix B – NPSP Infrastructure Cost Detail: includes detailed cost estimates for Project-specific facilities, as provided by the City.

II. LAND USE AND RELATED ASSUMPTIONS

The Project includes a mix of neighborhood and regional serving commercial, technology, office, recreation, entertainment, and residential uses. The Project is expected to include 1,050 residential units and approximately 1.4 million square feet of non-residential uses at buildout. Non-residential uses within the NPSP include approximately 73,000 square feet of office space, 198,000 square feet of mixed-use retail space, 458,000 square feet of general retail space, and 679,000 square feet of campus technology retail uses. An additional 26 acres of sports related commercial and 51 acres of parks and open space are included in the Project area. Table A-1 in Appendix A summarizes the NPSP land uses that are factored into the financial analysis presented in this Finance Plan.

A. Residential Land Uses

Planned residential development within the Project consists of single family housing with a density range of 5 to 11 units per acre and multi-family housing of 28 units per acre. The Project is expected to include 1,050 single family and multi-family units, which are organized into five broad categories: Single Family (5-8 Units per Acre), Single Family (5-11 Units per Acre), Single Family (8-11 Units per Acre), Multi-Family (28 Units per Acre), and Residential Mixed-Use. The categories and a brief description of each are provided below:

Single Family (5-8 Units per Acre): The Project includes 130 single family units with a density range of 5 to 8 units per acre on approximately 26 gross acres.

Single Family (5-11 Units per Acre): The NPSP designates approximately 27 gross acres for development of 177 single family units with a density range of 5 to 11 units per acre.

Single Family (8-11 Units per Acre): The Specific Plan proposes development of 54 single family units with a density range of 8 to 11 units per acre on approximately 9 gross acres.

Multi-Family (28 Units per Acre): The Project includes approximately 24 gross acres for development of 662 multi-family units, which are anticipated to have an average density of 28 dwelling units per net acre.

Residential Mixed-Use: Approximately 27 multi-family units on mixed-use land uses are planned to be constructed within the Project. A typical mixed use designation allows for retail such as restaurants, markets, and local retail uses on the ground floor, and multi-family housing above the ground floor.

B. Non-Residential Land Uses

The Project includes approximately 217 acres designated for non-residential development, including office, mixed-use retail, general retail, campus technology retail, as well as other non-

residential land uses. Each non-residential land use category and a corresponding description are provided below:

Office: The Project includes approximately 5 acres for office uses, located at the intersection of Colony Road and Fulton Avenue. The 5-acre office park is expected to develop into nearly 73,000 square feet of office space.

Retail Mixed-Use: There are approximately 33 acres zoned for mixed-use retail within the NPSP area. Future mixed-use retail land uses are located adjacent to the east side of Jack Tone Road and north of Colony Road. The 33-acre mixed-use retail site is planned to include large regional retail serving businesses, agriculture related equipment sales and services, recreation vehicle sales, public uses, and quasi-public uses.

Retail General: The NPSP area includes approximately 57 acres zoned for general retail uses located along Colony Road, near the center of the Project. Future development within general retail uses may include markets, restaurants, local serving retail, and personal services.

Retail Campus Technology: The Project includes approximately 45 acres zoned for campus technology retail uses, which may include commercial, technology, and office uses. Future campus technology retail land uses are located in the vicinity of State Route 99 to take advantage of highway access and visibility. Typical uses within the 45-acre site may include corporate offices, a college extension campus, electronic device manufacturing sites, medical facilities, large regional retail serving businesses, public uses, quasi-public uses, and public art.

Other Non-Residential: Other land uses within the NPSP area include parks, open space, and sports-related uses encompassing approximately 77 acres. These other non-residential areas are not factored in the fee allocation analysis or any other financing mechanism discussed in this PFFP. Consequently, these areas will not be required to pay development impact fees or support the sale of bonds to finance facilities. If different financing measures are selected to fund backbone infrastructure costs in the future, these other non-residential areas will not be required to participate in the new measures as well.

C. Estimated Market Values

Estimated market values were determined for each residential and non-residential land use category based on sales prices for comparable homes and commercial buildings in the surrounding region and on independent research. The values assumed in the analysis are shown in Table A-1 of Appendix A and range from $300,000 per unit for single family housing with a density range of 8 to 11 units per acre to $350,000 per unit for single family housing with a density range of 5 to 8 units per acre. A market value of $175,000 per unit is assumed for multi-family and residential mixed-use housing.

The market value for non-residential land uses range from $175 per developed building square foot for office and campus tech retail land uses to $225 per developed building square foot for mixed-use and general retail land uses.

D. Demographic Assumptions

It is anticipated that development will result in approximately 2,533 new residents and 3,521 employees at build out. Population per household and jobs per acre assumptions are summarized in Table A-1 of Appendix A.

III. FACILITY NEEDS AND COST ESTIMATES

A. *Summary of Cost Estimates*

The NPSP area is currently rural agricultural in nature; therefore, an array of backbone infrastructure and public facilities must be constructed for the site to develop into a thriving part of the City according to the standards delineated in the NPSP. The Specific Plan identifies Project-specific infrastructure needed to meet the needs of the community. Project-specific infrastructure includes transportation improvements, drainage facilities, parks, paseos, pedestrian crossings, landscaping improvements, and signage.

The total cost of Project-specific improvements required at build out of the NPSP area is estimated to equal nearly $9.2 million. The $9.2 million amount includes approximately $5.3 million in construction costs, $2.0 million in soft costs, and $1.8 million in contingency costs. In addition, the cost associated with preparing the Specific Plan totals over $0.3 million, for a total cost of approximately $9.5 million.

Table A-2 in Appendix A summarizes Project-specific costs by facility type, and Table B-1 in Appendix B includes a detailed cost breakdown for each improvement project, as provided by the City. A summary of the required Project-specific infrastructure costs needed to serve NPSP development is presented in the following table:

TABLE III-1
TOTAL NPSP INFRASTRUCTURE COST SUMMARY

Improvement	Total NPSP Cost
Transportation	$3,393,000
Drainage	$827,000
Parks & Paseos	$4,295,000
Pedestrian Crossings	$222,000
Landscaping & Signage	$416,000
Specific Plan Costs	$331,000
Total	**$9,484,000**

Facility requirements and cost estimates are summarized in the remainder of this chapter starting with Section B, Transportation Improvements. Note that backbone water and sewer infrastructure required to serve the Project are incorporated into the City's Public Facilities Fee program, as described in Chapter IV.

B. Transportation Improvements

The proposed roadway system for the NPSP area comprises an internal system of arterial and collector roads, as well as perimeter roads surrounding the Project. While a majority of these transportation improvements is expected to be funded by the City's Public Facilities Fee program, the City has identified several transportation improvements that are specific to the Project. Project-specific transportation improvements include:

- Special intersection enhancements at Jacktone Road/Colony Road, Jacktone Road/River Road, Colony Road/Hoff Drive, Fulton Avenue/River Road, Jacktone Road/Santos Road, Santos Road/Hoff Drive, and Hoff Drive/River Road
- Extension of Arc Way from Fulton Avenue to Goodwin Drive
- Modifications and removal of Dexter Way
- Lighted crosswalks
- Bus stops

The cost of Project-specific transportation improvements required at build out of the NPSP area is estimated to total approximately $3.4 million. This includes approximately $2.0 million for construction-related costs, $0.7 million for soft costs, and $0.7 million for contingency costs.

C. Drainage Improvements

As development of the NPSP area grows, expansions to the City's storm water drainage system are necessary to prevent an increase in flooding of downstream properties during major storm events. One of the four primary components of the City-operated drainage system is the South San Joaquin Irrigation District (SSJID) lines and canals which run south along Fulton Avenue. The canal transitions into an above ground concrete canal where the City operates a storm drainage pump station that utilizes the irrigation canal for overflow storm water purposes. The section of the canal within the NPSP area is considered by the City to be a potential future safety hazard and an attractive nuisance for children playing in the Specific Plan area. It is, therefore, planned to be undergrounded as part of the facility improvement within the Project area.

Project-specific costs include approximately $0.8 million to pay for the undergrounding of the SSJID canal along Fulton Avenue for safety purposes.

D. Parks and Paseos

The Project is expected to include an open space corridor that extends from the Mistlin Sports Park in the north to the commercial core area at Colony Road in the south. The corridor is identified as the Central Paseo in the Specific Plan and will have a multi-use trail connecting it to

all parts of the NPSP area via open space buffers and other components of the pedestrian and bicycle network in the Project. The Central Paseo is anticipated to contain park-like amenities such as benches, picnic tables, and recreational amenities (e.g., open turf area for informal play).

In addition, two community parks are planned to be located adjacent to the Central Paseo. The Village Green Park is expected to serve as the central public gathering place for the Specific Plan area because of its prime location, as well as its adjacency to shopping, high density housing, and the Central Paseo. The Village Green Park is anticipated to include open green spaces, gardens, public art, memorials, cultural and outdoor entertainment facilities, picnic areas, and play areas for children. The Triangle Park, along Santos Avenue, is expected to have open spaces and recreational amenities, such as basketball courts and a water feature.

Project-specific costs associated with parks and paseos within the NPSP area are estimated to total nearly $4.3 million.

E. Pedestrian Crossings

The proposed Central Paseo will require major pedestrian crossings at Colony Road, Santos Avenue, and River Road. Project-specific costs provide for the installation of enhanced crossings, which may include pedestrian traffic signals and decorative road surface paving. In all, approximately $0.2 million in pedestrian crossing improvements is needed to serve the expected increase in pedestrian and bicycle traffic associated with the installation of the Central Paseo and the two adjacent parks.

F. Landscaping and Signage

A gateway at the Project's northern boundary and various landscaped medians are proposed to be developed within the Specific Plan. These improvements are anticipated to resonate with the City's cultural and economic history, agrarian setting, and the community's vision of its future. The gateway north of the NPSP area on Jack Tone Road and the landscaped median along Goodwin Drive are expected to have enhanced landscaping and signage welcoming guests or residents to the City. Overall, approximately $0.4 million in landscaping and signage improvements is needed to serve NPSP Area.

G. Specific Plan Costs

Each project developer is expected to contribute toward a NPSP document preparation fee to help mitigate the City's expenses associated with preparing the Specific Plan and the EIR. The consolidated fee will ensure costs related to land planning and environmental analysis are shared equally by developers within the NPSP area. A total of approximately $0.3 million in Specific Plan costs is expected to fund the preparation of the Specific Plan, the EIR, and other costs associated with planning the NPSP.

IV. FINANCING STRATEGY

This chapter outlines the Project's overall financing strategy and summarizes the financial analysis used to evaluate the total burdens associated with funding Project-specific facilities required to serve future development in the NPSP area. Capital facilities costs will be funded through a combination of private and public funding sources.

A. Summary of Proposed Financing Methods

The Financing Plan assumes development impact fees will be the primary funding source for NPSP backbone infrastructure and other public facilities costs. Impact fee revenue will come from a combination of existing and proposed fee programs.

As discussed further in Section B.1 below, one existing fee program is the City's Public Facilities Fee (PFF) program, which includes components to fund City infrastructure needs. A summary of the PFF components to which NPSP development will be subject is presented in Table A-9 of Appendix A. The Project's overall PFF obligation is reduced by anticipated fee credits toward the parks component of the PFF program to offset Project-specific park improvement costs, as shown in Table A-8 of Appendix A.

In addition, other existing impact fees applicable to future development in the NPSP area are summarized in Table A-10 of Appendix A. A proposed NPSP fee is anticipated to fund the majority of NPSP costs that directly benefit future development within the Specific Plan area but are not funded through existing fee programs or other funding sources described below. Finally, the NPSP financing strategy includes formation of a CFD to fund Project-specific infrastructure that benefits the Project's non-residential land uses.

B. Development Impact Fees

Development impact fees are monetary exactions (other than taxes or special assessments) that are charged by local agencies in conjunction with approval of a development project. Impact fees are levied for the purpose of defraying all or a portion of the costs of a public facility, improvement, or amenity that benefits the project. The collection of impact fees does not require formation of a special district; an impact fee program is implemented by a public agency's adoption of a resolution or ordinance.

Development impact fees are paid by builders or developers, typically at the time a building permit is issued. The public facilities funded by impact fees must be specifically identified, and there must be a reasonable relationship, or "nexus," between the type of development project and the need for the facilities, the cost of the facilities, and the need to impose a fee.

Impact fees will be an important component of this Finance Plan. Fee revenues will be utilized to the maximum extent possible to reduce costs associated with the issuance of debt or advance-

funding from developers. Because fees are collected as development occurs and certain facilities will need to be in place prior to development, fee revenues may be collected in future years to reimburse developers that have paid to cover costs prior to the availability of fee revenues.

1. Existing Development Impact Fee Programs

Development in the NPSP area is expected to participate in the City's PFF program as well as fee programs to fund school facilities and regional infrastructure. Table A-9 and Table A-10 identify the estimated fees for the PFF and other impact fees, respectively. In all, future development in the NPSP area is expected to pay approximately $70.5 million for public facilities funded through existing impact fee programs ($51.4 million in PFF and $19.1 million in other impact fees).

The City's PFF program includes individual fee components to fund citywide transportation improvements, water infrastructure, wastewater facilities, storm drainage improvements, park improvements, recreation facilities, library facilities, city hall improvements, administration facilities, police station improvements, and corporation yard facilities. In addition, the City levies an impact fee to pay for traffic signalization improvements. The Project's overall PFF obligation is reduced by approximately $4.3 million because of fee credits for overlapping park costs that are anticipated to be funded by the Project.

Other existing development impact fees include fees administered by the following agencies: (i) the Ripon Unified School District for school facilities; (ii) the Ripon Consolidated Fire District for fire facilities; and (iii) the County of San Joaquin for county facilities, habitat mitigation, and regional traffic infrastructure. The Finance Plan assumes the Project will pay the applicable existing impact fees imposed during the construction and permitting process.

2. Proposed NPSP Fee Program

The primary source of funding for Project-specific improvements will be the proposed NPSP fee program. The proposed NPSP fee will be used to fund facilities not covered by existing or proposed financing mechanisms, including various transportation improvements, drainage improvements, parks & paseos, pedestrian crossings, landscaping & signage improvements, and specific plan preparation costs.

With input from the City, Project-specific costs anticipated to be funded through the NPSP fee program were spread among the various land uses that benefit from the improvements. To conduct this analysis, a benefit rationale was developed for each facility category, benefit units were selected, and fair share cost allocations were assigned to land uses in NPSP. Based on the benefit allocations, the proposed NPSP fee burdens on each type of land use are established.

The proposed NPSP fee program is anticipated to fund approximately $9.5 million of Project-specific infrastructure costs at build out of the Project. Table A-4.1 through Table A-4.6 in Appendix A detail the proposed NPSP fee allocations by land use type

based on a fair share of all Project-specific costs. These costs are allocated based on a defined benefit unit for each facility type, as summarized in Table A-3. For example, peak hour trip ends are used to allocate transportation costs, runoff coefficients are used to allocate drainage costs, and user equivalents are used to allocate costs associated with parks and paseos.

Table A-5 in Appendix A summarizes the estimated NPSP fee burden for each facility by land use type as well as the total NPSP fee burden for each land use. Table A-7 summarizes the total Project-specific burden for each land use. The figures represent a net allocation assuming all Project-specific costs allocated to non-residential uses will be funded through a Mello-Roos CFD, as calculated in Table A-6 and discussed further below. The proposed NPSP fee for residential land uses range from $4,478 per multi-family unit to $7,826 per single family unit with a density range of 5 to 8 units per acre; these amounts include a 3% fee program administration cost.

NPSP fee burdens presented in this Finance Plan are subject to change as cost estimates and assumptions continue to be refined, the City makes policy decisions that affect the plan, and actual infrastructure components are installed. Note that the estimated burdens do not account for existing development impact fees (discussed in the previous subsection) or building permit fees that may be required to develop property in the City. Total combined fee burdens are presented in Table A-11 and discussed further in Chapter V of this PFFP.

C. Mello-Roos Community Facilities District

The Mello-Roos Community Facilities Act (Act) [Section 53311 et seq. of the Government Code] was enacted by the California State Legislature in 1982 to provide an alternate means of financing public infrastructure and services subsequent to the passage of Proposition 13 in 1978. The Act, which permits cities, counties, and special districts to create defined areas within their jurisdiction and, by a two-thirds vote within the defined area, impose special taxes to pay for the public improvements and services needed to serve that area, complies with Proposition 13 and is consistent with Proposition 218. The Act defines the area subject to a special tax as a Community Facilities District (CFD).

A CFD may provide for the purchase, construction, expansion, or rehabilitation of any real or other tangible property with an estimated useful life of at least five years. A CFD may also finance the costs of planning, design, engineering, and consultants involved in the construction of improvements or formation of the CFD. The facilities financed by the CFD do not have to be physically located within the CFD. The facilities that can be financed by a Mello-Roos CFD include, but are not limited to, the following:

- Roads, water and sewer lines, flood control channels
- Local park, recreation parkway, and open-space facilities
- School sites, structures, furnishings, and equipment

- Libraries
- Child care facilities
- Utility improvements (limited to five percent of bond proceeds if improvements are to be taken over by a non-publicly owned utility agency)
- Any other governmental facilities which the legislative body creating the CFD is authorized by law to contribute revenue to, construct, own, or operate
- School facilities maintenance

A CFD may also pay for public services, including the following:

- Police protection
- Fire protection
- Recreation program services
- Library services
- Park and open space maintenance
- Road maintenance
- Street lighting
- Flood and storm protection services
- Removal or cleanup of hazardous substances
- Sandstorm protection
- Seismic retrofitting

A CFD may only finance the services mentioned above to the extent that they are in addition to those provided in the area before the CFD was created and may not supplant services already available within that area.

There are two limitations on the amount of financing available from a CFD, the first being the value-to-lien-ratio. "Value" is considered to be the appraised value of the property, including entitlements and improvements in place on the date the CFD bonds are to be sold. The value of improvements to be constructed with bond proceeds is included in the value calculation. "Lien" refers to the proposed Mello-Roos bond issue, as well as any other debt secured by the property. Senate Bill 1464, which became effective January 1993, requires a minimum value-to-lien ratio of 3:1.

The second restriction on the amount of financing available from a CFD is the total effective tax rate (ETR) paid by a homeowner or property owner in the CFD. The ETR consists of the basic one percent ad valorem property tax levy mandated by Proposition 13, plus overrides from

voter-approved bonded indebtedness and non-ad valorem taxes, assessments, and parcel charges (expressed as a percentage of market value). Market value can be determined based on input from local developers, a market consultant, local realtors, or an appraiser. Consistent with City Council Resolution 08-22, the City will not utilize CFDs for the provision of infrastructure for residential development projects.

Formation of a CFD authorizes a public agency to levy a special tax on all taxable property within the CFD in the manner prescribed in the formation documents. Property owned or irrevocably offered to a public agency may be exempted from the special tax. Mello-Roos special taxes are collected at the same time and in the same manner as property taxes, unless otherwise specified by the agency. Special tax revenues may be used to pay debt service on bonds sold or may also be used to pay directly for facilities and public services.

Mello-Roos bonds can be short or long-term obligations. Typically, long-term bonds have either a twenty-five or thirty year maturity. Short-term notes or bonds can be issued to provide interim funding; these obligations are then retired when another source of revenue becomes available.

Due to the flexibility associated with the Mello-Roos Community Facilities Act and the wide range of facilities that can be funded by the Act, the Finance Plan assumes that Mello-Roos bonds will be used to fund all project-specific costs allocated to non-residential land uses within the NPSP area, which is estimated to equal approximately $3.8 million.

Table A-6 in Appendix A provides details of the CFD analysis for the Project's non-residential land uses. Special tax revenue is expected to secure bond indebtedness that will fund approximately $3.8 million in Project-specific costs and development impact fees. Table IV-1 below identifies the proposed annual special tax rates for each non-residential land use.

TABLE IV-1
TOTAL ANNUAL SPECIAL TAX RATES*

Non-Residential Land Use Category	Total Annual Special Tax
Office	$3,615 per Acre
Retail Mixed Use	$1,915 per Acre
Retail General	$2,567 per Acre
Retail Campus Tech	$3,746 per Acre

Any initial bond issues will be constrained by the appraised value of the land in the CFD and market interest rates at the time bonds are sold. In the event that bonding capacity is limited because of the aforementioned factors, NPSP developers will need to advance-fund the necessary facilities and be reimbursed when bonds can be issued.

V. FEASIBILITY ANALYSIS

This chapter provides a summary of the financial feasibility of proposed development in the NPSP based on the funding strategy proposed in the PFFP. Financial feasibility is defined in terms of the estimated one-time impact fee and the annual special tax burden, both as a percentage of developed value, for each of the proposed land use categories.

A. Total One-Time Impact Fee Burden

Gross one-time burdens are calculated for each land use category within the NPSP area to assess the financial feasibility of the Project. The gross one-time burden comprises all burdens to which NPSP development will be subject, including the project specific burdens and administration, City PFF, and other agency fees.

In addition to analyzing the gross burdens, net one-time burdens are also reviewed. The net one-time burden is determined by offsetting the gross one-time burden by the amount of infrastructure funded by CFD bonds. Due to the City's policy of not permitting the use of CFDs to fund infrastructure for residential development projects, only gross one-time burdens for non-residential uses are reduced.

The total net one-time burdens lie at the heart of the one-time feasibility analysis. When divided by the applicable estimated value, the total net costs are translated into a burden percentage; it is this percentage that presents a meaningful and easily studied comparison. For example, the net one-time burden-to-value ratio for a single family unit with a density range of 5 to 8 units per acre is calculated by dividing the estimated net one-time fee for that unit type by its estimated value.

While there are no values in this assessment that guarantee project success, a net one-time burden-to-value ratio of less than approximately 20% is typically considered feasible in this area of the Central Valley based on general industry guidelines and Goodwin Consulting Group's experience. A summary of the gross and net one-time burden-to-value ratios is provided in Table V-1 below.

Estimated impact fees presented in this report are subject to change as assumptions continue to be refined, public agencies make policy decisions that affect the NPSP, the PFFP evolves, and actual infrastructure items are installed. However, at this point, all land uses fall within the feasibility range (i.e., total net one-time impact fees total approximately 20% of developed value), as shown in both Table A-11 of Appendix A and Table V-1 below.

TABLE V-1
GROSS AND NET ONE-TIME BURDEN-TO-VALUE RATIOS

Land Use Category	Gross Burden-to-Value Ratio	Net Burden-to-Value Ratio
Residential		
Single Family (5-8 Units per Acre)	17.7%	17.7%
Single Family (5-11 Units per Acre)	18.6%	18.6%
Single Family (8-11 Units per Acre)	19.8%	19.8%
Multi-Family (28 Units per Acre)	19.9%	19.9%
Residential Mixed-Use	20.1%	20.1%
Non-residential		
Office	9.6%	8.6%
Retail Mixed-Use	16.8%	14.8%
Retail General	13.6%	12.2%
Retail Campus Tech	9.6%	8.5%

B. Total Effective Tax Rate

Similar to the initial net one-time burden-to-value test to determine project feasibility, a second feasibility test involves an analysis of total annual taxes and assessments, including Mello-Roos special taxes, as a percentage of the estimated developed value. It is important to note that the City Council adopted Resolution 08-22, which specifies that the City will not utilize CFDs to provide infrastructure for residential development projects.

Table A-6 in Appendix A presents the portion of the ETR related to the proposed Mello Roos special tax on non-residential land uses within the NPSP, which totals approximately 0.14% for a developed acre of non-residential land use. This burden ratio when added to the ad valorem property tax rate in the Specific Plan area, which totals approximately 1.08% of value, results in a total ETR of approximately 1.22% per non-residential acre. While there are no limits for non-residential development projects, a total ETR of less than 2.0% is generally considered feasible. As the PFFP is implemented, NPSP developers and the City will need to ensure that additional annual burdens (e.g., CFD special taxes to pay for services to the Project) do not exceed the 2.0% limit for both residential and non-residential land uses.

VI. IMPLEMENTATION AND ADMINISTRATION

The NPSP is a long-term plan for both residential and non-residential growth within the City of Ripon and will be subject to updates and revisions in future years as development applications are submitted and processed. Likewise, the PFFP is a blueprint that can be used to guide the preparation of development-specific financing plans and will also be reviewed and revised on an ongoing basis.

The NPSP and the PFFP are based on assumptions of land use, facility demands, facility standards and design, and cost estimates. Each of these assumptions may be subject to change in future years; therefore, the PFFP may also be revised to reflect these changes. In addition, when individual project applications are received, the City must determine which facilities will be needed to specifically serve new development and determine which financing mechanisms will be used to pay for improvements.

The ongoing implementation of the PFFP will be parallel to the continued monitoring of the NPSP, and will require the same degree of time and effort to keep it current and useful. In this manner, the PFFP will guide the preparation of subsequent plans and the overall funding of community infrastructure required to serve the NPSP. Following is a summary of many of the tasks associated with implementation of the PFFP.

A. Updates and Revisions

The PFFP should be updated each time there is a change in facility plans, land use plans, or cost estimates. When these items are revised, there will be a corresponding change in the fair share burden to each land use in the NPSP. Land use and facility changes will result in revisions to the benefit analysis and corresponding NPSP fee allocation to each land use. To the extent some projects in the NPSP have been developed and paid their fair share prior to a program update, revisions will apply only to future new development. If facility costs are determined to be higher than estimated in the PFFP, the City will need to increase fees in future years and/or call on developers to fund the extra expenses through the provisions of an acquisition agreement.

As the City adopts new ordinances or updates existing ordinances in future years, fees will be adjusted based on actual costs realized after construction bids have been received for public facilities. If actual costs are higher than expected, the City will have to increase fees and/or rely on the terms of an acquisition agreement to avoid a financing deficit in future years.

B. Action Items

Prior to commencement of development in the NPSP, the City will need to adopt a fee ordinance or resolution implementing a NPSP fee program for each type of capital facility. The initial ordinance will reflect fees based on information available at that time. Fees will be adjusted annually or on a more frequent basis to reflect actual costs and current cost estimates.

Pursuant to Section 66006 of the Government Code, the City will establish a separate NPSP capital facility account and a unique fund for each type of public facility for which fees are collected. Establishment of this account will prevent commingling of the NPSP fees with other City revenues and funds. Interest income earned by fee revenues in this account will be deposited in the account and applied to facility construction costs. Within one hundred eighty (180) days of the close of each fiscal year, the City will make information pertaining to the account [as required by Section 66006 (b) (1)] available to the public and will review this information at a regularly scheduled public hearing.

In addition, if the developer of a non-residential project requests formation of a Mello-Roos CFD as suggested herein and the responsible public agencies (e.g., the City) concur with that request, each agency must form a financing team made up of experts in the various fields associated with implementation of such districts, including bond counsel, bond underwriter, and special tax consultant. The responsible agency and the designated financing team will be responsible for forming the district, issuing bonds to pay for required facilities, and levying special taxes to ensure timely repayment of bonds.

C. Fee Credits and Reimbursements

The City will require developers to advance-fund and/or construct certain backbone infrastructure, public facilities, or other associated costs contained in the NPSP. The improvements that are advance-funded may be improvements anticipated to be funded through existing fee programs, the proposed NPSP fee program, bond proceeds, or private financing.

If a developer is required to advance-fund or provide shortfall funding for improvements constructed initially, that developer would be entitled to a fee credit or reimbursement from future development in the NPSP. If a developer funds oversizing for areas outside of the NPSP, the developer providing such oversizing should also be entitled to future reimbursements from those development areas generating fees for those facilities.

APPENDIX A

LAND USE, INFRASTRUCTURE COST, AND FINANCIAL ANALYSIS

Table A-1
North Pointe Specific Plan
Public Facilities Financing Plan
Land Use, Demographics, and Value Assumptions

	Gross Acres /1	Net Density (Units per Net Acre) /2	Dwelling Units	Population per Household	Total Population	Estimated Value per Unit	Total Value
Residential							
Single Family (5-8 Units per Acre)	26.0	6	130	3.01	391	$350,000	$45,500,000
Single Family (5-11 Units per Acre)	27.0	8	177	3.01	533	$325,000	$57,525,000
Single Family (8-11 Units per Acre)	7.0	9	54	3.01	163	$300,000	$16,200,000
Multi-Family (28 Units per Acre)	24.0	28	662	2.10	1,390	$175,000	$115,850,000
Residential Mixed-Use /3	2.0	7	27	2.10	57	$175,000	$4,725,000
Subtotal	86.0		1,050		2,533		$239,800,000

	Gross Acres /1	Building Intensity (Avg FAR) /2	Building Square Feet (Bldg. SF)	Bldg. SF per Employee	Total Jobs	Estimated Value per Bldg. SF	Total Value
Non-Residential							
Office	5.0	0.35	72,821	400	182	$175	$12,743,675
Retail Mixed-Use /4	33.0	0.25	198,045	400	495	$225	$44,560,125
Retail General	57.0	0.25	458,460	400	1,146	$225	$103,153,500
Retail Campus Tech	45.0	0.35	679,187	400	1,698	$175	$118,857,725
Subtotal	140.0		1,408,513		3,521		$279,315,025
Other Land Uses							
Sports Related	26.0						
Parks & Open Space	51.0						
Subtotal	77.0						
Total	**303.0**						**$519,115,025**

/1 Includes acreage for public and private streets.

/2 Excludes acreage for public and private streets.

/3 Assumes 50% of the 4 acres planned for Retail/Residential Mixed-Use is residential and the remaining 50% is non-residential.

/4 Includes 2 acres associated with the retail component of the Retail/Residential Mixed-Use.

Source: North Pointe Specific Plan; City of Ripon; Goodwin Consulting Group, Inc.

11/23/2015

Table A-2
North Pointe Specific Plan
Public Facilities Financing Plan
Project-Specific Infrastructure Cost Summary

Improvement	Construction Cost	Soft Costs	Contingency	Total Cost
Transportation Improvements	$2,038,000	$677,000	$679,000	**$3,393,000**
Drainage Improvements	$552,000	$110,000	$165,000	**$827,000**
Parks and Paseos	$2,328,000	$1,108,000	$859,000	**$4,295,000**
Pedestrian Crossings	$148,000	$30,000	$44,000	**$222,000**
Landscaping & Signage	$277,000	$55,000	$83,000	**$416,000**
Specific Plan Costs	--	--	--	**$331,000**
Total	**$5,343,000**	**$1,980,000**	**$1,830,000**	**$9,484,000**

Source: North Pointe Specific Plan; City of Ripon; Goodwin Consulting Group, Inc. *11/23/2015*

Table A-3
North Pointe Specific Plan
Public Facilities Financing Plan
Capital Facility Benefit Units

	Capital Facility:	Transportation Improvements	Drainage Improvements	Parks & Paseos	Pedestrian Crossing	Landscaping & Signage	Specific Plan Cost
Land Use	**Benefit Unit:**	**Peak Hour Trip Ends**	**Runoff Coefficient**	**User Equivalents /1**	**Gross Acres**	**Gross Acres**	**Gross Acres**
Residential							
Single Family (5-8 Units per Acre)		1.30 per unit	0.11 per unit	3.01 per unit	1.0 per acre	1.0 per acre	1.0 per acre
Single Family (5-11 Units per Acre)		1.30 per unit	0.11 per unit	3.01 per unit	1.0 per acre	1.0 per acre	1.0 per acre
Single Family (8-11 Units per Acre)		1.30 per unit	0.11 per unit	3.01 per unit	1.0 per acre	1.0 per acre	1.0 per acre
Multi-Family (28 Units per Acre)		0.62 per unit	0.04 per unit	2.10 per unit	1.0 per acre	1.0 per acre	1.0 per acre
Residential Mixed-Use		0.62 per unit	0.04 per unit	2.10 per unit	1.0 per acre	1.0 per acre	1.0 per acre
Non-Residential							
Office		13.0 per acre	0.70 per acre	2.17 per acre	1.0 per acre	1.0 per acre	1.0 per acre
Retail Mixed-Use		15.0 per acre	0.70 per acre	0.89 per acre	1.0 per acre	1.0 per acre	1.0 per acre
Retail General		15.0 per acre	0.70 per acre	1.20 per acre	1.0 per acre	1.0 per acre	1.0 per acre
Retail Campus Tech		15.0 per acre	0.70 per acre	2.25 per acre	1.0 per acre	1.0 per acre	1.0 per acre

/1 Assumes a resident can utilize parks and paseos an average of 12 hours per day 7 days a week (84 hours) and an employee can utilize parks an average of 1 hour per day 5 days a week (5 hours); this translates to 1.0 employee equaling approx. 0.06 residents (5/84 = 0.06) in terms of potential park utilization.

Source: North Pointe Specific Plan; City of Ripon; Goodwin Consulting Group, Inc. *11/23/2015*

Table A-4.1
North Pointe Specific Plan
Public Facilities Financing Plan
Cost Allocation
Transportation Improvements

Land Use	Total Dwelling Units	Gross Acres	Peak Hour Trip Ends	Total Trips	Percent Allocation	Total Cost	Cost per Unit or Acre
Total Cost **$3,393,000**							
Residential							
			per Unit				*per Unit*
Single Family (5-8 Units per Acre)	130	26.0	1.30	169	5.66%	$192,004	$1,477
Single Family (5-11 Units per Acre)	177	27.0	1.30	230	7.70%	$261,421	$1,477
Single Family (8-11 Units per Acre)	54	7.0	1.30	70	2.35%	$79,756	$1,477
Multi-Family (28 Units per Acre)	662	24.0	0.62	410	13.74%	$466,309	$704
Residential Mixed-Use	27	2.0	0.62	17	0.56%	$19,019	$704
Subtotal	1,050	86.0		896	30.02%	$1,018,509	
Non-Residential							
			per Acre				*per Acre*
Office	n/a	5.0	13.0	65	2.18%	$73,848	$14,770
Retail Mixed-Use	n/a	33.0	15.0	495	16.57%	$562,379	$17,042
Retail General	n/a	57.0	15.0	855	28.63%	$971,383	$17,042
Retail Campus Tech	n/a	45.0	15.0	675	22.60%	$766,881	$17,042
Subtotal		140.0		2,090	69.98%	$2,374,491	
Total		**226.0**		**2,986**	**100.00%**	**$3,393,000**	

Source: North Pointe Specific Plan; City of Ripon; Goodwin Consulting Group, Inc. *11/23/2015*

Table A-4.2
North Pointe Specific Plan
Public Facilities Financing Plan
Cost Allocation
Drainage Improvements

Land Use	Total Dwelling Units	Gross Acres	Runoff Coefficient	Total Runoff	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost **$827,000**							
Residential							
			per Unit				*per Unit*
Single Family (5-8 Units per Acre)	130	26.0	0.11	14.3	8.65%	$71,556	$550
Single Family (5-11 Units per Acre)	177	27.0	0.11	19.5	11.78%	$97,427	$550
Single Family (8-11 Units per Acre)	54	7.0	0.11	5.9	3.59%	$29,723	$550
Multi-Family (28 Units per Acre)	662	24.0	0.04	26.5	16.02%	$132,504	$200
Residential Mixed-Use	27	2.0	0.04	1.1	0.65%	$5,404	$200
Subtotal	1,050	86.0		67.3	40.70%	$336,615	
Non-Residential							
			per Acre				*per Acre*
Office	n/a	5.0	0.70	3.5	2.12%	$17,514	$3,503
Retail Mixed-Use	n/a	33.0	0.70	23.1	13.98%	$115,591	$3,503
Retail General	n/a	57.0	0.70	39.9	24.14%	$199,657	$3,503
Retail Campus Tech	n/a	45.0	0.70	31.5	19.06%	$157,624	$3,503
Subtotal		140.0		98.0	59.30%	$490,385	
Total		**226.0**		**165.3**	**100.00%**	**$827,000**	

Source: North Pointe Specific Plan; City of Ripon; Goodwin Consulting Group, Inc. *11/23/2015*

Table A-4.3
North Pointe Specific Plan
Public Facilities Financing Plan
Cost Allocation
Parks & Paseos

Land Use	Total Dwelling Units	Gross Acres	User Equivalents	Total Residents/ Employees	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost **$4,295,000**							
Residential							
			per Unit				*per Unit*
Single Family (5-8 Units per Acre)	130	26.0	3.01	391	14.26%	$612,674	$4,713
Single Family (5-11 Units per Acre)	177	27.0	3.01	533	19.42%	$834,180	$4,713
Single Family (8-11 Units per Acre)	54	7.0	3.01	163	5.93%	$254,496	$4,713
Multi-Family (28 Units per Acre)	662	24.0	2.10	1,390	50.68%	$2,176,693	$3,288
Residential Mixed-Use	27	2.0	2.10	57	2.07%	$88,778	$3,288
Subtotal	1,050	86.0		2,534	92.36%	$3,966,820	
Non-Residential							
			per Acre				*per Acre*
Office	n/a	5.0	2.17	11	0.40%	$16,967	$3,393
Retail Mixed-Use	n/a	33.0	0.89	29	1.07%	$46,144	$1,398
Retail General	n/a	57.0	1.20	68	2.49%	$106,820	$1,874
Retail Campus Tech	n/a	45.0	2.25	101	3.68%	$158,249	$3,517
Subtotal		140.0		210	7.64%	$328,180	
Total		**226.0**		**2,743**	**100.00%**	**$4,295,000**	

Source: North Pointe Specific Plan; City of Ripon; Goodwin Consulting Group, Inc. *11/23/2015*

Table A-4.4
North Pointe Specific Plan
Public Facilities Financing Plan
Cost Allocation
Pedestrian Crossing

Land Use	Total Dwelling Units	Gross Acres	Benefit Unit per Acre	Total Benefit Units	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost **$222,000**							
Residential							
			per Acre				*per Unit*
Single Family (5-8 Units per Acre)	130	26.0	1.0	26.0	11.50%	$25,540	$196
Single Family (5-11 Units per Acre)	177	27.0	1.0	27.0	11.95%	$26,522	$150
Single Family (8-11 Units per Acre)	54	7.0	1.0	7.0	3.10%	$6,876	$127
Multi-Family (28 Units per Acre)	662	24.0	1.0	24.0	10.62%	$23,575	$36
Residential Mixed-Use	27	2.0	1.0	2.0	0.88%	$1,965	$73
Subtotal	1,050	86.0		86.0	38.05%	$84,478	
Non-Residential							
			per Acre				*per Acre*
Office	n/a	5.0	1.0	5.0	2.21%	$4,912	$982
Retail Mixed-Use	n/a	33.0	1.0	33.0	14.60%	$32,416	$982
Retail General	n/a	57.0	1.0	57.0	25.22%	$55,991	$982
Retail Campus Tech	n/a	45.0	1.0	45.0	19.91%	$44,204	$982
Subtotal		140.0		140.0	61.95%	$137,522	
Total		**226.0**		**226.0**	**100.00%**	**$222,000**	

Source: North Pointe Specific Plan; City of Ripon; Goodwin Consulting Group, Inc. *11/23/2015*

Table A-4.5
North Pointe Specific Plan
Public Facilities Financing Plan
Cost Allocation
Landscaping & Signage

Land Use	Total Dwelling Units	Gross Acres	Benefit Unit per Acre	Total Benefit Units	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost **$416,000**							
Residential							
			per Acre				*per Unit*
Single Family (5-8 Units per Acre)	130	26.0	1.0	26.0	11.50%	$47,858	$368
Single Family (5-11 Units per Acre)	177	27.0	1.0	27.0	11.95%	$49,699	$281
Single Family (8-11 Units per Acre)	54	7.0	1.0	7.0	3.10%	$12,885	$239
Multi-Family (28 Units per Acre)	662	24.0	1.0	24.0	10.62%	$44,177	$67
Residential Mixed-Use	27	2.0	1.0	2.0	0.88%	$3,681	$136
Subtotal	1,050	86.0		86.0	38.05%	$158,301	
Non-Residential							
			per Acre				*per Acre*
Office	n/a	5.0	1.0	5.0	2.21%	$9,204	$1,841
Retail Mixed-Use	n/a	33.0	1.0	33.0	14.60%	$60,743	$1,841
Retail General	n/a	57.0	1.0	57.0	25.22%	$104,920	$1,841
Retail Campus Tech	n/a	45.0	1.0	45.0	19.91%	$82,832	$1,841
Subtotal		140.0		140.0	61.95%	$257,699	
Total		**226.0**		**226.0**	**100.00%**	**$416,000**	

Source: North Pointe Specific Plan; City of Ripon; Goodwin Consulting Group, Inc. *11/23/2015*

Table A-4.6
North Pointe Specific Plan
Public Facilities Financing Plan
Cost Allocation
Specific Plan Costs

Land Use	Total Dwelling Units	Gross Acres	Benefit Unit per Acre	Total Benefit Units	Percent Allocation	Total Costs	Cost per Unit or Acre
Total Cost **$331,000**							
Residential							
			per Acre				*per Unit*
Single Family (5-8 Units per Acre)	130	26.0	1.0	26.0	11.50%	$38,080	$293
Single Family (5-11 Units per Acre)	177	27.0	1.0	27.0	11.95%	$39,544	$223
Single Family (8-11 Units per Acre)	54	7.0	1.0	7.0	3.10%	$10,252	$190
Multi-Family (28 Units per Acre)	662	24.0	1.0	24.0	10.62%	$35,150	$53
Residential Mixed-Use	27	2.0	1.0	2.0	0.88%	$2,929	$108
Subtotal	1,050	86.0		86.0	38.05%	$125,956	
Non-Residential							
			per Acre				*per Acre*
Office	n/a	5.0	1.0	5.0	2.21%	$7,323	$1,465
Retail Mixed-Use	n/a	33.0	1.0	33.0	14.60%	$48,332	$1,465
Retail General	n/a	57.0	1.0	57.0	25.22%	$83,482	$1,465
Retail Campus Tech	n/a	45.0	1.0	45.0	19.91%	$65,907	$1,465
Subtotal		140.0		140.0	61.95%	$205,044	
Total		**226.0**		**226.0**	**100.00%**	**$331,000**	

Source: North Pointe Specific Plan; City of Ripon; Goodwin Consulting Group, Inc. *11/23/2015*

Table A-5
North Pointe Specific Plan
Public Facilities Financing Plan
Project-Specific Cost Allocation Summary

Facilities:	Transportation Improvements	Drainage Improvements	Parks & Paseos	Pedestrian Crossing	Landscaping & Signage	Specific Plan Costs	Total Cost Allocation	Facility Costs
Benefit Units:	**Peak Hour Trip Ends**	**Runoff Coefficient**	**User Equivalents**	**Acres**	**Acres**	**Acres**		
Capital Costs:	$3,393,000	$827,000	$4,295,000	$222,000	$416,000	$331,000		**$9,484,000**
Residential	***Cost per Unit***						***per Unit***	
Single Family (5-8 Units per Acre)	$1,477	$550	$4,713	$196	$368	$293	$7,598	$987,713
Single Family (5-11 Units per Acre)	$1,477	$550	$4,713	$150	$281	$223	$7,394	$1,308,793
Single Family (8-11 Units per Acre)	$1,477	$550	$4,713	$127	$239	$190	$7,296	$393,988
Multi-Family (28 Units per Acre)	$704	$200	$3,288	$36	$67	$53	$4,348	$2,878,409
Residential Mixed-Use	$704	$200	$3,288	$73	$136	$108	$4,510	$121,776
								$5,690,678
Non-Residential	***Cost per Acre***						***per Acre***	
Office	$14,770	$3,503	$3,393	$982	$1,841	$1,465	$25,953	$129,767
Retail Mixed-Use	$17,042	$3,503	$1,398	$982	$1,841	$1,465	$26,230	$865,605
Retail General	$17,042	$3,503	$1,874	$982	$1,841	$1,465	$26,706	$1,522,253
Retail Campus Tech	$17,042	$3,503	$3,517	$982	$1,841	$1,465	$28,349	$1,275,696
								$3,793,322
Total								**$9,484,000**

Source: North Pointe Specific Plan; City of Ripon; Goodwin Consulting Group, Inc.

11/23/2015

Table A-6
North Pointe Specific Plan
Public Facilities Financing Plan
CFD Debt Financing Analysis
Non-Residential Development ONLY

Bonding Capacity		**Office**	**Retail Mixed-Use**	**Retail General**	**Retail Campus Tech**	**Total**
Average Value per Gross Acre		$2,549,000	$1,350,000	$1,810,000	$2,641,000	
Gross Acres		5.0	33.0	57.0	45.0	**140.0**
Estimated Building SF		72,821	198,045	458,460	679,187	**1,408,513**
Maximum Annual Special Tax per Acre	0.14%	$3,615	$1,915	$2,567	$3,746	
Maximum Annual Special Tax per Building SF		$0.25	$0.32	$0.32	$0.25	
Special Tax Revenue						
Annual Special Tax Revenue		$18,075	$63,182	$146,319	$168,550	**$396,126**
Less Debt Service Coverage	9.1%	$1,600	$5,700	$13,300	$15,300	**$35,900**
Less Annual Administration	5.0%	$900	$3,200	$7,300	$8,400	**$19,800**
Remaining for Debt Service		$15,575	$54,282	$125,719	$144,850	**$340,426**
CFD Financing						
Total Bond Size /1		$222,505	$775,460	$1,795,985	$2,069,282	**$4,863,233**
Term (Years)	30					
Less Estimated Issuance Costs	5.0%	$11,125	$38,773	$89,799	$103,464	**$243,162**
Less Bond Reserve Fund	10.0%	$22,251	$77,546	$179,599	$206,928	**$486,323**
Less Capitalized Interest for 12 Months /2	7.0%	$15,575	$54,282	$125,719	$144,850	**$340,426**
Construction Proceeds		$173,554	$604,859	$1,400,868	$1,614,040	**$3,793,322**

/1 Assumes a 2% annual escalation rate is applied to special taxes and debt service.
/2 Equals the bond interest rate.

Source: North Pointe Specific Plan; City of Ripon; Goodwin Consulting Group, Inc.

Table A-7
North Pointe Specific Plan
Public Facilities Financing Plan
Project-Specific One-Time Burden Analysis

Land Use	Gross Project-Specific Burden	Facility Costs	Proposed CFD Bonds	Net Project-Specific Burden	Admin-istration (3.0%)	Total Net Project-Specific Burden	Net Facility Costs
Residential	*per Unit*		*per Unit*	*per Unit*			
Single Family (5-8 Units per Acre)	$7,598	$987,713	n/a	$7,598	$228	$7,826	$1,017,344
Single Family (5-11 Units per Acre)	$7,394	$1,308,793	n/a	$7,394	$222	$7,616	$1,348,057
Single Family (8-11 Units per Acre)	$7,296	$393,988	n/a	$7,296	$219	$7,515	$405,807
Multi-Family (28 Units per Acre)	$4,348	$2,878,409	n/a	$4,348	$130	$4,478	$2,964,761
Residential Mixed-Use	$4,510	$121,776	n/a	$4,510	$135	$4,646	$125,429
Subtotal		$5,690,678					$5,861,399
Non-Residential	*per Acre*		*per Acre*	*per Acre*			
Office	$25,953	$129,767	($25,953)	n/a	n/a	n/a	$0
Retail Mixed-Use	$26,230	$865,605	($26,230)	n/a	n/a	n/a	$0
Retail General	$26,706	$1,522,253	($26,706)	n/a	n/a	n/a	$0
Retail Campus Tech	$28,349	$1,275,696	($28,349)	n/a	n/a	n/a	$0
Subtotal		$3,793,322					$0
Total /1		**$9,484,000**	**($3,793,322)**	**$5,690,678**	**$170,720**		**$5,861,399**

/1 Totals under per-unit and per-acre columns equal amounts in column multiplied by land use quantities.

Source: North Pointe Specific Plan; City of Ripon; Goodwin Consulting Group, Inc. *11/23/2015*

Table A-8
North Pointe Specific Plan
Public Facilities Financing Plan
Net Parks & Recreation Fees

	Gross Parks Fee /1	Gross Recreation Fee /1	Total Gross Fee /1	Estimated Parks Fee Credit /2	Estimated Recreation Fee Credit	Total Fee Credit	Net Parks Fee	Net Recreation Fee	Total Net Fee
Residential		*per Unit*			*per Unit*			*per Unit*	
Single Family (5-8 Units per Acre)	$6,491	$7,350	$13,842	($4,927)	$0	($4,927)	$1,564	$7,350	$8,915
Single Family (5-11 Units per Acre)	$6,491	$7,350	$13,842	($4,927)	$0	($4,927)	$1,564	$7,350	$8,915
Single Family (8-11 Units per Acre)	$6,491	$7,350	$13,842	($4,927)	$0	($4,927)	$1,564	$7,350	$8,915
Multi-Family (28 Units per Acre)	$4,057	$4,594	$8,651	($3,079)	$0	($3,079)	$978	$4,594	$5,572
Residential Mixed-Use	$4,057	$4,594	$8,651	($3,079)	$0	($3,079)	$978	$4,594	$5,572
Non-Residential		*per Acre*			*per Acre*			*per Acre*	
Office	$3,920	$4,356	$8,276	($2,976)	$0	($2,976)	$945	$4,356	$5,301
Retail Mixed-Use	$3,049	$3,485	$6,534	($2,314)	$0	($2,314)	$735	$3,485	$4,220
Retail General	$3,920	$4,356	$8,276	($2,976)	$0	($2,976)	$945	$4,356	$5,301
Retail Campus Tech	$3,920	$4,356	$8,276	($2,976)	$0	($2,976)	$945	$4,356	$5,301
Total /3	**$5,658,791**	**$6,399,710**	**$12,058,501**	**($4,295,000)**	**$0**	**($4,295,000)**	**$1,363,791**	**$6,399,710**	**$7,763,501**

/1 Approximately 47% of the Parks and Recreation fee is allocated to park development, and the remaining 53% is allocated to recreation facilities.

/2 The Project is anticipated to received credits toward the parks component of the City's PFF program to offset approximately $4.3M in Project-specific park improvement costs.

/3 Totals under per-unit and per-acre columns equal amounts in column multiplied by land use quantities.

Source: North Pointe Specific Plan; City of Ripon; AB1600 Fee Justification Study 2011; Goodwin Consulting Group, Inc. *11/23/2015*

Table A-9
North Pointe Specific Plan
Public Facilities Financing Plan
Public Facilities Fee Components /1

	Trans-portation	Water	Waste-water	Storm Drainage	Parks & Recreation /2	Library	City Hall	Police Station	Corporation Yard	Traffic Signalization	Total PFF
Residential						*per Unit*					
Single Family (5-8 Units per Acre)	$6,597	$9,724	$4,031	$2,576	$8,915	$460	$1,130	$528	$1,467	$324	**$35,753**
Single Family (5-11 Units per Acre)	$6,597	$9,724	$4,031	$2,576	$8,915	$460	$1,130	$528	$1,467	$324	**$35,753**
Single Family (8-11 Units per Acre)	$6,597	$9,724	$4,031	$2,576	$8,915	$460	$1,130	$528	$1,467	$324	**$35,753**
Multi-Family (28 Units per Acre)	$3,147	$6,483	$2,519	$588	$5,572	$287	$706	$331	$917	$208	**$20,757**
Residential Mixed-Use	$3,147	$6,483	$2,519	$588	$5,572	$287	$706	$331	$917	$208	**$20,757**
Non-Residential						*per Acre*					
Office	$66,211	$19,602	$31,363	$16,117	$5,301	n/a	$2,614	$1,307	$3,049	$5,433	**$150,997**
Retail Mixed-Use	$69,260	$19,602	$35,719	$16,117	$4,220	n/a	$2,178	$871	$2,614	$21,020	**$171,601**
Retail General	$76,230	$19,602	$31,363	$16,117	$5,301	n/a	$2,614	$1,307	$3,049	$28,171	**$183,754**
Retail Campus Tech	$76,230	$19,602	$31,363	$16,117	$5,301	n/a	$2,614	$1,307	$3,049	$6,525	**$162,108**
Total /3	**$14,941,765**	**$10,721,322**	**$7,725,260**	**$3,591,817**	**$7,763,501**	**$364,056**	**$1,245,992**	**$587,071**	**$1,574,038**	**$2,880,360**	**$51,395,182**

/1 Except for park improvements, there does not appear to be any overlap between remaining Project-specific infrastructure and PFF-funded infrastructure, so other PFF credits are assumed to apply.

/2 Parks and Recreation fees shown reflect net fees after applying fee credits for park costs anticipated to be funded by the Project, as shown in Table A-8.

/3 Totals under per-unit and per-acre columns equal amounts in column multiplied by land use quantities.

Source: North Pointe Specific Plan; City of Ripon; Institute of Transportation Engineers; Goodwin Consulting Group, Inc. *11/23/2015*

Table A-10
North Pointe Specific Plan
Public Facilities Financing Plan
Other Impact Fees

Land Use	School Fees /1	Fire Fees	County Facilities Fees	Habitat Mitigation Fee /2	Regional Transportation Fee	Total Other Fees
Residential			*per Unit*			
Single Family (5-8 Units per Acre)	$9,408	$2,817	$1,890	$1,152	$3,085	**$18,352**
Single Family (5-11 Units per Acre)	$8,400	$2,817	$1,890	$878	$3,085	**$17,070**
Single Family (8-11 Units per Acre)	$7,728	$2,817	$1,890	$746	$3,085	**$16,266**
Multi-Family (28 Units per Acre)	$4,032	$1,878	$1,620	$209	$1,851	**$9,590**
Residential Mixed-Use	$4,032	$1,878	$1,620	$427	$1,851	**$9,808**
Non-Residential			*per Acre*			
Office	$7,865	$27,164	$5,534	$5,758	$22,575	**$68,896**
Retail Mixed-Use	$3,241	$9,514	$2,581	$5,758	$7,382	**$28,476**
Retail General	$4,343	$12,751	$3,459	$5,758	$9,893	**$36,205**
Retail Campus Tech	$8,150	$23,928	$6,490	$5,758	$18,564	**$62,891**
Total /3	**$6,665,797**	**$4,564,558**	**$2,400,490**	**$1,301,377**	**$4,144,474**	**$19,076,696**

/1 Assumes the following average living areas: (i) 2,800 SF for Single Family (5-8 Units per Acre); (ii) 2,500 SF for Single Family (5-11 Units per Acre); (iii) 2,300 SF for Single Family (8-11 Units per Acre); (iv) 1,200 SF for Multi-Family (28 Units per Acre); and (v) 1,200 SF for Residential Mixed-Use .

/2 Based on a weighted average fee of $5,758 per acre for Project area.

/3 Totals under per-unit and per-acre columns equal amounts in column multiplied by land use quantities.

Source: North Pointe Specific Plan; City of Ripon; Goodwin Consulting Group, Inc. *11/23/2015*

Table A-11
North Pointe Specific Plan
Public Facilities Financing Plan
Total One-Time Burden Analysis

Land Use	Gross Project-Specific Burden	Project-Specific Admin-istration	Public Facilities Fees	Other Fees	Total Gross Burden	Total Costs and Fees	Gross One-Time Burden as a % of Estimated Value	Proposed CFD Financing	Total Net Burden	Net One-Time Burden as a % of Estimated Value
Residential	*per Unit*				*per Unit*		*per Unit*			
Single Family (5-8 Units per Acre)	$7,598	$228	$35,753	$18,352	$61,930	$8,050,892	17.7%	n/a	$61,930	17.7%
Single Family (5-11 Units per Acre)	$7,394	$222	$35,753	$17,070	$60,439	$10,697,717	18.6%	n/a	$60,439	18.6%
Single Family (8-11 Units per Acre)	$7,296	$219	$35,753	$16,266	$59,534	$3,214,833	19.8%	n/a	$59,534	19.8%
Multi-Family (28 Units per Acre)	$4,348	$130	$20,757	$9,590	$34,826	$23,054,561	19.9%	n/a	$34,826	19.9%
Residential Mixed-Use	$4,510	$135	$20,757	$9,808	$35,210	$950,681	20.1%	n/a	$35,210	20.1%
Subtotal						$45,968,685				
Non-Residential	*per Acre*				*per Acre*		*per Acre*			
Office	$25,953	n/a	$150,997	$68,896	$245,846	$1,229,231	9.6%	($25,953)	$219,893	8.6%
Retail Mixed-Use	$26,230	n/a	$171,601	$28,476	$226,307	$7,468,140	16.8%	($26,230)	$200,077	14.8%
Retail General	$26,706	n/a	$183,754	$36,205	$246,665	$14,059,902	13.6%	($26,706)	$219,959	12.2%
Retail Campus Tech	$28,349	n/a	$162,108	$62,891	$253,348	$11,400,640	9.6%	($28,349)	$224,999	8.5%
Subtotal						$34,157,913		($107,239)		
Total /1	**$9,484,000**	**$170,720**	**$51,395,182**	**$19,076,696**		**$80,126,598**		**($3,793,322)**	**$76,333,276**	

/1 Totals under per-unit and per-acre columns equal amounts in column multiplied by land use quantities.

Source: North Pointe Specific Plan; City of Ripon; Goodwin Consulting Group, Inc. *11/23/2015*

APPENDIX B

NPSP INFRASTRUCTURE COST DETAIL
(PROVIDED BY THE CITY OF RIPON)

Table B-1
North Pointe Specific Plan
Public Facilities Financing Plan
Detailed Cost Estimates

No	Type of Improvement	Description/Street	Construction Cost Quantity	Unit	Unit Cost ($)	Const. Cost ($)	Soft Costs Land	Design/CM	Enviro.	Estimated Construction Cost ($)	Estimated Soft Costs ($)	Contingency	Total Cost
#3 Special Intersection Enhancement at Jacktone Road and Colony Road Intersection													
	Pavement Removal		9,700	sf	0.7	6,790	-	1,358	-	6,790	1,358	2,037	10,185
	Pavers		9,700	sf	6.5	63,050	-	12,610	-	63,050	12,610	18,915	94,575
	Aggregate Base		539	cy	60	32,333	-	6,467	-	32,333	6,467	9,700	48,500
	Asphalt		10	tn	100	1,000	-	200	-	1,000	200	300	1,500
	12" Concrete Band		800	lf	25	20,000	-	4,000	-	20,000	4,000	6,000	30,000
	Curved Brick Wall w/ Trellis		40	lf	2,000	80,000	-	16,000	-	80,000	16,000	24,000	120,000
	Landscaping/Irrigation Paseo		6,000	sf	6.0	36,000	-	7,200	-	36,000	7,200	10,800	54,000
	Signage		3	ea	1,100	3,300	-	660	-	3,300	660	990	4,950
										242,473	**48,495**	**72,742**	**363,710**
#5 Special Intersection Enhancement at Jacktone Road and River Road Intersection													
	Pavers (Incremental Price)		17,000	sf	3.8	65,280	-	13,056	-	65,280	13,056	19,584	97,920
	12" Concrete Band		540	lf	25.0	13,500	-	2,700	-	13,500	2,700	4,050	20,250
	Signage		3	ea	1,100.0	3,300	-	660	-	3,300	660	990	4,950
										82,080	**16,416**	**24,624**	**123,120**
#8 Special Intersection Enhancement at Colony Road and Hoff Drive Intersection													
	Pavement Removal		14,000	sf	0.7	9,800	-	1,960	-	9,800	1,960	2,940	14,700
	Pavers		14,000	sf	6.5	91,000	-	18,200	-	91,000	18,200	27,300	136,500
	Aggregate Base		778	cy	60.0	46,667	-	9,333	-	46,667	9,333	14,000	70,000
	Asphalt		11	tn	100.0	1,125	-	225	-	1,125	225	338	1,688
	12" Concrete Band		900	lf	25.0	22,500	-	4,500	-	22,500	4,500	6,750	33,750
	Low Brick Wall		80	lf	370.0	29,600	-	5,920	-	29,600	5,920	8,880	44,400
	Overhead Structure		1	ls	310,000.0	310,000	-	62,000	-	310,000	62,000	93,000	465,000
	Landscaping/Irrigation Paseo		3,000	sf	6.0	18,000	-	3,600	-	18,000	3,600	5,400	27,000
	Signage		4	ea	1,100.0	4,400	-	880	-	4,400	880	1,320	6,600
										533,092	**106,618**	**159,928**	**799,638**
#22 Special Intersection Enhancements at Fulton Ave and River Road													
	Pavers (Incremental Price)		17,500	sf	3.8	67,200	-	13,440	-	67,200	13,440	20,160	100,800
	12" Concrete Band		540	lf	25.0	13,500	-	2,700	-	13,500	2,700	4,050	20,250
	Signage		2	ea	1,100.0	2,200	-	440	-	2,200	440	660	3,300
										82,900	**16,580**	**24,870**	**124,350**
#4 Special Intersection Enhancement at Jacktone Road and Santos Road Intersection													
	Pavers (Incremental Price)		5,800	sf	3.8	22,272	-	4,454	-	22,272	4,454	6,682	33,408
	12" Concrete Band		900	lf	25.0	22,500	-	4,500	-	22,500	4,500	6,750	33,750
	Signage		3	ea	1,100.0	3,300	-	660	-	3,300	660	990	4,950
										48,072	**9,614**	**14,422**	**72,108**
#9 Special Intersection Enhancement at Santos Road and Hoff Drive Intersection													
	Pavement Removal		5,800	sf	0.7	4,060	-	812	-	4,060	812	1,218	6,090
	Pavers		5,800	sf	6.5	37,700	-	7,540	-	37,700	7,540	11,310	56,550
	Aggregate Base		322	cy	60.0	19,333	-	3,867	-	19,333	3,867	5,800	29,000
	Asphalt		20	tn	100.0	2,000	-	400	-	2,000	400	600	3,000
	12" Concrete Band		800	lf	25.0	20,000	-	4,000	-	20,000	4,000	6,000	30,000
	Landscaping/Irrigation Paseo		2,000	sf	6.0	12,000	-	2,400	-	12,000	2,400	3,600	18,000
	Signage		4	ea	1,100.0	4,400	-	880	-	4,400	880	1,320	6,600
										99,493	**19,899**	**29,848**	**149,240**

Table B-1
North Pointe Specific Plan
Public Facilities Financing Plan
Detailed Cost Estimates

			Construction Cost				Soft Costs			Estimated	Estimated		
No	Type of Improvement	Description/Street	Quantity	Unit	Unit Cost ($)	Const. Cost ($)	Land	Design/CM	Enviro.	Construction Cost ($)	Soft Costs ($)	Contingency	Total Cost
#13 Potential Special Intersection Enhancement at Hoff Drive and River Road Intersection													
	Pavement Removal		-	sf	0.7	-	-	-	-	-	-	-	-
	Pavers		-	sf	6.5	-	-	-	-	-	-	-	-
	Aggregate Base		-	cy	60.0	-	-	-	-	-	-	-	-
	Asphalt		-	tn	100.0	-	-	-	-	-	-	-	-
	12" Concrete Band		-	lf	25.0	-	-	-	-	-	-	-	-
	Signage		-	ea	1,100.0	-	-	-	-	-	-	-	-
										-	**-**	**-**	**-**
#19 Special Pedestrian Crossing at River Road for the Central Paseo													
	Pavement Removal		1,288	sf	0.7	902	-	180	-	902	180	270	1,352
	Asphalt		5	tn	100.0	460	-	92	-	460	92	138	690
	6" Vertical Curb		-	lf	36.0	-	-	-	-	-	-	-	-
	12" Concrete Band		184	lf	25.0	4,600	-	920	-	4,600	920	1,380	6,900
	Paver Crosswalk		1,104	sf	10.0	11,040	-	2,208	-	11,040	2,208	3,312	16,560
	Handicap Ramps		2	ea	8,000.0	16,000	-	3,200	-	16,000	3,200	4,800	24,000
	Lighted Crosswalk w/ Signage		1	ls	8,750.0	8,750	-	1,750	-	8,750	1,750	2,625	13,125
										41,752	**8,350**	**12,525**	**62,627**
#27 Special Pedestrian Crossing at Santos Avenue for the Central Paseo													
	Pavement Removal		896	sf	0.7	627	-	125	-	627	125	188	941
	6" Vertical Curb		28	lf	36.0	1,008	-	202	-	1,008	202	302	1,512
	Concrete Bulb-outs		2	ea	15,000.0	30,000	-	6,000	-	30,000	6,000	9,000	45,000
	12" Concrete Band		100	lf	25.0	2,500	-	500	-	2,500	500	750	3,750
	Paver Crosswalk		768	sf	10.0	7,680	-	1,536	-	7,680	1,536	2,304	11,520
	Asphalt		3	tn	100.0	250	-	50	-	250	50	75	375
	Handicap Ramps		2	ea	8,000.0	16,000	-	3,200	-	16,000	3,200	4,800	24,000
	Lighted Crosswalk w/ Signage		1	ls	8,750.0	8,750	-	1,750	-	8,750	1,750	2,625	13,125
										66,815	**13,363**	**20,045**	**100,223**
#30 Special Pedestrian Crossing at Colony Road for the Central Paseo													
	Pavement Removal		768	sf	0.7	538	-	108	-	538	108	161	806
	6" Vertical Curb		28	lf	36.0	1,008	-	202	-	1,008	202	302	1,512
	12" Concrete Band		100	lf	25.0	2,500	-	500	-	2,500	500	750	3,750
	Asphalt		3	tn	100.0	250	-	50	-	250	50	75	375
	Aggregate Base		43	cy	60.0	2,560	-	512	-	2,560	512	768	3,840
	Paver Crosswalk		768	sf	10.0	7,680	-	1,536	-	7,680	1,536	2,304	11,520
	Handicap Ramps		2	ea	8,000.0	16,000	-	3,200	-	16,000	3,200	4,800	24,000
	Lighted Crosswalk w/ Signage		1	ls	8,750.0	8,750	-	1,750	-	8,750	1,750	2,625	13,125
										39,286	**7,857**	**11,786**	**58,928**
#15 Central Paseo from Colony Road to River Road													
	Clear and Grub		130,000	sf	0.3	32,500	274,564	6,500	-	32,500	281,064	78,391	391,955
	Grading		4,814.81	cy	30.0	144,444	-	28,889	-	144,444	28,889	43,333	216,667
	16'x4" Concrete Bikeway		41,600	sf	4.0	166,400	-	33,280	-	166,400	33,280	49,920	249,600
	Aggregate Base		963	cy	60.0	57,778	-	11,556	-	57,778	11,556	17,333	86,667
	Landscaping/Irrigation Paseo		78,000	sf	6.0	468,000	-	93,600	-	468,000	93,600	140,400	702,000
	6" Non-Potable Water		2,600	lf	25.0	65,000	-	13,000	-	65,000	13,000	19,500	97,500
	Lighting		26.00	ea	8,000.0	208,000	-	41,600	-	208,000	41,600	62,400	312,000
	Paver Seating Area w/ Wall		5	ea	10,000.0	50,000	-	10,000	-	50,000	10,000	15,000	75,000
	Paver Seating Area w/o Wall		20	ea	5,000.0	100,000	-	20,000	-	100,000	20,000	30,000	150,000
										1,292,122	**532,988**	**456,278**	**2,281,388**

Table B-1
North Pointe Specific Plan
Public Facilities Financing Plan
Detailed Cost Estimates

			Construction Cost				Soft Costs						
No	Type of Improvement	Description/Street	Quantity	Unit	Unit Cost ($)	Const. Cost ($)	Land	Design/CM	Enviro.	Estimated Construction Cost ($)	Estimated Soft Costs ($)	Contingency	Total Cost
#28 Installation of Triangle Park adjacent to the Central Paseo along Santos Avenue													
	Clear and Grub		87,120	sf	0.3	21,780	184,000	4,356	-	21,780	188,356	52,534	262,670
	Grading		3,227	cy	30.0	96,800	-	19,360	-	96,800	19,360	29,040	145,200
	4" Sidewalk		5,400	sf	18.0	97,200	-	19,440	-	97,200	19,440	29,160	145,800
	Covered Seating Area		1	ea	25,000.0	25,000	-	5,000	-	25,000	5,000	7,500	37,500
	Landscaping/Irrigation Parks		87,120	sf	0.8	65,340	-	13,068	-	65,340	13,068	19,602	98,010
	Lighting		4	ea	8,000.0	32,000	-	6,400	-	32,000	6,400	9,600	48,000
	Basketball Courts		2	ea	60,000.0	120,000	-	24,000	-	120,000	24,000	36,000	180,000
	Water Feature		1	ls	75,000.0	75,000	-	15,000	-	75,000	15,000	22,500	112,500
										533,120	**290,624**	**205,936**	**1,029,680**
#29 Installation of the Village Green Park adjacent to the Central Paseo along Colony Road													
	Clear and Grub		87,120	sf	0.3	21,780	184,000	4,356	-	21,780	188,356	52,534	262,670
	Grading		3,227	cy	30.0	96,800	-	19,360	-	96,800	19,360	29,040	145,200
	4" Sidewalk	6' sidewalk	10,800	sf	18.0	194,400	-	38,880	-	194,400	38,880	58,320	291,600
	Low Brick Wall		60	lf	370.0	22,200	-	4,440	-	22,200	4,440	6,660	33,300
	Landscaping/Irrigation Parks		87,120	sf	0.8	65,340	-	13,068	-	65,340	13,068	19,602	98,010
	Lighting		4	ea	8,000.0	32,000	-	6,400	-	32,000	6,400	9,600	48,000
	Benches/Trash Receptacles		4	ea	1,800.0	7,200	-	1,440	-	7,200	1,440	2,160	10,800
	Pedestal w/ Pot		4	ea	12,000.0	48,000	-	9,600	-	48,000	9,600	14,400	72,000
	Gazebo	Located at Central Court	1	ls	15,000.0	15,000	-	3,000	-	15,000	3,000	4,500	22,500
										502,720	**284,544**	**196,816**	**984,080**
#34 Undergrounding of Canal along Fulton Avenue													
	78" Pipe		945	lf	400.0	378,000	-	75,600	-	378,000	75,600	113,400	567,000
	Junction Structure		2	ea	30,000.0	60,000	-	12,000	-	60,000	12,000	18,000	90,000
	Remove Ex Canal		945	lf	30.0	28,350	-	5,670	-	28,350	5,670	8,505	42,525
	Grading		875	cy	30.0	26,250	-	5,250	-	26,250	5,250	7,875	39,375
	Landscaping/Irrigation Parks		47,250	sf	0.8	35,438	-	7,088	-	35,438	7,088	10,631	53,156
	6" Non-Potable Water		945	lf	25.0	23,625	-	4,725	-	23,625	4,725	7,088	35,438
										551,663	**110,333**	**165,499**	**827,494**
#32 Extension of Arc Way from Fulton Avenue to Goodwin Drive including the Roundabouts													
	82' ROW Street		850	lf	426.0	362,100	147,208	72,420	-	362,100	219,628	145,432	727,161
	Roundabout		2	ea	200,000.0	400,000	95,041	80,000	-	400,000	175,041	143,760	718,802
										762,100	**394,670**	**289,192**	**1,445,962**
#47 Modifications/Removal of Dexter Way													
	Clear and Grub		12,871	sf	0.3	3,218	27,184	644	-	3,218	27,827	7,761	38,807
	Saw Cut		360	lf	0.5	180	-	36	-	180	36	54	270
	Grading		477	cy	30.0	14,301	-	2,860	-	14,301	2,860	4,290	21,452
	Asphalt		322	tn	100.0	32,178	-	6,436	-	32,178	6,436	9,653	48,266
	Aggregate Base		476.70	cy	60.0	28,602	-	5,720	-	28,602	5,720	8,581	42,903
	Curb and Gutter		360	lf	35.0	12,600	-	2,520	-	12,600	2,520	3,780	18,900
	4" Sidewalk		2,160	sf	18.0	38,880	-	7,776	-	38,880	7,776	11,664	58,320
										129,959	**53,176**	**45,784**	**228,918**
#7 Gateway to Agriculture at Northern Boundary of Plan Area on Jacktone Road													
	Signage		1	ls	1,100.0	1,100	-	220	-	1,100	220	330	1,650
	Landscaping/Irrigation Paseo		500	sf	6.0	3,000	-	600	-	3,000	600	900	4,500
										4,100	**820**	**1,230**	**6,150**

Table B-1
North Pointe Specific Plan
Public Facilities Financing Plan
Detailed Cost Estimates

			Construction Cost				Soft Costs						
No	Type of Improvement	Description/Street	Quantity	Unit	Unit Cost ($)	Const. Cost ($)	Land	Design/CM	Enviro.	Estimated Construction Cost ($)	Estimated Soft Costs ($)	Contingency	Total Cost
#31 Landscaped Median Along Goodwin Drive													
	Pavement Removal		19,200	sf	0.7	13,440	-	2,688	-	13,440	2,688	4,032	20,160
	Grading		711	cy	30.0	21,333	-	4,267	-	21,333	4,267	6,400	32,000
	Asphalt		80	tn	100.0	8,000	-	1,600	-	8,000	1,600	2,400	12,000
	6" Vertical Curb		3,200	lf	36.0	115,200	-	23,040	-	115,200	23,040	34,560	172,800
	Landscaping/Irrigation Paseo		19,200	sf	6.0	115,200	-	23,040	-	115,200	23,040	34,560	172,800
										273,173	**54,635**	**81,952**	**409,760**
#33 Lighted Crosswalks at Roundabouts													
	Lighted Crosswalk w/ Signage		2	ea	8,750.0	17,500	-	3,500	-	17,500	3,500	5,250	26,250
#36 Bus Stops/Turnouts w/ Shelters													
	Bus Stops		8	ea	5,000.0	40,000	-	8,000	-	40,000	8,000	12,000	60,000
#46 Payment of NPSP Planning Document Preparation Fee													
	Specific Plan		1	ls	179,536	179,536	-	-	-	-	-	-	179,536
	Environmental		1	ls	117,247	117,247	-	-	-	-	-	-	117,247
	Fee Study		1	ls	34,000	34,000	-	-	-	-	-	-	34,000
										-	**-**	**-**	**330,784**
#49 Community Gateway Entry													
	Incl. in #8												
												TOTAL	**9,484,409**

a. Option not included in the NPSP Capital Improvement Program.

b. Intersection improvements included in PFFP Program. Estimated cost included in the NPSP Capital Improvement Program is the incremental cost to change asphalt intersection to pavers.

Source: North Pointe Specific Plan; City of Ripon; Goodwin Consulting Group, Inc.

11/23/2015

DISCUSSION ITEMS

MEMO

Engineering Department

TO: Honorable City Council

FROM: James Pease, Engineering Supervisor

SUBJECT: River Road Intersection and Sidewalk Improvements Project – Funding Update

DATE: March 2, 2016

PROJECT FUNDING UPDATE

Staff presented an overview of the River Road Intersection and Sidewalk Improvements Project to the City Council at the February 17, 2016 meeting, the original staff report is below. Staff was directed to explore the potential of using Regional Surface Transportation Program (RSTP) funds rather than city transportation funds to supplement the ATP/CMAQ grant money available for the River Road Intersection and Sidewalk Improvements Project. San Joaquin Council of Governments staff has confirmed that the City may use RSTP funds for the construction phase of this project.

The City currently has $677,000 available in RSTP funds to use for the construction phase and construction management on the River Road project. Additionally, the City may elect to use a portion of the $1,050,000 currently programmed for the Stockton Avenue Rehabilitation Project on the River Road Intersection and Sidewalk Improvement Project. Due to the current reductions in the State Transportation Improvement Program (STIP), the Stockton Avenue Rehabilitation Project has been deprogrammed from the STIP and it is unknown when or if the Stockton Avenue Rehabilitation Project will be placed back into the STIP.

The following table summarizes the recommended funding sources for the River Road project:

Project Element	Engineer's Estimate	Funding Source
Design	$ 30,000	City Transportation Fund
Right of Way	$ 30,000	City Transportation Fund
Environmental	$ 22,000	City Transportation Fund
Construction	$1,364,000	RSTP/ATP/CMAQ
Construction Management	$ 36,000	RSTP

Due to the timing of the various grants, it is not possible to utilize available RSTP money to fund the design, right of way, and environmental phases of the project. Therefore, the $82,000 of project expenses from these phases would be funded from the City's Capital Transportation Account, which currently has a balance of -$720,000.

The City's AB1600 accounts, including the Transportation Capital Account, is intended to fund capital projects that are required to support new growth. AB1600 fees are collected from developers and applied to the funding of these projects. There are capital accounts where the infrastructure has been funded prior to sufficient fees collected to fund 100 percent of the project, resulting in a negative fund balance in a particular capital account. When this occurs, the City tracks and reports on an annual basis the amount of interest the account that has a negative balance pays to the other accounts.

ENVIRONMENTAL SERVICES AND FISCAL IMPACT
The environmental phase of the project is underway and due to federal funding it falls under the National Environmental Policy Act (NEPA). The process involves multiple studies for various impacts including noise, air quality, hazardous waste, flooding, biological, farmlands, cultural, etc. Engineering Department staff requested a proposal from Basecamp Environmental to perform a portion of these services. Basecamp Environmental has successfully assisted with environmental requirements on previous projects for the City. A time and material proposal to complete the various studies and impacts associated with the project has been provided; the services agreement has a not-to-exceed amount of $4,500 to be paid for through the transportation fund.

RESOLUTION – ROAD CLASSIFICATION CHANGE
In order to expend federal RSTP funds on a roadway project, the roadway must be classified as a major collector, arterial, freeway or interstate according to the functional classification system maps approved by the Federal Highway Administration (FHWA). River Road between Jack Tone Road and North Ripon Road is currently classified as a local road and a functional classification change is needed. The attached resolution approves the submittal of a functional classification change on this segment of River Road from a local road to an arterial, enabling the use of federal funds. Attached is the resolution, functional classification change form and the FHWA map.

RECOMMENDATION
Staff is recommending the City Council:

1. Authorize staff to proceed with the River Road Intersection and Sidewalk Improvement Project based on the proposed funding shown above.

2. Approve the general services agreement with Basecamp Environmental, Inc. in the amount not to exceed $4,500 and authorize staff to proceed.

3. Accept the resolution consenting to the functional classification change for River Road.

Attachments
- Project Layout
- Basecamp Environmental, Inc. Services Agreement
- Resolution for functional classification change on River Road

---

Original Staff Report 2-17-16 City Council Meeting

BACKGROUND

In May 2014 the City of Ripon submitted an application for a grant to construct signal and sidewalk improvements at the River/Fulton intersection through the Active Transportation Program (ATP) and in October 2014 the City was informed that $550,000 was awarded from two different sources. The ATP portion is $475,000 along with an additional $75,000 from the Congestion Mitigation and Air Quality Improvement Program (CMAQ). City staff is currently working with Caltrans through the environmental phase. A request for authorization to proceed must be submitted to Caltrans and the California Transportation Commission in April 2016.

PROJECT OVERVIEW – *(Exhibit A)*

The grant portion of the project involves installing a traffic signal and handicap accessible curb ramps at the River/Fulton intersection. Additionally, sidewalk, curb & gutter along the north side of River Road between Fulton Avenue and the existing sidewalk at the Cornerstone I subdivision. It is estimated that the grant eligible improvements will cost $550,000.

In addition to the grant funded items various roadway improvements are necessary to make the transition along River Rd. into the sports park and provide safe vehicle and pedestrian access at the Fulton Ave. intersection. The improvements would widen River Rd. to the ultimate designed width for this segment and include grading, base rock, asphalt, storm drainage, lighting, median curbing, landscaping, irrigation and striping. The costs of these additional improvements are not eligible for grant reimbursement and are estimated to be $800,000. Along with the construction cost outlined above, there are additional tasks necessary to develop and administer the project. They include environmental, outside engineering, design and construction management; it is estimated that these additional tasks will cost approximately $80,000. The additional funding needed for the project would come from the City Transportation fund which currently has a $720,000 deficit.

ATP/CMAQ Grant Funds -	$550,000
City Transportation Fund -	$880,000
Project Total	$1,430,000

OTHER CONSIDERATIONS

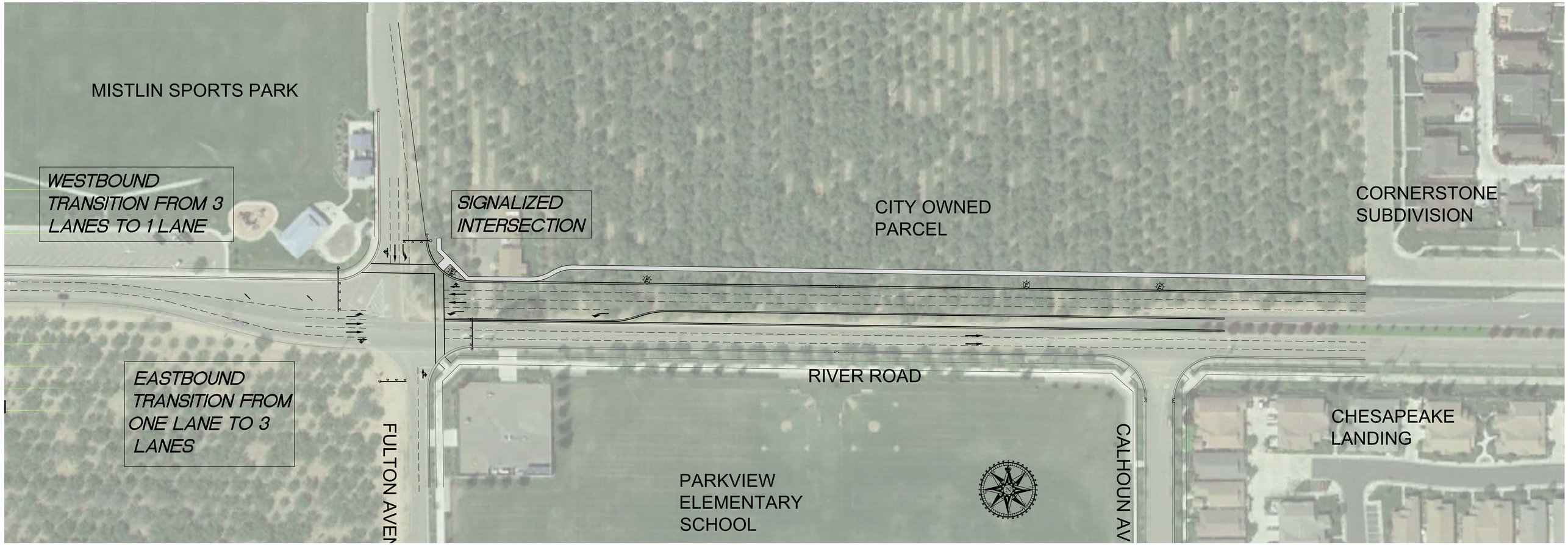
The parcel on the south/west corner of River Rd. and Fulton Ave. is currently undeveloped although a developer is in the process of working with the planning department. If the project is approved, River Rd. would be constructed to its ultimate width between Fulton Ave. and the parking lot west exit at the west end of the park. Staff has been exploring the possibility of combining certain elements of the two projects and will continue to pursue with although the project timing may become a limiting factor.

RECOMENDATION

Staff is requesting the City Council's authorization to move forward with the River Road Intersection and Sidewalk Improvement project. If approved, staff will proceed with the environmental and submitting the request for authorization to Caltrans.

Attachments:
Exhibit A

EXHIBIT A


MISTLIN SPORTS PARK
WESTBOUND TRANSITION FROM 3 LANES TO 1 LANE
SIGNALIZED INTERSECTION
CITY OWNED PARCEL
CORNERSTONE SUBDIVISION
EASTBOUND TRANSITION FROM ONE LANE TO 3 LANES
RIVER ROAD
FULTON AVEN
CALHOUN AV
PARKVIEW ELEMENTARY SCHOOL
CHESAPEAKE LANDING

GENERAL SERVICES AGREEMENT BETWEEN THE CITY OF RIPON AND BASECAMP ENVIRONMENTAL, INC.

This Agreement for General Services ("Agreement") is entered into on, March 8, 2016 (the "Effective Date") between the City of Ripon, a California municipal corporation ("City") and Charlie Simpson DBA Basecamp Environmental, Inc. a Proprietorship ("Consultant"), (together sometimes referred to as the "Parties").

Section 1. **SERVICES**. In accordance with the terms and conditions set forth in this Agreement, Consultant agrees to perform all services described in the Consultant's Scope of Services attached hereto as Exhibit A. In the event of a conflict in or inconsistency between the terms of this Agreement and said scope of services, this Agreement shall prevail.

1.1 **Term of Services.** This Agreement shall begin upon signature by all Parties and shall end when Consultant completes the work described in said scope of work,, or no later than two (2) years from the date this Agreement was signed by City, which ever is longer, unless the term of the Agreement is otherwise terminated or modified, as provided for herein. Notwithstanding the foregoing,

1.2 **Standard of Performance.** Consultant shall diligently perform all services required in connection with this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged in the geographical area in which Consultant practices its profession.

1.3 **Assignment of Personnel.** Consultant shall assign only competent personnel to perform services in connection with this Agreement.

1.4 **Termination.** City may cancel this Agreement at any time and without cause upon written notification to Consultant. In the event of termination, Consultant shall be entitled to compensation for services satisfactorily completed as of the date that written notice of termination is received by consultant; City, however, may condition payment of such compensation upon Consultant delivering to City documents and records identified in Section 8.1 of this Agreement.

Section 2. **COMPENSATION.**
City hereby agrees to pay Consultant an amount **NOT TO EXCEED** Four Thousand Five Hundred Dollars ($4,500) for all work described within the Cost Proposal set forth in Exhibit A and made a part of this Agreement.

2.1 **Invoices.** Consultant shall submit invoices as necessary during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date.

2.2 **Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred.

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

Section 3. **INSURANCE REQUIREMENTS.** Before beginning any work under this Agreement, Consultant, at its own cost and expense, shall procure the types and amounts of insurance listed below for the period covered by the Agreement.

3.1 **Workers' Compensation.** If Consultant employs any person, Consultant shall maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant with limits of not less than ONE MILLION DOLLARS ($1,000,000.00) per accident.

3.2 **Commercial General and Automobile Liability Insurance.** Consultant shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS ($1,000,000.00) per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting there from, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles. At the sole option of the City, the City shall be named as an additional insured and insurance shall provide primary coverage with respect to the City.

3.3 **All Policies Requirements.**

3.3.1 **Verification of Coverage.** Prior to beginning any work under this Agreement, Consultant shall, at the sole option of the City, provide City with (1) certified Certification of Insurance that demonstrates compliance with all applicable insurance provisions contained herein; (2) certified policy endorsements to the general liability policy adding the City of Ripon as an Additional Insured and declaring such insurance primary in regard to work performed pursuant to this Agreement; or (3) upon request by the City, complete certified copies of all policies and/or complete certified copies of all endorsements that demonstrate compliance with this Section 4

3.3.2 **Notice of Reduction in or Cancellation of Coverage.** A copy of the cancellation provisions must be attached to all insurance obtained in accordance with this Agreement.

Section 4. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.

4.1 Consultant shall to the fullest extent allowed by law, with respect to all services performed in connection with this Agreement, indemnify, defend and hold harmless the City and its officials, officers, employees, agents and volunteers from and against any and all claims that arise out of, pertain to or relate to the negligence, recklessness or willful misconduct of the Consultant. Consultant will bear all losses, costs, damages, expense and liability of every kind, nature and description that arise out of, pertain to, or relate to such Claims, whether directly or indirectly ("Liabilities"). Such obligations to defend, hold harmless and indemnity the City shall not apply to the extent that such Liabilities are caused by the sole negligence, recklessness, , or willful misconduct of the City.

Section 5. STATUS OF CONSULTANT.

5.1 **Independent Consultant.** At all times during the term of this Agreement, Consultant shall be an independent Consultant and shall not be an employee of City. Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent.

Section 6. LEGAL REQUIREMENTS.

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

6.2 **Compliance with Applicable Laws.** Consultant and any sub-Consultants shall comply with all laws applicable to the performance of the work in connection with this Agreement.

6.3 **Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any sub-Consultants have all licenses, permits, qualifications, and approvals of whatsoever nature, that are legally required to practice their respective professions.

6.4 **Nondiscrimination and Equal Opportunity.** In compliance with federal, state and local laws, Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, sub-Consultant, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement.

6.5 **Work Requiring Payment of Prevailing Wages.** In accordance with California Labor Code Section 1771, not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which these services are to be performed, and not less than the general prevailing rate of per diem wages for

holiday and overtime work fixed as provided in the California Labor Code shall be paid to all workers engaged in performing the services under this Agreement.

Section 7. MODIFICATION.

7.1 **Amendments.** The Parties may amend this Agreement only by a writing signed by all the Parties.

7.2 **Assignment and Subcontracting.** Consultant may not assign this Agreement or any interest therein without the prior written approval of the City. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the sub-Consultants noted in the proposal, without prior written approval of the City.

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

7.4 **Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:

7.4.1 Immediately terminate the Agreement;

7.4.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant in accordance with this Agreement;

7.4.3 Retain a different Consultant to complete the work described in said scope of work not finished by Consultant; or

7.4.4 Charge Consultant for City's excess cost of completion of the unfinished work described in Exhibit A, if any. City's excess costs shall be reimbursed by Consultant where City's reasonable cost of completion paid to another qualified new consultant exceeds the amount City would have paid to Consultant pursuant to Section 2 absent the material breach; provided, however that any such excess cost reimbursement shall not exceed 25% of Consultant's quoted price for any unfinished task. Thus, by way of example, if following a material breach by Consultant a specific task which is budgeted at $10,000 has not commenced or adequately completed, and City must retain another new qualified consultant to complete that specific task Consultant would be responsible to reimburse City in the amount of up to $2,500 (25% of the Consultant's $10,000 quoted price for the subject task). By way of further example, if the Consultant's cost of completion of that specific task is $14,000, Consultant would be responsible to reimburse City

in the amount of up to $3,500 (25% of the Consultant's $14,000 quoted price for the subject task).

Section 8. KEEPING AND STATUS OF RECORDS.

8.1 **Records Created as Part of Consultant's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains in accordance with this Agreement and that relate to the matters covered under the terms of this Agreement shall be the property of the City. This clause does not include instruments of service.

8.2 **Consultant's Books and Records.** Consultant shall maintain any and all records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement.

8.3 **Confidential Information and Disclosure.** During the term of this Agreement, either party (the "Disclosing Party") may disclose confidential, proprietary or trade secret information (the "Information"), to the other party (the "Receiving Party"). The Receiving Party shall hold the Disclosing Party's Information in confidence and shall take all reasonable steps to prevent any unauthorized possession, use, copying, transfer or disclosure of such Information. Consultant understands that the City is a public entity and is subject to the laws that may compel it to disclose information about Consultant's business.

Section 9 MISCELLANEOUS PROVISIONS.

9.1 **Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

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

9.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect.

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

9.5 **Contract Administration.** This Agreement shall be administered by James Pease, who shall act as the City's representative. All correspondence shall be directed to or through the representative.

9.6 **Notices.**

Any written notice to Consultant shall be sent to:

Charlie Simpson
Principal
BaseCamp Environmental, Inc.
115 South School Street, Suite 14
Lodi, CA 95240

Any written notice to the City shall be sent to:

Mr. Kevin Werner
Administrator/City Engineer
City of Ripon
259 N. Wilma Avenue
Ripon, CA 95366

9.7 **Integration; Incorporation.** This Agreement, including all the exhibits attached hereto, represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral. All Exhibits attached hereto are incorporated by reference herein.

9.8 **Alternative Dispute Resolution.** If any dispute arises between the Parties that cannot be settled after engaging in good faith negotiations, City and Consultant agree to resolve the dispute in accordance with the following:

Each party will designate a senior management or executive level representative to negotiate the dispute. Through good faith negotiations, the representatives will attempt to resolve the dispute by any means within their authority. If dispute remains unresolved after fifteen (15) days of good faith negotiations, the Parties shall attempt to resolve the disagreement by mediation through a disinterested third person as mediator selected by both Parties. Mediation will begin within thirty (30) days of the selection of this disinterested third party, and will end fifteen (15) days after commencement. The Parties shall equally bear the costs of any third party in any alternative dispute resolution process.

The alternative dispute resolution process is a material condition to this Agreement and must be exhausted as an administrative remedy prior to either party initiating legal action. This alternative dispute resolution process is not intended to nor shall be construed to change the time periods for filing a claim or action specified by Government Code Section 900, *et. seq.*

9.9 **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

The Parties have executed this Agreement as of the date signed by the City.

CITY OF RIPON	CONSULTANT
_____	_____
Jacob Parks, Mayor	**Charlie Simpson, Principal**

Attest:

_____

Lisa Roos, City Clerk

Approved as to Form:

_____

Thomas Terpstra, City Attorney

<u>EXHIBIT A:</u> **Proposed Scope of Services, dated February 25, 2016 - attached**

BaseCamp Environmental
115 S. School Street, Suite 14
Lodi, CA 95240

February 25, 2016

James Pease
CITY OF RIPON
259 N Wilma Avenue
Ripon, CA 95366

RE: Environmental Documentation, River Road/Fulton Avenue Intersection Project

Hello James.

The City of Ripon is proposing to construct intersection and sidewalk improvements at the River Road/Fulton Avenue intersection. The project would be funded by a grant through the Active Transportation and Congestion Mitigation Air Quality Programs. These funds require Caltrans NEPA clearance. The City is also engaged in other intersection improvements that do not require environmental review, or environmental review is being handled by others.

BaseCamp will prepare the required NEPA documentation for the River Road/Fulton Avenue Intersection project. This work will include:

- Hazardous Waste Assessment (ISA) – The ISA will involve an intensive due diligence review of project site history and environmental contamination records. BaseCamp will prepare the ISA for the City for a fee of $4,000.
- Farmland Form AD 1006 – This form involves an agricultural land impact analysis. BaseCamp will complete this form for a fee of $500.

The proposed work can be completed as quickly as needed by the City of Ripon. The delivery schedule will be established upon authorization of services.

The above-described work will be completed on a time and materials basis not to exceed $4,500.00. An invoice for the proposed amount will be submitted upon completion of the proposed work.

Please let me know if you have any questions or need additional information. BaseCamp will get this work underway immediately on authorization.

Best regards,

Duffy Ruffin for Charlie Simpson

Charlie Simpson
President

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE SUBMITTAL OF A FUNCTIONAL CLASSIFICATION CHANGE FOR LOCAL STREETS AND ROADS TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION

WHEREAS, incorporated cities are responsible for initiating requests for changes to the functional classification of streets and roads under their jurisdiction; and

WHEREAS, the City of Ripon receives State and Federal road improvement and maintenance funding based on street and road designation; and

WHEREAS, said Functional Classification Change, as presented in Exhibit A, has been reviewed and examined by the City Council of the City of Ripon.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ripon that it does hereby approve the submittal of a Functional Classification Change for local streets and roads to the State of California, Department of Transportation.

The City Council hereby authorizes the Mayor to execute this Resolution of Acceptance consenting to the Functional Classification Change, as presented in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this ____ day of March 2016, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

THE CITY OF RIPON,
A Municipal Corporation

By: _____
JACOB PARKS, Mayor

ATTEST:

_____
LISA ROOS, City Clerk

Functional Classification Change Request Form

Functional Classification Codes	
Interstate	1
Other Freeways or Expressways	2
Other Principal Arterial	3
Minor Arterial	4
Major Collector	5
Minor Collector	6
Local	7

Submitted by: City of Ripon
Date: 3/1/16

CRS Map Number	Coordinate	CT District	County	Jurisdiction	Change/ New/ Delete	Road	From	To	(From) Class	(To) New Class	Length (mi)	Number of Through Lanes	AADT
7L24	F/G/H/9	10	SJ	City of Ripon	Change	River Road	Jack Tone Road	North Ripon Road	7	3	1.000	2	4348

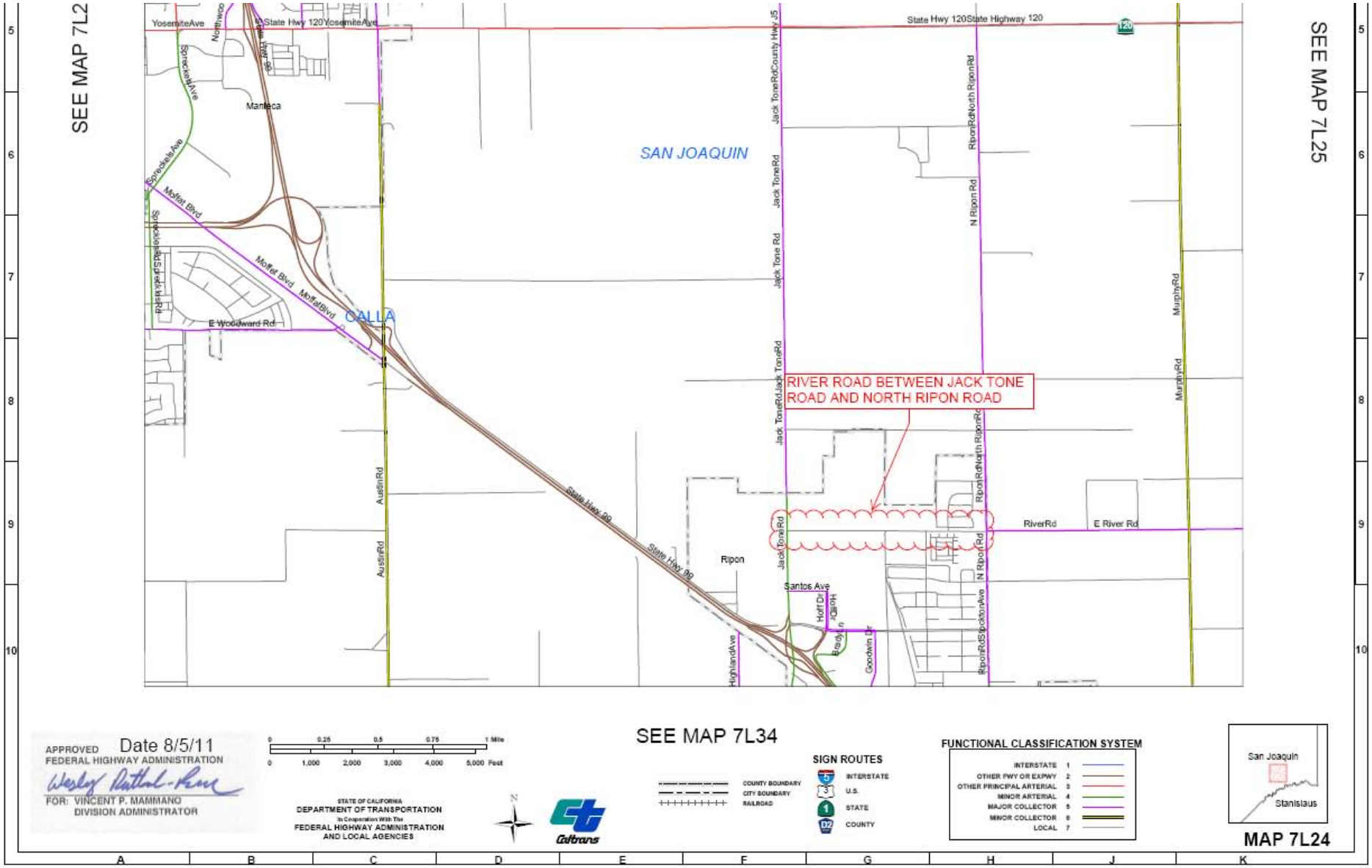

SEE MAP 7L2
SEE MAP 7L25
SEE MAP 7L34
SAN JOAQUIN
CALLA
Manteca
Ripon
RIVER ROAD BETWEEN JACK TONE ROAD AND NORTH RIPON ROAD
State Hwy 120
State Highway 120
State Hwy 99
Jack Tone Rd
North Ripon Rd
N Ripon Rd
Austin Rd
Moffat Blvd
E Woodward Rd
River Rd
E River Rd
Santos Ave
Murphy Rd
APPROVED Date 8/5/11
FEDERAL HIGHWAY ADMINISTRATION
FOR: VINCENT P. MAMMANO
DIVISION ADMINISTRATOR
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
In Cooperation With The
FEDERAL HIGHWAY ADMINISTRATION
AND LOCAL AGENCIES
Caltrans
COUNTY BOUNDARY
CITY BOUNDARY
RAILROAD
SIGN ROUTES
INTERSTATE
U.S.
STATE
COUNTY
FUNCTIONAL CLASSIFICATION SYSTEM
INTERSTATE 1
OTHER FWY OR EXPWY 2
OTHER PRINCIPAL ARTERIAL 3
MINOR ARTERIAL 4
MAJOR COLLECTOR 5
MINOR COLLECTOR 6
LOCAL 7
San Joaquin
Stanislaus
MAP 7L24
San Joaquin CALIFORNIA ROAD SYSTEM

EXHIBIT A

City Council Staff Report

City Council Meeting March 8, 2016

Project Title: ***Senate Bill 5 – 200 Year Flood Protection***

Request: ***City Council approve the recommendation for selection of PBI Engineering and John Anderson Consulting to complete the City of Ripon's Senate Bill 5 (200 Year Flood Protection) requirements.***

Location: ***Corporate City Limits***

Planner: ***Ken Zuidervaart, Director of Planning***

Discussion:

The California Legislature passed Senate Bill 5 (200 Year Flood Protection) in 2007 and later amended it in 2012 by SB 1278. The overall purpose of this bill was to strengthen the link between flood management and land use decisions at the local level. This bill essentially requires cities and counties to incorporate flood risk considerations in to floodplain management and planning based on a 200 year flood plain protection as opposed to the traditional 100 year flood plain protection required by FEMA. A 200 year flood is a flood event that has a 2% probability of occurring in any given year.

SB 5 substantially limits the ability of urban communities to approve development projects (residential, commercial and industrial) after July 2016, unless:

- ✓ 200-year flood protection has been provided, or
- ✓ The community is making adequate progress toward achieving 200-year flood protection.

With this new higher standard for flood protection, the City is required by SB 5 to update our General Plan to incorporate the requirements of SB 5 by July of 2016. Thereafter, without a finding of adequate 200-year flood protection, the City will be prevented from entering into Development Agreements, approving discretionary permits, approving ministerial permits for new residences and/or approving subdivision and parcel maps that would result in construction within urban and urbanizing areas. Also without the finding of adequate 200-year flood protection (mapping of 200 year flood zone) the City would have to fall back to the 500 year flood zone for any new construction (please see attached map).

City Staff has been researching the best approach for the City take in order to comply with SB 5. Essentially there are two options (routes) that the City can choose to comply with SB 5.

Part 1 – consists of the mapping portion of the proposal

1. Option #1 would include the development of a "decision tree" to help guide the City of Ripon with planning efforts that aim to comply with SB 5. The essence of this strategy is that the Urban Level of Protection (ULOP) states that if an area of the community has or will have a population of 10,000 within 10 years, then a ULOP finding is required. The strategy with this option would be to divide the City of Ripon into hydrologically separable "areas of the community", and that the most flood prone areas of the community would fall below the 10,000 population threshold. This would mean that all decisions would likely only require FEMA compliance rules, which the City is already adept at administering. This strategy does come with some risk to the City. This approach is based on an interpretation of SB 5's intent and has yet to be challenged or vetted out in court. It is the opinion of the consultant that a community can be divided into separable "areas of the community". While this approach appears sound and reasonable it has yet to be challenged. SB 5 will be enforced similar to CEQA, in that each community must make findings which are subject to citizen and stakeholder lawsuits as a mechanism for challenge. No State or Federal agency has superior decision authority of veto authority over a local agency's decision, it falls to the court. So although the consultant feels that this approach is sound, it is subject to legal challenge. So as with CEQA documents and processes, the consultant cannot guarantee that this approach will prevail in a legal challenge. Additionally, SB 5 does not provide deadlines for challenges like CEQA, therefore the City's liability exposure is even greater. This option provided by Kjeldsen, Sinnock & Neudeck, Inc. (KSN) together with Peterson Brustad, Inc. (PBI) is available to the City of Ripon for $13,167, however staff is not recommending going with this option because of the liability exposure to the City.

2. Option #2 would include mapping the 200 year flood plain, much like SB 5 actually intended. This approach provides much less exposure to liability for the City of Ripon. With the 200 year flood plain mapped for the City of Ripon, future decisions regarding development in and around the 200 year flood plain boundary become somewhat black and white. No development would be allowed within the 200 year flood plain unless a project applicant can show and/or prove that they have built up their project elevation to remove it from the 200 year flood plain. This option provided by Peterson, Brustad, Inc (PBI) is available to the City of Ripon for $25,347 and is the option that City Staff is recommending.

Part 2 – consists of the General Plan amendment portion of the proposal

Part 2 of the proposal consists of processing a General Plan Amendment and Zoning Text Amendments related to Senate Bill 5 (200-year floodplain legislation). SB 5 mandates that each jurisdictions General Plan and Zoning Ordinances be updated to reflect the new flood zone requirements and that each jurisdiction establish appropriate development codes to implement the new flood standards. JB Anderson Land Use Planning has provided the City with a proposal to accomplish this portion of the project for $10,596.

Fiscal Impact:

The fiscal impact to implement the requirements of SB 5 for the City of Ripon would be $35,943 which would come out of the General Fund budget.

Recommended Action:

Should the City Council agree with staff's recommendation, the following motion would be appropriate:

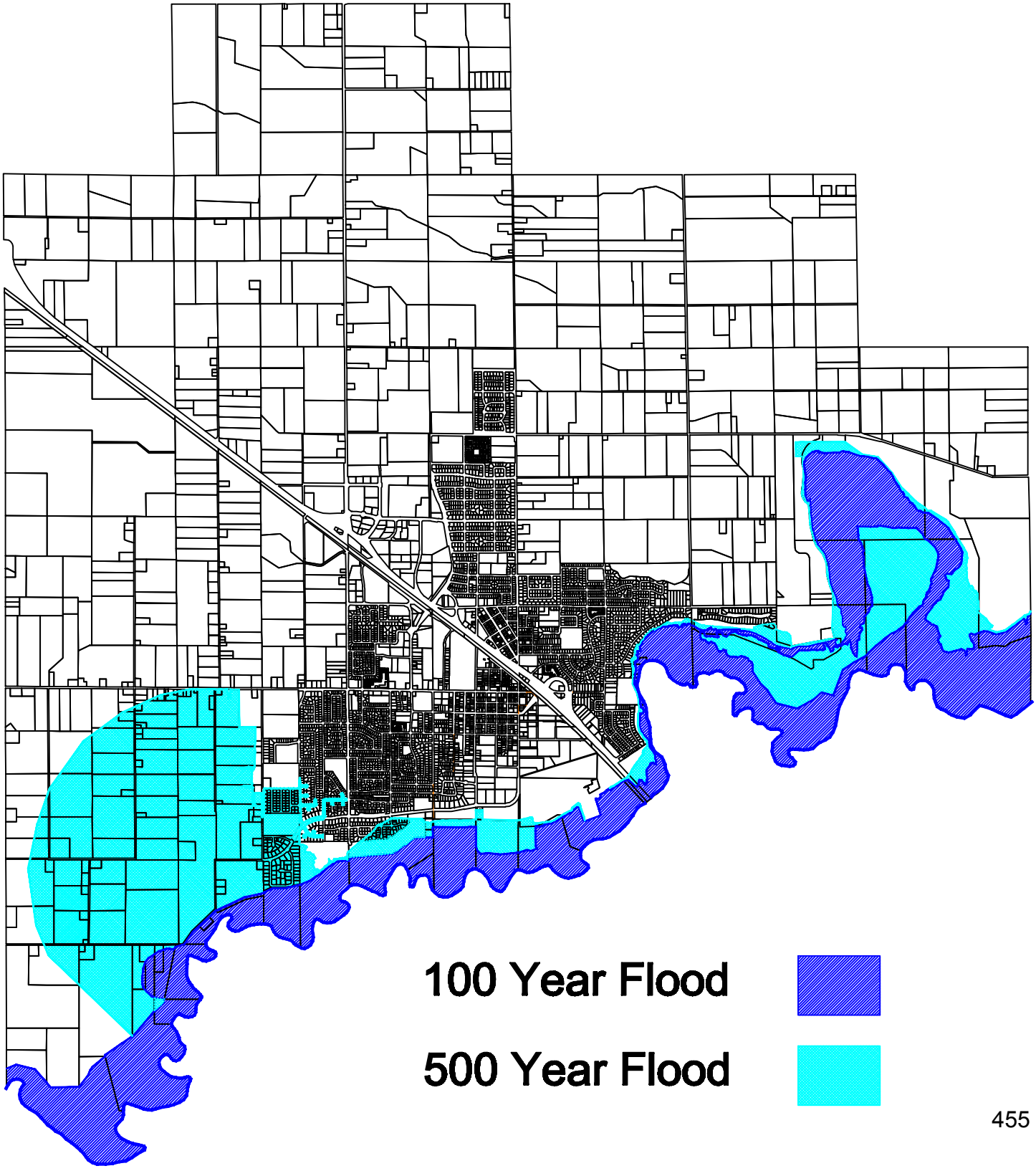
> "The City Council approves the proposals by Peterson, Brustad, Inc. and JB Anderson Land Use Planning to implement the requirements of SB 5 for the City of Ripon and directs staff to process the appropriate documents to execute the contracts."

Attachments:

A. 500 year flood map
B. Part 1 – option #1 proposal (not recommended)
C. Part 1 – option #2 proposal (recommended)
D. Part 2 proposal

City of Ripon General Plan Area Flood Map

6B



KSN INC.
KJELDSEN SINNOCK NEUDECK
Civil Engineers and Land Surveyors

Stephen K. Sinnock, P.E.
Christopher H. Neudeck, P.E.
Neal T. Colwell, P.E.
Barry O'Regan, P.E.

0015-0230
99-001

July 22, 2015

ADVANCE EMAIL
John@jbandersonplanning.com
John B. Anderson
J.B. Anderson Land Use Planning
139 S. Stockton Avenue
Ripon, CA 95366

Re: City of Oakdale, City of Riverbank, and City of Ripon
Senate Bill 5 (200 Year) Compliance Process

Dear John,

Kjeldsen, Sinnock & Neudeck, Inc. (KSN) together with Peterson Brustad, Inc. (PBI) are pleased to submit herewith our proposed approach to assisting the City of Riverbank, City of Oakdale and City of Ripon with developing a process to comply with SB 5. KSN will serve as the prime consultant for the project and retain PBI as subconsultant. KSN will not mark up PBI's labor on its invoice to the City.

In general the approach includes preparing a "decision tree" and mapping designated "areas of community" to help guide local officials with planning efforts that aim to comply with SB 5. Existing LiDAR data, photography, and parcel data will be used to determine the most suitable designated "areas of community". A maximum of three on-site meetings are anticipated with all parties participating.

We appreciate the opportunity to submit this proposal and we look forward to working with you on this project. If you should have any questions regarding this proposal, or if you should require additional information, please call me at (209) 946-0268.

Sincerely,
KJELDSEN, SINNOCK & NEUDECK, INC.

Christopher H. Neudeck

Christopher H. Neudeck, P.E.

w/enclosures

cc: David Peterson (w/encls)

City of Oakdale, City of Riverbank, and City of Ripon
Senate Bill 5 (200 Year) Compliance Process Development (SB5)

Kjeldsen, Sinnock & Neudeck, Inc. and Peterson Brustad Inc.
Scope of Services
July 20, 2015

Introduction:

SB 5 impacts cities and counties within the 200 year flood plain in the California Central Valley. By no later than July 2016, General Plans and Zoning Ordinances must be updated to reflect new requirements from the package of laws passed with SB 5, plus the 2012 Central Valley Flood Protection Plan, and then permitting and development restrictions take effect in July of 2017 for affected cities and counties. The Urban Levee Design Criteria (ULDC) and Urban Level of Flood Protection (ULOP) requirements developed pursuant to SB 5 pose onerous "finding" requirements on local land-use authorities, which can make achieving an ULOP in many developed areas particularly difficult.

For these reasons, it is critical that community planning officials and development community representatives take the critical next steps to be in compliance with SB 5 in order to minimize the impact on local economies and the overall economy of the Central Valley.

The team of KSN and PBI have a strategy for the communities of Riverbank, Ripon, and Oakdale which will streamline compliance with SB 5 at very little cost. However, an important caveat is in order. SB 5 will be enforced similar to CEQA, in that communities make findings which are subject to citizen and stakeholder lawsuits as a mechanism of challenge. No State or Federal agency has superior decision authority or veto authority over a local agency's decision; it falls to the courts. So although we feel our approach to compliance is sound, it is subject to legal challenge. So as with CEQA documents and processes, we cannot guarantee that this approach will prevail in a legal challenge.

The essence of the strategy is this: the Urban Level of Protection (ULOP) essentially states that if 'an area of the community' has, or will have a population of 10,000 within 10 years, then a ULOP finding is required. And ULOP findings are not needed if the area is not within a 500-yr floodplain, 200-yr flood depths are less than 3', or if flooding sources have a drainage area of less than 10 square miles. If a ULOP finding is not required, then a 100-yr finding consistent with FEMA processes and procedures is required. We believe that for each of the 3 communities, a map can be prepared which divides the communities into hydrologically separable "areas of the community", that the most flood prone areas of the community will fall below the 10,000 population threshold, and that the other areas will fall below one of the other thresholds. This means that all decisions will likely only require FEMA compliance rules, which all 3 communities are adept at administering.

Our approach will be to develop a narrative and flowchart that can be used by planning staffs of the 3 agencies, and 3 maps dividing the 3 SOIs into 'areas of the community' with appropriate population projections. These items are intended to be used by planning staffs of the 3 agencies, when presented with one of the land use decisions referenced in SB 5.

Task No. 1 – Developing Planning Guidance

A brief narrative and decision flowchart will be prepared to assist planning staff in making SB 5 findings. It will take the planner to the point of finding that FEMA standards and procedures apply, but will not restate FEMA standards or procedures. It is assumed that the communities will maintain separate documentation and training for the FEMA NFIP. The intent is that planners will document each decision for the record using the guidelines presented, and will make public those decisions per ULOP guidelines.

Discussion and guidance will be required from the cities to confirm how to handle borderline cases: shallow flooding, bisected parcels, elevation requirements, etc. This will be done in meetings scoped under task 4.

Task No. 2 – Develop 'Areas of the Community' Maps

The spheres of influence of each of the 3 cities will be divided into hydrologically separable areas; meaning, areas of distinct hydrologic risk. For instance, areas between the river bluffs may be considered separable because it represents deep flooding from the river watershed. And areas on top of the bluffs may still be subject to shallow or local flooding, and therefore maybe classified as a separate hydrologic risk area. Population projections for each of the areas will be prepared, including existing, 10 yr hence, and 20 yr hence projections.

Task No. 3 – Critical Infrastructure

FEMA guidelines call for critical infrastructure to be protected from, or located outside 500 yr floodplains. This requirement has been loosely administered by communities nationwide. The KSN/PBI team feel that recent flooding events and executive orders have day lighted the importance of maintaining a higher standard for critical infrastructure. This task will include preparation of additional guidance for critical infrastructure, along with a partial listing of the types of things that constitute critical infrastructure; basically, elements that must remain in service and/or cannot be effectively evacuated during a major flood event: water, wastewater, power, and communications services, major evacuation routes, confined populations (hospitals, jails), command and control, law enforcement, health and safety, and emergency response.

Task No. 4 – Meetings

Three on-site meetings have been included in the scope and budget; we assume 3 combined meetings with staff of the 3 cities. Additional meetings with staff, stakeholders, or policy makers will be on a time and materials basis.

Fee Estimate

The KSN/PBI Team proposes to provide the above described scope of work on a time and materials bases, for a total not to exceed fee broken down by task as follows:

Task No. 1 – Developing Planning Guidance	$ 12,500.00
Task No. 2 – Develop 'Areas of the Community' Maps	$ 14,500.00
Task No. 3 – Critical Infrastructure	$ 2,500.00
Task No. 4 – Meetings	$ 10,000.00
Total Not to Exceed Fee	**$39,500.00**

PETERSON . BRUSTAD . INC
ENGINEERING . CONSULTING

January 26, 2016

Mr. Ken Zuidervaart
City of Ripon
259 N. Wilma Avenue
Ripon, CA 95366

Subject: Proposal – City of Ripon 200-year Mapping

Dear Ken,

This letter represents our proposal to provide 200-year flood mapping services for the City of Ripon.

The flood mapping would be accomplished through hydraulic modeling of the Stanislaus River. The Department of Water Resources (DWR) Central Valley Floodplain Evaluation and Delineation (CVFED) program has already developed a hydraulic model for the Lower San Joaquin River basin which PBI has reviewed and modified for the areas downstream of the Stanislaus River. This model will need to be extended upstream approximately 6 miles on the Stanislaus River to cover the City of Ripon area of interest.

The following scope of work includes updating and running a hydraulic model to analyze a 200-year overbank flooding scenario on the Stanislaus River and mapping 200-year floodplains for the City of Ripon.

Scope of Analysis

1. **HEC-RAS Model Setup**

   It is assumed that PBI will use the HEC-RAS model described above as the base model for this analysis. The existing HEC-RAS model includes the Stanislaus River, but the river extents end approximately 2 miles downstream of Highway 99. The model will therefore be updated and the Stanislaus River will be extended upstream about 6 miles so that it sufficiently covers the City of Ripon area of interest.

   Assuming that model cross sections are placed roughly 1,000 feet apart, this task includes addition of 30 cross sections to the CVFED HEC-RAS model. High resolution topographic data (CVFED LiDAR data) will be used in cutting cross sections to represent channel geometry. Manning's n values will be assigned to each cross section based on review of aerial photographs and a field visit. One (1)

1180 Iron Point Rd, Suite 260, Folsom, CA 95630
916-608 -2212 Fax: 916-608-2232
www.pbiengineering.com

field visit is included in the scope for the purpose of gathering necessary data for model setup.

There are also 3 bridge decks (Hwy 99, railroad bridge, and bike bridge) adjacent to the City of Ripon that will need to be coded into the model. It is assumed that the City will be able to provide plan sets for the Hwy 99 and bike bridges.

The model will be coded with 200-year hydrology. Hydrology will be taken from the Central Valley Hydrology Study (CVHS). Downstream boundaries of the model are located in the Delta and will be coded assuming 200-year Delta stages.

*Note: An initial investigation will be conducted to determine if any other significant upstream flooding is expected to impact the City of Ripon. If upstream flooding sources other than the Stanislaus River look like they may impact the City, additional scope will be required to analyze and map these sources. Similarly, if the Stanislaus River appears to split upstream and impact the City as a split flow, the model may need to be extended further upstream on the Stanislaus River and re-scoping may be necessary.

2. HEC-RAS Simulation

The HEC-RAS model will be run with the parameters described above to analyze 200-year overbank flooding along the Stanislaus River and adjacent to the City of Ripon. One (1) model simulation is expected for this task. Results will then be extracted to GIS format for mapping.

*Note: This scope of work assumes that all flooding comes from bank overtopping in a non-leveed reach of the Stanislaus River.

3. Floodplain Mapping

HEC-RAS water surfaces will be projected into a GIS-based map and underlying topography (CVFED LiDAR data) will be used to map the extents and depths of the 200-year floodplain. Maps will include distinction between flood depths that are greater than vs. less than 3 feet.

4. **Reporting**
   A final Technical Memorandum will be provided and will detail all procedures and assumptions used in the analysis.

   Deliverables: Electronic copy of the final technical memorandum and 200-year floodplain map.

Fee

The scope of work described above will be completed for a not-to-exceed fee of $25,347 as outlined in Attachment 1. One (1) meeting and one (1) field visit are included in the scope. If additional meetings, field reviews, or analyses beyond the stated scope of work are required, additional budget may be required.

Schedule

The tasks will be completed within 6 weeks of the notice to proceed.

Please don't hesitate to call if you have any questions or would like to discuss this proposal.

Sincerely,

Dave Peterson, P.E.
Principal
916-608-2212 ext. 122
dpeterson@pbieng.com

Mike Rossiter, P.E.
Project Manager
916-608-2212 ext. 127
mrossiter@pbieng.com

ATTACHMENT 1:

PROJECT BUDGET

City of Ripon
200-year Floodplain Mapping
Estimated Work Effort and Cost
Peterson Brustad, Inc.

Task No.	Task Description	Principal in Charge	Project Manager 1	Staff Engineer 2	Administrative 4	PBI Labor	Total PBI Labor ($)	PBI Expenses ($)	Total Cost ($)
	2016 Rates	$240.00	$175.00	$127.00	$88.00				
Task 1 -	**HEC-RAS Model Setup**								
1.1	Extend Model with 30 Cross Sections	1	10	30		41	$5,800	$580	$6,380
1.2	Code 3 Bridges into Model	1	6	16		23	$3,322	$332	$3,654
1.3	Code 200yr Hydrology into Model	1	4	12		17	$2,464	$246	$2,710
1.4	Code Downstream Boundaries into Model	1	1	2		4	$669	$67	$736
	Subtotal Task 1	**4**	**21**	**60**	**0**	**85**	**$12,255**	**$1,226**	**$13,481**
Task 2 -	**HEC-RAS Simulation**								
2.1	One (1) HEC-RAS Simulation		1	2		3	$429	$43	$472
2.2	Export HEC-RAS Results to GIS		1	2		3	$429	$43	$472
	Subtotal Task 2	**0**	**2**	**4**	**0**	**6**	**$858**	**$86**	**$944**
Task 3 -	**Floodplain Mapping**								
3.1	Creating 200-year Floodplain Maps in GIS	1	2	8		11	$1,606	$161	$1,767
	Subtotal Task 3	**1**	**2**	**8**	**0**	**11**	**$1,606**	**$161**	**$1,767**
Task 4 -	**Reporting**								
4.1	Technical Memorandum	4	4	16	2	26	$3,868	$387	$4,255
	Subtotal Task 4	**4**	**4**	**16**	**2**	**26**	**$3,868**	**$387**	**$4,255**
Task 5 -	**Project Management and Meetings**								
5.1	Project Management	8	4		2	14	$2,796	$280	$3,076
5.2	One (1) Meeting	4	4			8	$1,660	$166	$1,826
	Subtotal Task 5	**12**	**8**	**0**	**2**	**22**	**$4,456**	**$446**	**$4,902**
	COLUMN TOTALS	**21**	**37**	**88**	**4**	**150**	**$23,043**	**$2,304**	**$25,347.30**

TOTAL COST	**$25,347**

ATTACHMENT 2:

PBI 2016 STANDARD RATE SCHEDULE

2016 STANDARD RATE SCHEDULE *

Position	Description	Hourly Billing Rate
E9	Principal Engineer	$240
E8	Project Manager 3	$210
E7	Senior Engineer 2 Project Manager 2	$190
E6	Senior Engineer 1 Project Manager 1	$175
E5	Project Engineer 3	$165
E4	Project Engineer 2	$155
E3	Project Engineer 1	$145
E2	Staff Engineer 2	$127
E1	Staff Engineer 1	$110
T4	Technician 4	$122
T3	Technician 3	$110
T2	Technician 2	$93
T1	Technician 1	$83
A4	Administrative 4	$88
A3	Administrative 3	$78
A2	Administrative 2	$66
A1	Administrative 1	$56

Expenses

- **At cost plus 10% for outside printing, plotting, copying, travel, subconsultants, and outside services and charges**
- **At 5% of Labor for in-house expenses including telephone, computer, and incidental copying and printing**
- **Auto mileage per current Federal Rates**

*** Rates will be modified January 1 of each year.**

CITY OF RIPON
PROCESSING OF GENERAL PLAN AMENDMENT AND ZONING TEXT AMENDMENT(S) RELATED TO SENATE BILL 5 (200-YEAR FLOODPLAIN LEGISLATION)

July 31, 2015

PROJECT UNDERSTANDING

Recognizing the significance of flood risk in California and its negative consequences to public safety, economic development, and environmental stability, the California Legislature enacted six (6) interrelated bills in 2007 – Senate Bill ("SB") 5 and 17 and Assembly Bills ("AB") 5, 70, 162 and 156. These bills are commonly referred to as SB5.

The 2007 California flood legislation packaged contained many provisions related to the requirement for incorporating flood risk considerations into land use planning and management. In summary, there are two (2) parts to the bill that requires cities and counties within the Sacramento-San Joaquin Valley to 1) amend their General Plans and 2) amend their Zoning Code to reflect new and updated Goals and Policies related to SB 5 requirements and the 2012 Central Valley Flood Protection Plan ("CVFPP") These two (2) requirements are to be completed by July of 2016 and then permitting and development restrictions take effect in July of 2017.

PROJECT A – GENERAL PLAN AMENDMENT

The City's General Plan Community and Safety Element will be updated in accordance with Government Code §65302.9 (SB5) and the CVFPP to include:

1. The data and analysis contained in the CVFPP pursuant to Water Code Section 9612, including, but not limited to, the locations of the facilities of the State Plan of Flood Control (SPFC) and the locations of the real property protected by those facilities;
2. The locations of flood hazard zones, locations of undetermined risk areas, and locations mapped by a local flood agency or flood district;
3. Goals, Policies, and Objectives, based on the data and analysis identified, for the protection of lives and property that will reduce the risk of flood damage; and
4. Feasible implementation measures designed to carry out the goals, policies, and objectives established.

PROJECT B – ZONING TEXT AMENDMENT

In coordination with City staff, Kjeldson, Sinnock & Neudeck, Inc. and Peterson Brustad Inc., JBAP will develop a Zoning Text Amendment that will implement the Goals and Policies developed as part of Project A and provide Planning staff with the necessary Zoning Code language to make Land Use decisions while considering the Urban Level of Protection (ULOP) findings as part of SB5.

CITY OF RIPON
PROCESSING OF GENERAL PLAN AMENDMENT AND ZONING TEXT AMENDMENT(S) RELATED TO SENATE BILL 5 (200-YEAR FLOODPLAIN LEGISLATION)

July 31, 2015

SCOPE OF WORK

TASK 1 GENERAL PLAN AMENDMENT – PROJECT INITIATION

JBAP staff will meet with City staff to refine the details of the work scope and establish a definite understanding of product delivery dates (Meeting #1).

TASK 2 ADMINISTRATIVE DRAFT GENERAL PLAN AMENDMENT

JBAP will draft a GPA to the City's General Plan Community and Safety Element that will include but not limited to, DWR's Central Valley Flood Protection Plan data and analysis, FEMA Flood Hazard Zones, amended and new Goals and Policies to be consistent with Senate Bill 5 and the CVFFP. JBAP will use the most recent data and analysis from FEMA and DWR for 100-year, 200-year and 500-year floodplain mapping.

JBAP will coordinate with the City Attorney for Legal review of the General Plan Amendment and CEQA determination.

A CEQA determination will also be developed at this time. JBAP assumes that a Categorical Exemption will be prepared for this project, as determined by JBAP, City staff and the City Attorney but is subject to change and an Initial Study may need to be prepared.

Product Deliverable: Draft GPA - Four (4) hard copies and electronic copy MS Word format

TASK 3 PUBLIC REVIEW DRAFT GENERAL PLAN AMENDMENT

JBAP will revise the Administrative Draft GPA per City staff comments. At this time, JBAP will prepare necessary documents for the Planning Commission ("PC") public hearing, including PC Staff Report, Resolution and Public Notice.

Product Deliverable: Final Draft General Plan Amendment; PC Staff Report, PC Resolution and Public Notice - Four (4) hard copies and electronic copy MS Word format

TASK 4 PUBLIC HEARINGS FOR GPA (PC AND CC)

JBAP will present the GPA at a regularly scheduled and noticed Planning Commission meeting (date to be determined). JBAP will revise the General Plan Amendment, as modified by PC (if necessary).

At this time, JBAP will prepare necessary documents for the City Council ("CC") public hearing, including CC Staff Report, with Planning Commission action and summary of the Public Hearing, CC Resolution and Public Notice.

JBAP will present the GPA to the City Council for final review and approval.

Product Deliverable: Final Draft General Plan Amendment; CC Staff Report, CC Resolution and Public Notice - Four (4) hard copies and electronic copy MS Word format

CITY OF RIPON
PROCESSING OF GENERAL PLAN AMENDMENT AND ZONING TEXT AMENDMENT(S) RELATED TO SENATE BILL 5 (200-YEAR FLOODPLAIN LEGISLATION)

July 31, 2015

TASK 5 ZONING TEXT AMENDMENT(S) – PROJECT INITIATION

JBAP staff will meet with City staff to discuss the Zoning Text Amendment, as required by Senate Bill 5, project deliverables and schedule. (Meeting #2)

TASK 6 ADMIN DRAFT ZONING TEXT AMENDMENT(S)

As stated above, this Zoning Text Amendment will implement the Goals and Policies of the City's General Plan. JBAP staff will develop an Administrative Draft Zoning Text Amendment based on City staff input and coordination with Kjeldsen, Sinnock & Neudeck, Inc. (KSN) and Peterson Brustad, Inc., a consulting firm that will develop the land use decision strategy and "area of the community maps" for the City.

JBAP will coordinate with the City Attorney for Legal review of the General Plan Amendment and CEQA determination.

A CEQA determination will also be developed at this time. JBAP assumes that a Categorical Exemption will be prepared for this project, as determined by JBAP, City staff and the City Attorney but is subject to change and an Initial Study may need to be prepared.

Product Deliverable: Draft Zoning Text Amendment - Four (4) hard copies and electronic copy MS Word format

TASK 7 PUBLIC REVIEW DRAFT ZONING TEXT AMENDMENT(S)

JBAP will revise the Administrative Draft Zoning Text Amendment per City staff comments. At this time, JBAP will prepare necessary documents for the Planning Commission ("PC") public hearing, including PC Staff Report, Resolution and Public Notice.

Product Deliverable: Final Draft Zoning Text Amendment; PC Staff Report, PC Resolution, Draft CC Ordinance and Public Notice - Four (4) hard copies and electronic copy MS Word format

TASK 8 PUBLIC HEARINGS FOR ZONING TEXT AMENDMENT(S) (PC AND CC)

JBAP will present the Zoning Text Amendment at a regularly scheduled and noticed Planning Commission meeting (date to be determined). JBAP will revise the Zoning Text Amendment, as modified by PC (if necessary).

At this time, JBAP will prepare necessary documents for the City Council ("CC") public hearing, including CC Staff Report, with Planning Commission action and summary of the Public Hearing, CC Resolution and Public Notice.

JBAP will present the GPA to the City Council for final review and approval.

Product Deliverable: Final Draft Zoning Text Amendment; CC Staff Report, CC Resolution, CC Ordinance and Public Notice - Four (4) hard copies and electronic copy MS Word format

CITY OF RIPON
PROCESSING OF GENERAL PLAN AMENDMENT AND ZONING TEXT AMENDMENT(S) RELATED TO SENATE BILL 5 (200-YEAR FLOODPLAIN LEGISLATION)

July 31, 2015

31-Jul-15

City of Ripon - Senate Bill 5 GPA and Zoning Text Amendment		Principal	Senior Planner/ VP	Senior Planner	Assistant Planner	Admin Assistant	
Hourly Rate		$140	$100	$90	$65	$48	
		HOURS					COST
TASK 1	General Plan Amendment - Project Initiation	2	0	0	2	0	$410
TASK 2	Administrative Draft General Plan Amendment*	2	2	0	16	3	$1,664
TASK 3	Public Review Draft General Plan Amendment	1	2	0	12	4	$1,312
TASK 4	Public Hearings for GPA (PC and CC)	5	0	0	10	4	$1,542
TASK 5	Zoning Text Amendment - Project Initiation	2	0	0	2	0	$410
TASK 6	Admin Draft Zoning Text Amendment*	2	2	0	18	3	$1,794
Task 7	Public Review Draft Zoning Text Amendment	5	2	0	14	4	$2,002
Task 8	Public Hearings for Zoning Text Amendment (PC and CC)	3	0	0	10	4	$1,262
	Sub-Total of Tasks	**22**	**8**	**0**	**84**	**22**	**$10,396**
	Administrative Expenses (i.e. Mileage, Copies)						$200
	TOTAL ANTICIPATED COSTS						**$10,596**

J.B. ANDERSON LAND USE PLANNING

MEMO

Engineering Department

TO: Honorable City Council

FROM: James Pease, Engineering Supervisor

SUBJECT: Water Meter Installation Project - Change Order 1 and Material Purchase
GM Construction, Inc. and National Meter & Automation, Inc.

DATE: February 29, 2016

BACKGROUND
State Assembly Bill 2572 requires all water suppliers to have water meters installed on customer connections by January 1, 2025. In October 2014, City Council approved the Water Meter Implementation Program and directed staff to proceed with the program's implementation.

The Construction Contract for the Water Meter Installation Project was awarded to GM Construction, Inc. at the September 8, 2015 Council meeting for the amount of $1,931,962. The material purchase for the project was approved with National Meter and Automation, Inc. during the same meeting for the amount of $708,928. The two contracts included the materials and labor to purchase and install water meters and the end-point telemetry system for 2,009 single family residential homes currently without water meters. The project is nearly complete, all meters have been installed and only minor restoration and punch list items remain.

As part of the overall Water Meter Implementation Program, customers who previously had a water meter installed were to be equipped with a wireless transmitter to eliminate manual reading and provide accurate up to date water usage data. It was determined that the City would purchase the wireless transmitters directly and that the City Public Works staff would install these over a period of 2 years.

DISCUSSION
Currently there are 2,757 metered water customers without the cellular endpoint wireless transmitters installed. This includes 2,385 single family residents and 372 combined multi-family, commercial, industrial, church and school facilities. With the installation of the wireless transmitters, it is anticipated that additional work will be necessary due to the unknown conditions of the existing meters, boxes, lids, valves, etc. The major unknown is the existing lids, all of the new boxes installed during the water meter installation project received lids which are compatible with the wireless transmitters to allow the signal to be sent out without interference. The existing lids in certain areas

may need to be replaced; this will not be known until a few days after the transmitters are installed at each location. Other possible additions include replacing leaking valves, broken boxes and non compatible meters.

Due to the current work load of the Public Work**s** Department staff and the additional task of installing and activating the wireless transmitters for the remaining customers the Engineering Department staff has requested a change order from GM Construction, Inc. to perform this work. City staff also requested a proposal from National Meter and Automation, Inc. for the necessary material.

FISCAL IMPACT

The attached proposals from National Meter and Automation, Inc. for the wireless transmitters totals $400,730.22 and includes purchasing up to 500 lids on an as needed basis for replacement. The attached change order received from GM Construction, Inc. to install the wireless transmitters totals $108,908 and includes the labor for replacing 500 lids on an as needed basis.

Construction Contract – GM Construction		
Contract Price of the Water Meter Installation Project:	$	1,931,962
Total Cost of this Change Order (not to exceed):	$	108,908
Revised Contract Price:	$	2,040,870
Material Purchase – National Meter and Automation, Inc.		
Material Purchase Price for the Water Meter Installation Project:	$	708,942
Total Cost of this Addition:	$	400,730
Revised Material Purchase Price:	$	1,109,672

The total increase to install wireless transmitters on all remaining metered customers within the City is $509,638 which will be paid for through the water enterprise capital fund.

RECOMMENDATION

Staff is recommending the City Council:

1. Approve and execute a contract amendment for the Water Meter Installation Project with GM Construction in the amount of $108,908.

2. Approve the purchase of the material necessary to provide wireless transmitters on all remaining metered customers from National Meter and Automation, Inc. in the amount of $400,730.

Attachments:

1. Contract Change Order – GM Construction & Developers, Inc.
2. Material Purchase Proposals – National Meter & Automation, Inc.

CITY OF RIPON
PUBLIC WORKS DEPARTMENT

CONTRACT CHANGE ORDER NO. 1

2/29/2016

PROJECT: Water Meter Installation Project SHEET 1 OF 1 SHEETS

To: G.M. Construction & Developers, Inc.

You are hereby directed to make the herein described changes from the plans and specifications or do the following described work not included in the plans and specifications on this contract.

NOTE: This change order is not effective until approved by the CITY ENGINEER.

Description of work to be done, estimate of quantities, and prices to be paid. Segregate between additional work at contract price, agreed price and force account. Unless otherwise stated, rates for rental equipment cover only such time as equipment is actually used and no allowance will be made for idle time.

Change requested by the Engineer.

Description	**Cost**
Addition of the following items:	
1. Install new registers and transmitters on 2,756 existing water meters, replace 500 lids as needed.	$108,908.00
Total:	**$108,908.00**

All work shall be in accordance with City Standards.

Estimated Cost: $108,908.00 **Increase**

By reason of this order the time of completion will be adjusted as follows: **Pursuant to Calendar Day Statements**

Approval Recommended: _____ Date: _____
Approval Senior

Approved: _____ Date: _____
Approval Chief

We, the undersigned contractor, have given careful consideration to the change proposed and hereby agree, if this proposal is approved, that we will provide a equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified, and will accept as full payment therefor the prices shown above.

Accepted, Date _____ Contractor

By _____ Title

If the contractor does not sign acceptance of this order, his attention is directed to the requirements of the specifications as to proceeding with the ordered work and filing a written protest within the time therein specified.

NATIONAL METER AND AUTOMATION, INC.

QUOTATION

2250 Apollo Way, Suite 300
Santa Rosa, CA 95407
Phone: 707.575.0700
Fax: 707.575.3786

DATE: February 18, 2016
QUOTED BY: Dan Gilliam
CUSTOMER EMAIL: equilici@cityofripon.org

BILL TO: City of Ripon
259 N Wilma Ave
Ripon, CA 95366

SHIP TO: City of Ripon
1210 S. Vera Ave
Corp Yard
Ripon CA, 95366

SALESPERSON	PAYMENT TERMS	SHIPPING METHOD	SHIPPING TERMS	SUBJECT TO REVIEW
KR	Net 30 Days	Best Way	FFA on orders +10K	March 15, 2016

QTY	Product Description	UNIT PRICE	AMOUNT
	HR-E 8-Dial High Resolution Encoder, CF, w/ Nicor Connector		
170	M25 5/8"x3/4"	$ 48.00	$ 8,160.00
2440	M70 1"	$ 48.00	$ 117,120.00
78	M120 1-1/2"	$ 55.75	$ 4,348.50
56	M170 2"	$ 55.75	$ 3,122.00
9	M3CS 3" Compound Series (hi/low)	$ 151.25	$ 1,361.25
2	M4CS 4" Compound Series (hii/low)	$ 151.25	$ 302.50
1	M6CS 6" Compound Series (hi/low)	$ 151.25	$ 151.25
2768	Orion Cellular Endpoint w/ Nicor Connector	$ 79.50	$ 220,056.00
2768	#120-01326 Nicor Security Clip		
	Annual Hosted Cloud Services		
	BEACON Hosting Services, $.89 per meter per month		
	Includes BEACON software, EyeOnWater Customer web portal/smartphone/tablet app, and Cellular backhaul fees		
		SUBTOTAL	$ 354,621.50
		SALES TAX	$ 28,369.72
		FREIGHT	prepaid
		TOTAL	**$ 382,991.22**

Sales Tax: San Joaquin 8.00%
Est. Lead Time: Approx. 3 - 4 Weeks

THANK YOU FOR YOUR BUSINESS!!

NATIONAL METER AND AUTOMATION, INC.

QUOTATION

2250 Apollo Way, Suite 300
Santa Rosa, CA 95407
Phone: 707.575.0700
Fax: 707.575.3786

DATE: March 1, 2016
QUOTED BY: Dan Gilliam
CUSTOMER EMAIL: equilici@cityofripon.org

BILL TO: City of Ripon
259 N Wilma Ave
Ripon, CA 95366

SHIP TO: City of Ripon
1210 S Vera Ave
Corp Yard
Ripon, CA 95366

SALESPERSON	PAYMENT TERMS	SHIPPING METHOD	SHIPPING TERMS	SUBJECT TO REVIEW
KR	Net 30 Days	Best Way	FFA on >$10K	June 30, 2016

QTY	Product Description	UNIT PRICE	AMOUNT
500	Oldcastle FL16D Fiberlyte lid marked "water"	$ 32.85	$ 16,425.00
		SUBTOTAL	$ 16,425.00
		SALES TAX	$ 1,314.00
		FREIGHT	prepaid
		TOTAL	**$ 17,739.00**

Sales Tax: San Joaquin 8.00%

Est. Lead Time: approx 4-6 weeks

THANK YOU FOR YOUR BUSINESS!!

MEMO

TO: CITY COUNCIL

FROM: KYE STEVENS

SUBJECT: PAL GRANT PROGRAM UPDATE

DATE: MARCH 1, 2016

6. DISCUSSION ITEMS	**NOTES:**
D. PAL GRANT PROGRAM UPDATE	
Discussion/No Action	Staff to provide an update on Police Activities League Grants and how the money is being distributed within the community.

Successor Agency

Ripon Redevelopment Successor Agency Agenda

TUESDAY, MARCH 8, 2016

AFTER COUNCIL MEETING

ROLL CALL: Directors Leo Zuber, Mark Winchell, Michael Restuccia, Vice Chairman Dean Uecker, Chairman Jake Parks.

OTHERS PRESENT: Executive Director Kevin Werner, City Attorney Tom Terpstra, Secretary Ken Zuidervaart, City Clerk Lisa Roos, Deputy City Clerk Tricia Raymond, Information Systems Technician Dan Brannon, Director of Public Works Ted Johnston, Police Chief Ed Ormonde, Recreation Director Kye Stevens.

PUBLIC DISCUSSION: Upon being recognized, come forward to the podium, and state your name and address before proceeding into your subject matter. While the Successor Agency cannot always answer citizens concerns raised during the public comment time, the City staff will be instructed, where appropriate, to either provide a response in the days following each Agency meeting, or to place the issue on a subsequent meeting agenda for the Successor Agency. State law prohibits the Agency from taking action on any item not on the agenda.

APPROVE OF MINUTES: Approval of the minutes of the Successor Agency Meeting of January 12, 2016 and the Special Successor Agency Meeting of January 25, 2016.

CONSENT CALENDAR	**NOTES:**
1. Bills	
A. Cogdill + Associates, Inc. Appraisal Services	**$2,300.00**
B. Neumiller & Beardslee Professional Services Invoice #274941	**$550.00**

****END OF CONSENT CALENDAR****

Adjournment:

Time:

Respectfully submitted,

Ken Zuidervaart
Secretary

Ripon Redevelopment Successor Agency Minutes

TUESDAY, JANUARY 12, 2016

AFTER COUNCIL MEETING

ROLL CALL: Directors Leo Zuber, Mark Winchell, Vice Chairman Dean Uecker, Chairman Jake Parks. Absent: Michael Restuccia.

OTHERS PRESENT: Executive Director Kevin Werner, City Attorney Tom Terpstra, Secretary Ken Zuidervaart, City Clerk Lisa Roos, Deputy City Clerk Tricia Raymond, Information Systems Technician Dan Brannon, Director of Public Works Ted Johnston, Police Chief Ed Ormonde, Recreation Director Kye Stevens.

PUBLIC DISCUSSION: No one from the public wished to speak at this time.

APPROVE OF MINUTES: MOTION: MOVED/SECONDED (ZUBER,WINCHELL) BY A 4-0 (RESTUCCIA ABSENT) VOTE TO APPROVE THE MINUTES OF THE SUCCESSOR AGENCY MEETING ON DECEMBER 8, 2015.

CONSENT CALENDAR	**NOTES:**
1. Bills, Invoices, Payments	
A. OMNICAP GROUP, LLC Tax Allocation Bonds, 2005 $3,875.00	
2. Miscellaneous Items	
A. OMNICAP GROUP, LLC Arbitrage Calculations Tax Allocation Bonds, Issue 2005	Accept the arbitrage calculation report from Omnicap Group, LLC for Tax Allocation Bonds, Issue of 2005.

****End of Consent Calendar****

MOTION: MOVED/SECONDED (ZUBER,UECKER) AND CARRIED BY A 4-0 (RESTUCCIA ABSENT) VOTE TO APPROVE THE CONSENT CALENDAR.

There being no further business, the meeting adjourned at 9:04 p.m.

(Signed) Jake Parks
Chairman

(Signed) Ken Zuidervaart
Secretary

Ripon Redevelopment Successor Agency
Special Meeting Minutes

JANUARY 25, 2016

AFTER CITY COUNCIL SPECIAL MEETING

The Ripon Redevelopment Successor Agency Special Meeting was called to order at 6:25 p.m. by Chairman Jacob Parks.

ROLL CALL: Directors Leo Zuber, Michael Restuccia, Mark Winchell, Vice Chairman Dean Uecker, Chairman Jacob Parks.

OTHERS PRESENT: Executive Director Kevin Werner, City Attorney Tom Terpstra, Secretary Ken Zuidervaart, City Clerk Lisa Roos, Deputy City Clerk Tricia Raymond, Director of Public Works Ted Johnston, Police Chief Ed Ormonde, Recreation Director Kye Stevens.

PUBLIC DISCUSSION: No one from the public wished to speak.

IN THE MATTER OF:

CONSENT CALENDAR	**NOTES:**
1. Resolutions	
A. RESOLUTION NO. 16-01 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY OF THE RIPON REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 16-17) PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH	This resolution approves the Recognized Obligation Payment Schedule (16-17) for the period of July 1, 2016 through June 30, 2017.
B. RESOLUTION NO. 16-02 RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY OF THE RIPON REDEVELOPMENT AGENCY APPROVING THE SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 (j) FOR JULY 1, 2016 – JUNE 30, 2017; AND DIRECTING STAFF TO PRESENT IT TO THE OVERSIGHT BOARD FOR APPROVAL	This resolution approves the Agency's administrative budget for (ROPS 16-17) for the period of July 1, 2016 through June 30, 2017, and directs staff to forward the proposed budget to the Oversight Board for approval.

****END OF CONSENT CALENDAR****

MOTION: MOVED/SECONDED (RESTUCCIA,WINCHELL) AND CARRIED BY A 5-0 VOTE TO APPROVE THE CONSENT CALENDAR.

There being no further business, the meeting adjourned at 6:29 p.m.

(Signed) Jacob Parks
Mayor

(Signed) Ken Zuidervaart
Secretary

CONSENT CALENDAR

Bills, Invoices, Payments

COGDILL + ASSOCIATES, INC.
REAL ESTATE APPRAISERS/CONSULTANTS

810 Standiford Ave. Suite 3
Modesto CA 95350
phone 209-523-9365
fax 209-523-6344

INVOICE

1A

Mr. Ken Zuidervaart
Director of Planning &
Economic Development
City of Ripon
259 N. Wilma Ave.
Ripon, CA 95366

DATE: January 15, 2016

APPRAISAL SERVICES RENDERED $1,500

239 and 211 S. Stockton Street
Ripon, Ca
APN 259-278-05 & 04

PRELIMINARY TITLE REPORT REIMBURSEMENT $800

$1,500 APPRAISAL TOTAL BILL
$800 PRELIMINARY TITLE REPORT REIMBUSREMENT
$2,300 BALANCE DUE

PAYMENT DUE UPON RECEIPT

FEDERAL ID NO. 20-8139309

6185B –JAC

Neumiller & Beardslee
ATTORNEYS AND COUNSELORS | EST. 1903
A Professional Corporation

509 West Weber Avenue
Fifth Floor
Stockton, CA 95203-3107

Post Office Box 20
Stockton, CA 95201-3020

(209) 948-8200 | (209)948-4910 Fax

NEUMILLER.COM

February 16, 2016 1B
Invoice No.: 274941

Ken Zuidervaart
Ripon Redevelopment Successor Agency
259 N. Wilma Avenue
Ripon, CA 95366

Client-Matter No.: 74699-40415

RE: RDA Property Sale

Enclosed please find our invoice for professional services rendered and disbursements advanced.

Should you have any questions concerning the attached invoice, please do not hesitate to contact us. Your prompt payment would be greatly appreciated.

BALANCE DUE THIS INVOICE	**$ 550.00**

Please return this advice with payment to:

Neumiller & Beardslee
ATTN: Accounting
P.O. Box 20
Stockton, CA 95201-3020

DUE UPON RECEIPT

To ensure proper credit, please place invoice number on your check.

Invoice No.: 274941

February 16, 2016

Client-Matter No.: 74699-40415

RE: RDA Property Sale

1B

PROFESSIONAL SERVICES

Date	Init	Description Of Services Rendered	Hours	Amount
1/04/16	DJS	Property Sale: Research procedures.	1.10	302.50
1/07/16	DJS	Property RFP: Research redevelopment laws re sale of property.	.90	247.50

TOTAL PROFESSIONAL SERVICES **$ 550.00**

SUMMARY OF PROFESSIONAL SERVICES

Name	Hours	Rate	Total
D. Schroeder	2.00	275.00	550.00
TOTALS	**2.00**		**$ 550.00**

TOTAL DUE THIS INVOICE **$ 550.00**

Neumiller & Beardslee
ATTORNEYS AND COUNSELORS | EST. 1903
A Professional Corporation

509 West Weber Avenue
Fifth Floor
Stockton, CA 95203-3107

Post Office Box 20
Stockton, CA 95201-3020

(209) 948-8200 | (209)948-4910 Fax

NEUMILLER.COM

February 16, 2016
Invoice No.: 274941

1B

Ken Zuidervaart
Ripon Redevelopment Successor Agency
259 N. Wilma Avenue
Ripon, CA 95366

MATTER INVOICE SUMMARY

For professional services rendered and disbursements advanced through January 31, 2016:

Client-Matter No.: 74699-40415

RE: RDA Property Sale

Professional Services	$ 550.00
Total Disbursements Advanced	$ .00
TOTAL DUE THIS INVOICE	**$ 550.00**