



# AGENDA

1960 Elgin Street  
Oroville, CA 95966  
530-533-2000  
[www.loapud.com](http://www.loapud.com)

Board of Directors  
Special Meeting  
August 5, 2021 – 5:30 PM

Materials related to an item on the open meeting agenda that are provided to the Board of Directors, including those provided to the Board after distribution of the agenda packet, are available on the District website.

During this difficult time, we invite you to join today's scheduled meeting via Zoom by using your phone or computer to attend this meeting. Please call our District office at **(530)533-2000** for assistance in participating in the teleconference.

Dial in: 1-669-900-9128  
Meeting ID: 830 3902 5819  
Passcode: 283253

To ensure that our meetings are as orderly as possible, and to enable public participation at the proper times during the meeting, we are asking that everyone take a moment to ensure your line stays muted until public comment is invited. When it comes time for public comment, we will leave enough time for participants to unmute and speak to the entire group and our Board. Because attendees cannot see each other's mute status, we will simply need to be patient as we wait in between comments, and do our best not to speak over each other. Please state your name for the record before sharing comments. We are committed to keeping the public engaged throughout this crisis and appreciate your help in making that happen.

1. **SALUTE TO THE FLAG OF THE UNITED STATES OF AMERICA**
2. **MOMENT OF SILENCE**
3. **ROLL CALL AND ACKNOWLEDGEMENT OF VISITORS**  
Individuals will be provided the opportunity to address the Board regarding matters NOT scheduled on the agenda. No action will be taken by the Board on these matters; however, the Board may ask questions for clarification and refer to staff or other resources for information and request staff reports at a subsequent meeting. Comments on items scheduled on the agenda may be made as they are considered by the Board.
4. **REQUEST APPROVAL OF IMPROVEMENT PLANS AND CONSIDER THE EXECUTION OF THE DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF RIVER RANCH SEWER SYSTEM.**

The Board will review and consider approving the Improvement Plans and consider the execution of the Development Agreement for the construction of River Ranch Sewer System.

*DISCUSSION WITH POSSIBLE ACTION*

## **REPORTS AND CONSULTATIONS**

## **ADJOURNMENT**



## **Manager's Report**

To: Board of Directors

From: Scott McCutcheon, General Manager

Date: August 5th, 2021-SPECIAL MEETING

RE: Item No. 1 – Salute To The Flag Of The United States



## **Manager's Report**

To: Board of Directors  
From: Scott McCutcheon, General Manager  
Date: August 5th, 2021-SPECIAL MEETING  
RE: Item No. 2 – Moment Of Silence



## **Manager's Report**

To: Board of Directors

From: Scott McCutcheon, General Manager

Date: August 5th, 2021-SPECIAL MEETING

RE: Item No. 3 – Roll Call And Acknowledgment Of Visitors



## **Manager's Report**

To: Board of Directors  
From: Scott McCutcheon, General Manager  
Date: August 5th, 2021-SPECIAL MEETING

RE: Item No.4 – Execution of Development Agreement and Approval of Improvement Plans for Construction of River Ranch Sewer System

The project and developer agreement documents for the River Ranch project are being presented. The plans have been completed by LACO Associates and have been reviewed and approved by the District Engineer, and General Manager. The plans are being presented to the Board of Directors with recommendation for approval and execution of the Development Agreement for the project.

### **Attachment Included**

*Recommended Action:* Authorize the Execution of the Development Agreement and the Approval of Improvement Plans for Construction of River Ranch Sewer System

### **Finish Resolution with Roll Call**

**DEVELOPMENT AGREEMENT  
FOR  
CONSTRUCTION OF RIVER RANCH SEWER SYSTEM**

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, by and between LAKE OROVILLE AREA PUBLIC UTILITY DISTRICT, a local public agency of the State of California, hereinafter referred to as "District", and RIVER RANCH OROVILLE LLC, hereinafter referred to as "Developer".

**WITNESSETH:**

WHEREAS, Developer is the owner, in fee, of that certain real property more particularly described in Exhibit A, attached hereto, and located within Butte County, California; and,

WHEREAS, Developer intends to develop said property as more particularly shown on Exhibit B, attached hereto and made a part hereof (the "Project"); and,

WHEREAS, the Project is, or will be, included within the jurisdictional boundaries of District; and

WHEREAS, the District owns a sanitary sewer collection system which conveys wastewater from throughout District's service area to the regional wastewater treatment facility which serves the District's service area; and,

WHEREAS, in order to carry out said Project, Developer will be required to construct a sanitary sewer system for the Project; and,

WHEREAS, the sanitary sewer system and associated facilities to be constructed by Developer, together with all necessary lands, easements, and rights of way therefore, is hereinafter called "the Sewer System"; and

WHEREAS, the Sewer System will carry wastewater from the Project to a collection system, inclusive of a regional lift station to be constructed by Developer under a separate agreement titled 'Development Agreement for Construction of Ophir Lincoln Lift Station and Force Main' which has been entered into on the 22<sup>nd</sup> day of July, 2021, hereinafter called "the Regional Facility"; and,

WHEREAS, Developer will, upon completion of construction of the Regional Facility, dedicate and convey it to District for purposes of ownership, operation, and maintenance; and,

WHEREAS, Developer will, upon completion of construction of the Sewer System, dedicate and convey it to District for purposes of ownership, operation, and maintenance; and,

WHEREAS, District will not accept the Sewer System prior to acceptance of the Regional Facility; and,

WHEREAS, in order to construct the Sewer System in a manner which will permit its dedication to and acceptance by District, Developer has caused, or will cause, its engineer to prepare complete plans and specifications for the design and construction of the Sewer System and all appurtenances thereto, to connect the Project to the Regional Facility, all in accordance with District's Improvement Standards, Board Policies, and the requirements and conditions hereinafter agreed upon; and,

WHEREAS, Developer desires District to enter into this Agreement providing for the review and approval of the design of, the inspection of, the construction of, and upon satisfactory completion thereof, acceptance of, the Sewer System into District's maintained wastewater collection system.

NOW, THEREFORE, District and Developer agree as follows:

1. **APPROVAL OF PLANS AND SPECIFICATIONS:** Developer agrees that it will or has caused the preparation of plans and specifications for the Sewer System in conformance with District Improvement Standards, Standard Details, and the requirements of the Manager and District Engineer. Developer further agrees that all required fees for Administration and Plan Check have been or will be deposited with District in accordance with the District's then current fee schedule. Plans and Specification shall not be deemed accepted for filing and review, nor approved, and construction of the Sewer System shall not commence, until the District fees have been paid as required by the Agreement and the District's policies, rules and regulations.
2. **REVIEW AND APPROVAL OF PLANS AND SPECIFICATIONS:** The plans and specifications to be prepared by Developer will be delivered to District along with required administration and plan check fees, for review by the Manager and District Engineer. Following completion of the review to the satisfaction of the Manager and District Engineer, the plans and specifications will be presented to the Board of Directors for approval and authorization to construct. Upon written notification by District that said plans and specifications have been approved by the Board and construction may commence, Developer will be authorized to proceed to construct the Sewer System in accordance therewith. Throughout the course of construction, Developer shall remain responsible for funding, in advance, District's expenses incurred in the ongoing review of the plans and specifications and construction inspection.
3. **REVISION OF PLANS:** Any changes in the approved plans and specifications shall be submitted by Developer to District and shall not be incorporated into the construction of the Sewer System without the prior submittal to and the written approval of the Manager and District Engineer. Construction of changes absent such approval may result in a requirement to remove and replace such facilities.
4. **RIGHTS OF WAY:** Prior to acceptance of the Sewer System by District, Developer will provide to District, at no cost to District and in a form reasonably acceptable to the Manager and District Engineer, appropriate easements and rights of way providing unrestricted right to the District for access, ownership, operation, maintenance, repair, and replacement of all Sewer System facilities. Facilities placed with the approval of the County within streets included within the County maintained road system acceptable to District will not require deeded easements.

5. **CONSTRUCTION:** Developer shall, without expense to District, construct the Sewer System pursuant to the approved plans, or any approved modification thereof, and the District Improvement Standards.

a. Guarantees: Developer shall provide that all contractor's and material supplier's guarantees shall be assignable to and inure to the benefit of District.

b. Payment Bond. Before the commencement of work, Developer's contractor shall file a payment bond with District. The bond shall be in a sum not less than one hundred percent (100%) of the estimated cost of construction. The bond shall bind the contractor and its surety to the District. The bond shall conform in all respects to the requirements of Civil Code section 9550, and following.

c. Insurance. Developer shall also provide that the contractor's public liability and property damage insurance shall name District and its agents, officers and employees as additional insured. Before the commencement of work, Developer's contractor shall present evidence of liability insurance meeting the requirements set forth in Exhibit D, attached hereto.

6. **COMPLIANCE WITH LABOR CODE REQUIREMENTS FOR PUBLIC WORKS:**

a. This is a public work. Developer's Contractor (hereinafter "Contractor"), and any subcontractors, are subject to the requirements of Chapter 1, Part 7 of the Labor Code, commencing with section 1720, pertaining to public works, and they are responsible for ascertaining and applying those requirements. Any person who willfully violates Article 2 of Chapter 1 is guilty of a misdemeanor. (Labor Code § 1777). All contractors and subcontractors working on this Project must keep certified payroll records in accordance with Labor Code section 1776.

b. At the time of the award of the Contract, and at all times while performing the work, Contractor and its subcontractors shall be, and shall remain, registered and qualified to perform public work, pursuant to Labor Code sections 1725.5 and 1771.1. This Agreement is subject to cancellation by District and Contractor is subject to an assessment of penalties under section 1771.1, upon determination that Contractor or any of its subcontractors is not in compliance with the provisions of those sections.

This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations, as required by Labor Code section 1771.4. Contractor shall post job site notices, as prescribed by regulation. Contractor shall furnish the records specified in Labor Code section 1776 directly to the Labor Commissioner.

c. Not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the work is performed, and not less than the general prevailing rate of per diem wages for holiday and overtime work fixed as provided in Chapter 1, Part 7 of the Labor Code, shall be paid for each craft, classification, or type of worker needed to execute this Agreement.

d. Copies of the prevailing rates of per diem wages are on file at District's office and



shall be made available on request. Alternatively, said rates are accessible on the INTERNET under the heading "General Prevailing Wage Determination made by the Director of Industrial Relations pursuant to California Labor Code Part 7, Chapter 1, Article 2, Sections 1770, 1773 and 1773.1". The Internet address is <http://www.dir.ca.gov/>.

e. A copy of the prevailing rate of per diem wages shall be posted at the worksite. Contractor, and any subcontractor under it, shall pay not less than the prevailing rates of wages to all workers employed in the execution of this Agreement. Contractor, and any subcontractor under it, shall be subject to penalties under Labor Code section 1775 for paying less than the prevailing wage rates.

f. Contractor and any subcontractors shall keep accurate payroll records showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by it in connection with the Work, and shall certify and make those records available for inspection and otherwise comply with the provisions of Labor Code sections 1776 and 1812. Contractor's failure to comply is a misdemeanor, as provided in Labor Code section 1777.

g. Contractor shall be subject to the provisions of Labor Code section 1777.5 pertaining to the employment of apprentices. Contractor shall pay every apprentice employed in the execution of this Agreement the prevailing rate of per diem wages for apprentices in the trade to which he or she is registered, and shall otherwise comply with the provisions of that section.

h. Contractor warrants that neither it nor any of its subcontractors is ineligible to work on public works projects pursuant to Section 1777.1 or 1777.7 of the Labor Code. Contractor is prohibited from performing work on this Agreement with an ineligible subcontractor.

i. The time of service of any worker employed in the execution of this Agreement is limited and restricted to eight (8) hours during any one (1) calendar day, and forty (40) hours during any one calendar week, except that work performed by Contractor 's or subcontractor's employees in excess of eight (8) hours per day, and forty (40) hours during any one week, shall be permitted upon compensation for all hours worked in excess of eight (8) hours per day at not less than one and one-half (1 ½) times the basic rate of pay, or at any higher rate of overtime pay that may be required pursuant to a Department of Industrial Relations prevailing wage determination. Contractor, or any subcontractor working under it, shall be subject to penalties under Labor Code section 1813 for violations of these limitations.

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

k. Contractor shall secure the payment of worker's compensation to its employees performing the work, in accordance with the provisions of Sections 1860 and 3700 of the Labor Code and, in case any such work is sublet, the Contractor shall require its subcontractor similarly to comply with those provisions.

l. Developer shall ensure that any construction contract entered into by it shall require compliance with the requirements of California Labor Code, Division 2, Part 7, Chapter 1, commencing with Section 1720.

m. Pursuant to Labor Code section 1773.3, Developer shall provide notice to the Department of Industrial Relations of contracts awarded for the construction of improvements that will be conveyed to District under this Agreement within thirty (30) days of the award, but in no event later than the first day in which a contractor has workers employed upon the public work.

**7. INSPECTION OF CONSTRUCTION:** Throughout the course of construction, Manager, the District Engineer, or their designee shall inspect the construction of the Sewer System to ensure that the works are installed in accordance with the approved plans. Said inspection shall be funded by an inspection fee in the initial amount of **\$21,199.00** being **2.85%** of the cost of the Sewer System as estimated by the Project Engineer, paid by Developer as specified on the District's current fee schedule. Said fee shall be subject to adjustment following review when the work is completed, based on actual costs of inspection incurred. The Manager or District Engineer shall notify Developer as to any deviation or failure to construct pursuant to the approved plans as soon as such deviation or failure is brought to the Manager or District Engineer's attention, and Developer shall correct such deviation or failure. Failure of the Manager or the District's Engineer to observe and/or to report such deviation shall not relieve Developer of the obligation to cure, at Developer's expense, all defects in material and workmanship and deviations from the approved Plans and Specifications.

**8. NO DUTY TO INSPECT:** Any inspections and observations of the work by District are for the sole purpose of providing notice of stage and character of the work. The District does not undertake any duty to Developer, Developer's contractor, or any other person to inspect construction, nor does it assume any liability for a failure to inspect. Any failure of District to discover defects in construction or to note variances in the work from the plans and specifications does not excuse or exempt Developer from complying with all terms of the plans and specifications. The fact that District inspects the construction of work and notifies Developer of deviations or failures to construct them pursuant to the approved plans shall not be deemed to constitute a guarantee by District that the works have been built in accordance with the approved plans.

**9. INDEMNIFICATION:** Developer shall defend, indemnify, and hold District harmless against claims, actions, or liability for injury, damage, or loss to other persons, including Developer's employees and those of its contractors, and for violations of federal, state, or local law or regulation, arising out of or relating to (a) a breach by Developer of its obligations under this Agreement, (b) a failure of the Sewer System to comply with the plans and specifications approved by the District and be free from defect in workmanship or materials, and (c) the errors, acts and omissions of its contractors, including, without limitation, any claims relating to the foregoing

matters for damages or penalties and actions for declaratory or injunctive relief. Notwithstanding the foregoing, the indemnification set forth in this paragraph shall not extend to claims that may be brought by District for a breach of the warranty provided by Developer under Section 11 below, and shall not serve to extend such warranty beyond the twelve (12) month Warranty Period described in Section 11 below. Developer's obligations under this section survive acceptance of the Sewer System. They are not limited to or by the availability of liability insurance. Nothing in this section alters any limitations period for actions provided by statute

10. **CONVEYANCE:** Within ninety (90) days after completion of construction of the Sewer System in accordance with this Agreement, the approved plans and specifications, and District's Improvement Standards:

a. Developer shall offer to dedicate the completed works and associated easements, permits, and rights of way to District without cost and free and clear of all liens and encumbrances, by Offer of Dedication attached as Exhibit C and such other documents of conveyance satisfactory to District. Conveyance by Developer shall not be complete, nor shall service be provided, until acceptance by the Board of Directors.

b. Developer shall provide District with one set of 24"x 36" reproducible record drawings of the completed project, including street centerline station ties to house service line/main line connection points, on matte mylar (5 mil minimum);

c. Developer shall furnish to District a bond, irrevocable letter of credit, cash deposit, or other form of surety meeting District's approval in the amount of TBD, being 25% of the actual cost of the Sewer System (TBD) as determined by the District Engineer, protecting District against any failure of the work due to faulty materials, poor workmanship, or defective equipment, occurring within a period of one (1) year after acceptance of the Sewer System by the District's Board of Directors. Any bond shall name Developer as Principal and District as Obligor.

d. District shall accept conveyance of title of the completed Sewer System only by action of its Board, and with such action will include the Sewer System as part of its District's maintained system, and shall thereafter operate the Sewer System, subject to Developer's duty to correct defects set forth herein. Provided, however, Developer's satisfactory completion the Regional Facility, in accordance with District approved plans and specifications, and its conveyance thereof to the District, is a condition precedent to District's acceptance of the Sewer System.

11. **CORRECTION OF DEFECTS IN MATERIAL AND WORKMANSHIP:**

a. Developer warrants that the Sewer System will be constructed in accordance with plans and specifications and free of defects in material and workmanship, for a period of twelve (12) months following acceptance of the Sewer System by District (the "Warranty Period"). Developer shall, without delay and upon notice from District, repair or replace, as required, all defects in materials or workmanship appearing during the Warranty Period. District may, at its option demand that Developer cure such defects at

Developer's sole cost and expense with Developer's crews and equipment, or District may undertake such repairs and Developer shall reimburse District for the costs thereof within thirty (30) days of invoicing by District. Notwithstanding the twelve (12) month Warranty Period, and the term of the bond described in Paragraph 10(d) above, nothing herein will limit the otherwise applicable statute of limitations allowed under California Law related to actions by District for breach of this Agreement.

b. Developer will include, or cause to be included, in all contracts for the construction of the Sewer System the warranty and correction period terms set forth in Engineers Joint Contract Documents Committee, Standard General Conditions of the Construction Contract (EJCDC C-700, Rev. 1), sections 7.17 (Contractor's General Warranty and Guarantee) and 15.08 (Correction Period) (the "Standard General Conditions"), or equivalent, for the benefit of both Developer and District. The contracts for construction of the Sewer System must state, "As used in, and for the purposes of, the warranty and correction period Standard General Conditions, only, the term "Engineer" includes Lake Oroville Area Public Utility District's Engineer. Lake Oroville Area Public Utility District is expressly named as an intended third-party beneficiary of these warranty and correction period provisions." Developer will provide reasonable assistance to District in pursuing any warranty or call-back claims against any such contractor. Developer advises District that the warranty provided by such contractors will exclude damage or defects caused by abuse or modifications to equipment by the District and not authorized by the contractor, improper or insufficient maintenance, improper operation, or normal wear and tear, and will state that testing will not be construed as operation.

12. **APPLICATION FOR SEWERAGE SERVICE:** No sewage shall be delivered to or conveyed by or through the Sewer System, other than for testing purposes, until (i) the Sewer System is conveyed to District and formally accepted by District as specified in Paragraph 9, above, (ii) proper applications for sewer service having been filed with District and accepted and (iii) the Regional Facility is conveyed to and accepted by District.

13. **OBLIGATION FOR PIPELINE AND/OR FACILITIES:** District shall be under no obligation to provide additional pipelines and/or facilities in order to serve the Project. Upon acceptance of the Sewer System by District, it shall become the sole property of District and shall be used and operated at District's sole discretion.

14. **RESPONSIBILITY FOR RATES, FEES AND CHARGES FOR SERVICE:** All sanitary sewer service made available by District to users of the Sewer System shall be at the established rates and charges as fixed by District's Board of Directors from time to time, including all applicable connection fees and capacity charges, periodic service charges, and surcharges required to retire the loan to the District made by the USDA Rural Development. Prior to connecting any residential structure or other structure requiring wastewater discharge to the Sewer System, payment of District's Sewer Connection Fee (\$200/EDU or the prevailing rate at time of connection), District's Capacity Charge (\$4,777/EDU or the prevailing rate at the time of connection) and Sewage Commission Oroville Region's (SC-OR) Regional Facility Charge (\$6,638/EDU or prevailing rate at time of connection) shall be made.

15. **NOTICES:** Notices or requests from any party to this Agreement to the remaining parties thereof shall be in writing and delivered or mailed, postage prepaid, to the following addresses:

LAKE OROVILLE AREA PUBLIC UTILITY DISTRICT  
1960 Elgin Street  
Oroville, California 95966  
Attention: Scott McCutcheon, General Manager

DEVELOPER  
River Ranch Oroville LLC  
2998 Douglas Blvd., Suite 125  
Roseville, CA 95661

16. **SUCCESSORS AND ASSIGNS:** This Agreement shall be binding upon and inure to the benefit of the successors and assigns of both parties. Developer shall not assign any of his rights, duties or obligations under this Agreement without the prior written consent of District, which consent shall not be unreasonably withheld.

17. **DISTRICT POWERS:** Nothing herein contained shall be deemed to limit, restrict, or modify any right, duty, or obligation given, granted, or imposed upon District by the laws of the State of California now in effect, or hereafter adopted, not to limit or restrict the power or authority of District, including the enactment of any rules, regulations, resolutions or ordinances, and in the event that any part of provision herein contained in this Agreement or incorporated herein, be found to be illegal or unconstitutional by a court of competent jurisdiction, such findings shall not affect the remaining parts, portions, or provisions hereof.

18. **TERMINATION:** District may, in its sole discretion, terminate this Agreement if District determines that construction of the Sewer System has not commenced within twelve (12) months from the date of this Agreement, or if the work is not completed within thirty-six (36) months from the date of this Agreement. Developer shall be solely responsible to request extension of said twelve (12) month period, the grant of which shall be in the sole discretion of the Board. Termination of the Agreement does not relieve Developer of its obligation to pay District's expenses incurred in the review and approval of Plans and Specifications.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

**LAKE OROVILLE AREA PUBLIC UTILITY  
DISTRICT:**

\_\_\_\_\_  
By: President

**ATTEST:**

\_\_\_\_\_  
By: General Manager

**DEVELOPER:**

RIVER RANCH OROVILLE LLC,  
a California limited liability company

By: W&R Wedgewood Apartments,  
a California corporation,  
its Manager

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

Real property in the unincorporated area of the County of Butte, State of California, described as follows:

THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE NORTH 660 FEET THEREOF AND THE SOUTH 1100 FEET THEREOF.


ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND, AS CONVEYED TO THE COUNTY OF BUTTE BY GRANT DEED, RECORDED AUGUST 30, 1982, IN BOOK 2751, PAGE 299,  
OFFICIAL RECORDS:

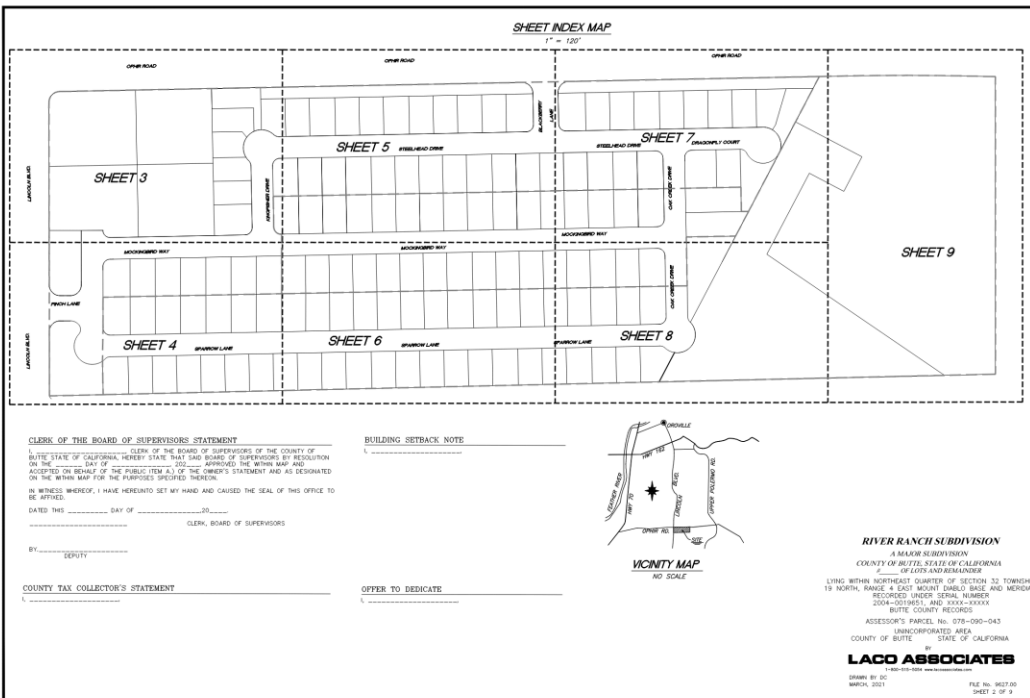
BEGINNING AT A POINT ON THE EAST LINE OF SECTION 32, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 32 BEARS NORTH 00 DEG. 01' 29" WEST, 660.10 FEET; THENCE FROM THE POINT OF BEGINNING, SOUTH 88 DEG. 58' 03" WEST, 2670.72 FEET TO A POINT IN THE CENTERLINE OF LINCOLN BLVD.; THENCE SOUTHERLY ALONG SAID CENTERLINE OF LINCOLN BLVD., SOUTH 00 DEG. 04' 44" EAST, 894.80 FEET; THENCE LEAVING SAID CENTERLINE NORTH 88 DEG. 41' 30" EAST, 40.01 FEET; THENCE NORTH 00 DEG. 04' 44" WEST, 820.87 FEET; THENCE ALONG A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30 FEET, A CENTRAL ANGLE OF 88 DEG. 57' 12" THE ARC LENGTH OF WHICH IS 46.58 FEET; THENCE NORTH 88 DEG. 52' 28" EAST, 2601.28 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE NORTHERLY ALONG SAID EAST LINE NORTH 00 DEG. 01' 29" WEST, 40.01 FEET TO THE POINT OF BEGINNING.

APN: 078-090-043 and 078-090-044

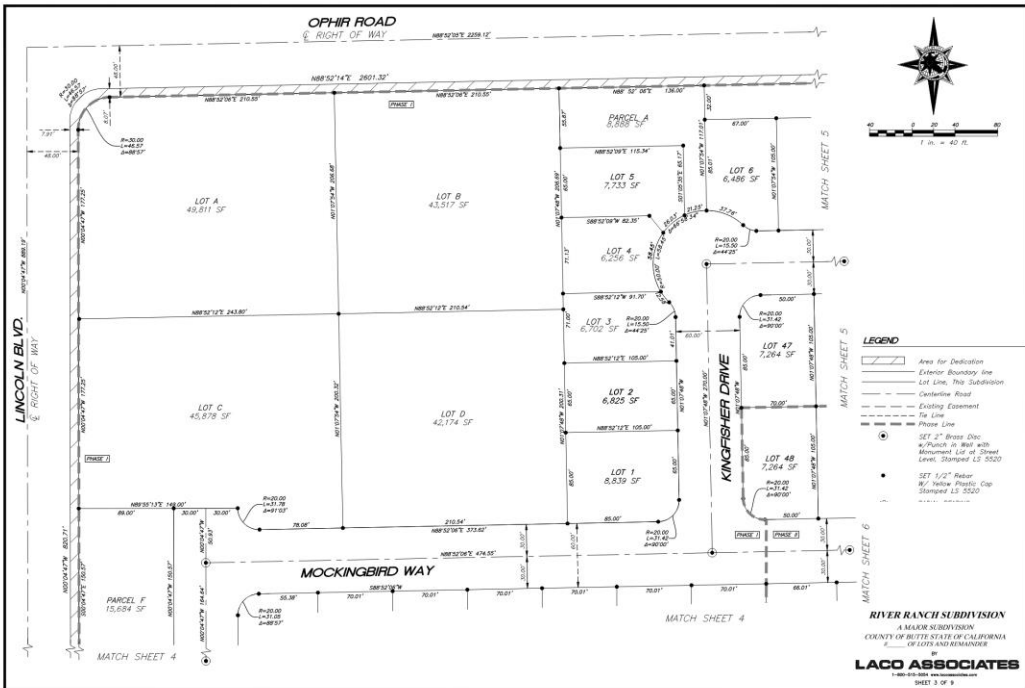
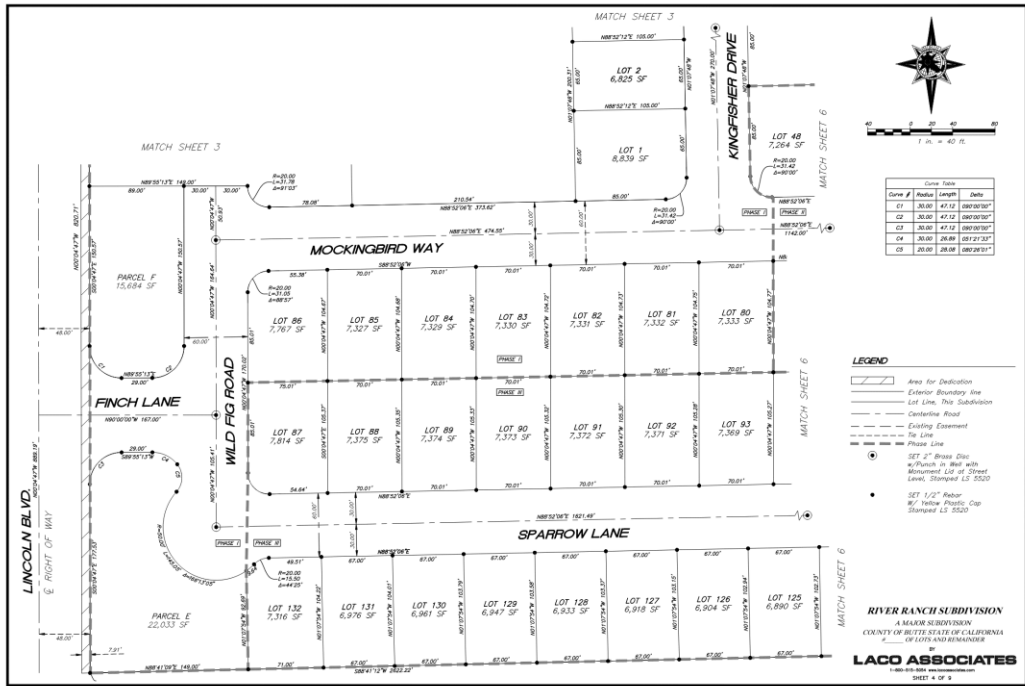
# EXHIBIT B

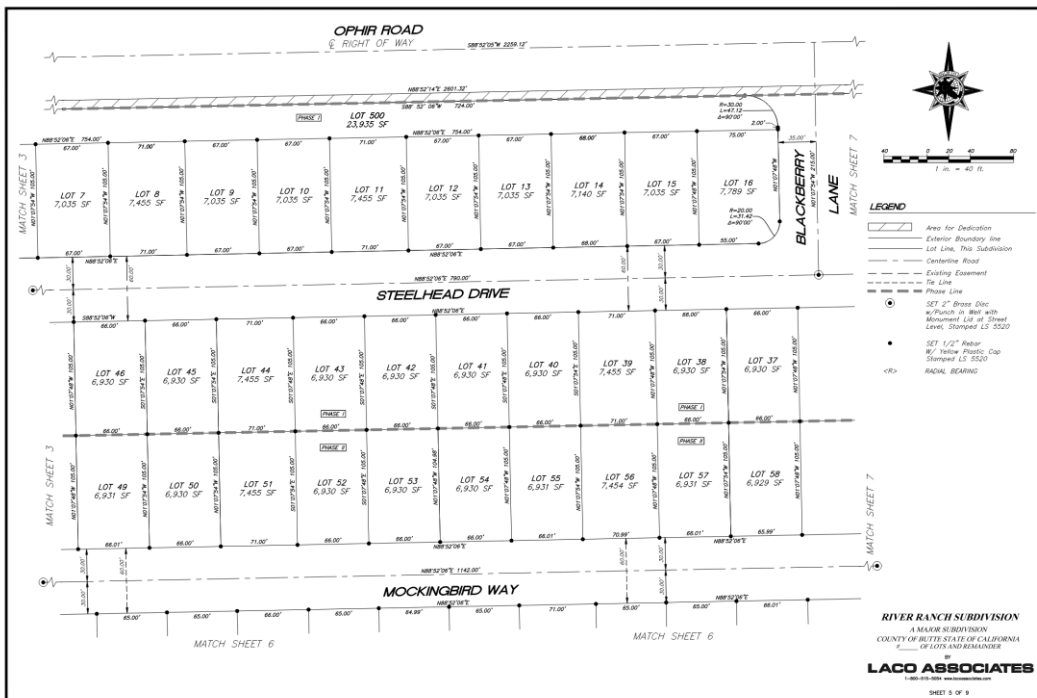
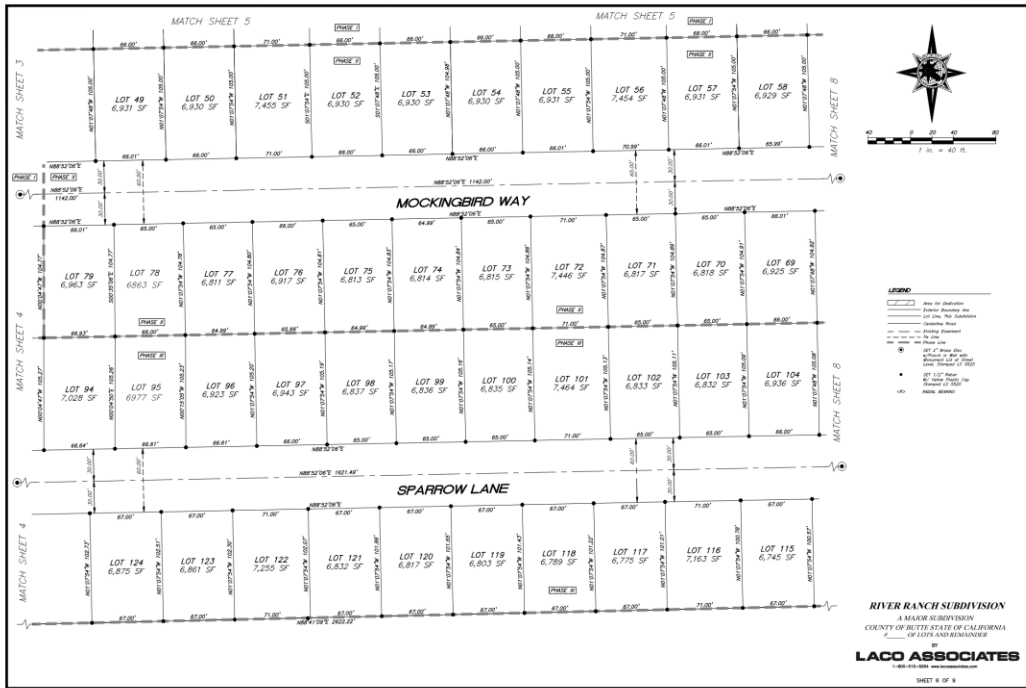
## DEPICTION OF THE PROJECT

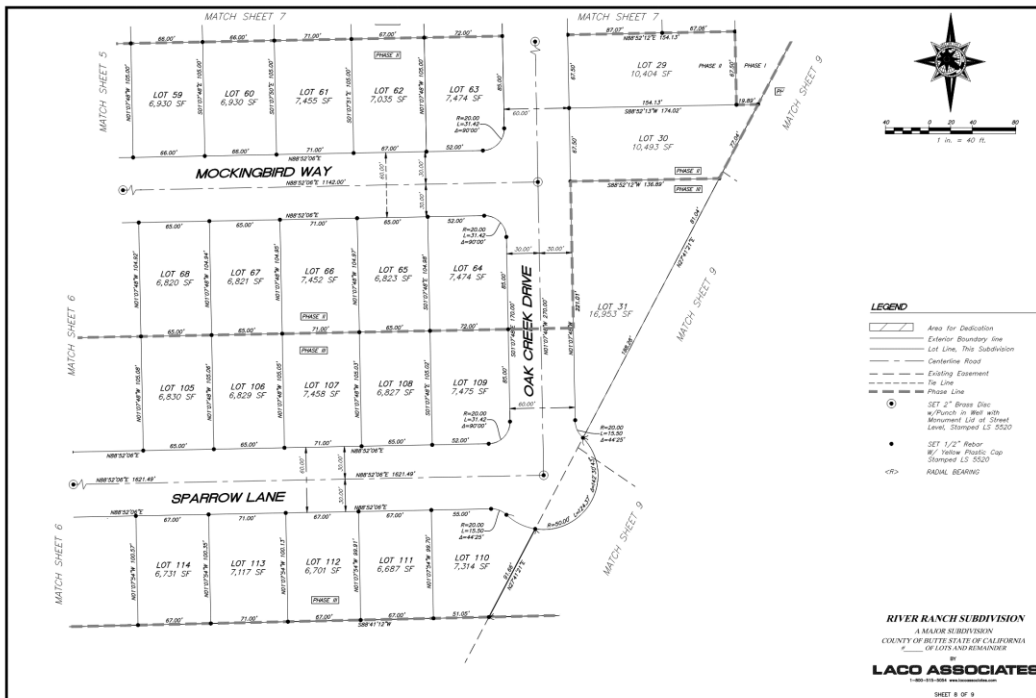
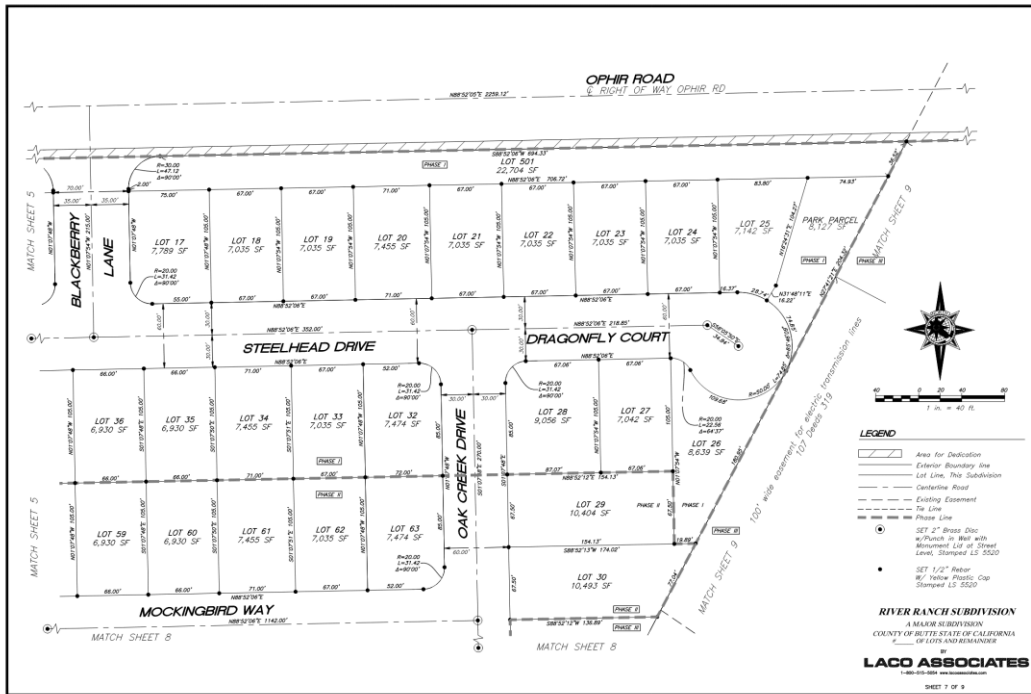
<p><b>OWNER'S STATEMENT</b></p> <p>THOMAS C. HAMMONS SR., A MARRIED MAN AS HIS SEPARATE PROPERTY, THE HEIRS OR DEVICES OF LAWRENCE E. HAMMONS, DECEASED, SUBJECT TO THE ADMINISTRATION OF THE DECEDENT'S ESTATE, JEFFREY ASHLOCK, AN UNMARRIED SON, AND BETTY L. ASHLOCK, A TRUSTEE OF THE ASHLOCK FAMILY TRUST, DATED AUGUST 3, 2006, AN HEIR INTEREST APPEAR OF RECORD, AND BENEVOLENT OF THE LAND SHOWN HEREON, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY OFFER FOR DEDICATION FOR PUBLIC USE PARCELS A-10 AND A-12 AS SHOWN HEREON.</p> <p>THOMAS C. HAMMONS SR. JEFFREY ASHLOCK BETTY L. ASHLOCK</p> <p><b>ACKNOWLEDGMENT</b></p> <p>STATE OF CALIFORNIA COUNTY OF BUTTE</p> <p>ON _____ BEFORE ME, _____ PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTRY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.</p> <p>I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.</p> <p>WITNESS MY HAND AND OFFICIAL SEAL</p> <p>_____ SIGNATURE</p> <p><b>ACKNOWLEDGMENT</b></p> <p>STATE OF CALIFORNIA COUNTY OF BUTTE</p> <p>ON _____ BEFORE ME, _____ PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTRY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.</p> <p>I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.</p> <p>WITNESS MY HAND AND OFFICIAL SEAL</p> <p>_____ SIGNATURE</p> <p><b>ACKNOWLEDGMENT</b></p> <p>STATE OF CALIFORNIA COUNTY OF BUTTE</p> <p>ON _____ BEFORE ME, _____ PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTRY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.</p> <p>I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.</p> <p>WITNESS MY HAND AND OFFICIAL SEAL</p> <p>_____ SIGNATURE</p>	<p><b>TRUSTEE'S STATEMENT</b></p> <p>RECORDED _____ AS TRUSTEE UNDER DEED OF TRUST DATED _____ AND _____ IN BOOK _____ AT PAGE _____ OFFICIAL RECORDS OF BUTTE COUNTY HEREBY CONSENTS TO THE RECORDING OF THIS MAP</p> <p><b>ACKNOWLEDGMENT</b></p> <p>STATE OF CALIFORNIA COUNTY OF BUTTE</p> <p>ON _____ BEFORE ME, _____ PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTRY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.</p> <p>I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.</p> <p>WITNESS MY HAND AND OFFICIAL SEAL</p> <p>_____ SIGNATURE</p> <p><b>TRUSTEE'S STATEMENT</b></p> <p>RECORDED _____ AS TRUSTEE UNDER DEED OF TRUST DATED _____ AND _____ IN BOOK _____ AT PAGE _____ OFFICIAL RECORDS OF BUTTE COUNTY HEREBY CONSENTS TO THE RECORDING OF THIS MAP</p> <p><b>ACKNOWLEDGMENT</b></p> <p>STATE OF CALIFORNIA COUNTY OF BUTTE</p> <p>ON _____ BEFORE ME, _____ PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTRY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.</p> <p>I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.</p> <p>WITNESS MY HAND AND OFFICIAL SEAL</p> <p>_____ SIGNATURE</p> <p><b>CLERK OF THE BOARD OF SUPERVISORS STATEMENT</b></p> <p>I, _____ CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY RESOLUTION ON THE _____ DAY OF _____ 20____ APPROVED THE WITHIN MAP AND ACCEPTED IN BEHALF OF THE PUBLIC (THE "A") OF THE OWNER'S STATEMENT AND AS DESIGNATED ON THE WITHIN MAP FOR THE PURPOSES SPECIFIED THEREIN.</p> <p>IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.</p> <p>DATED THIS _____ DAY OF _____ 20____.</p> <p>_____ CLERK, BOARD OF SUPERVISORS</p> <p>BY _____ DEPUTY</p>	<p><b>COUNTY SURVEYOR'S STATEMENT</b></p> <p>I, WILLIAM H. BRONWELL, SURVEYOR OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE WITHIN PARCEL MAP, THAT THE PARCEL MAP AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE RELATIVE MAP ON FILE IN MY OFFICE, THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.</p> <p>DATED THIS _____ DAY OF _____ 20____.</p> <p>WILLIAM H. BRONWELL BUTTE COUNTY SURVEYOR PLS 8006</p> <p><b>SURVEYOR'S STATEMENT</b></p> <p>THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF _____ ON _____ 20____. HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.</p> <p>BRADLEY A. THOMAS, L.S. 5520 MY LICENSE EXPIRES 26 SEPT. 2022</p>  <p><b>COUNTY RECORDER'S CERTIFICATE</b></p> <p>FILED THIS _____ DAY OF _____ 20____ AT _____ M. IN BOOK _____ PAGE _____ B.C.R. AT THE REQUEST OF BRADLEY A. THOMAS</p> <p>CAJONIA A. ORRICK RECORDER, BUTTE COUNTY, STATE OF CALIFORNIA</p> <p>SERIAL NO. _____ FEE PD. _____</p> <p><b>SIGNATURE OMISSIONS</b></p> <p>GREAT WESTERN POWER CO. An assessment for public utilities and incidental purposes in the instrument recorded June 18, 1903 in Book 107 of Deeds, Page 370.</p> <p>PACIFIC GAS &amp; ELECTRIC CO. An assessment for public utilities and incidental purposes in the instrument recorded June 21, 1981 in Book 1270, Page 13 of Official Records. Said assessment cannot be located of record.</p> <p><b>RIVER RANCH SUBDIVISION</b></p> <p>A MAJOR SUBDIVISION COUNTY OF BUTTE, STATE OF CALIFORNIA OF LOTS AND REMAINDER LYING WITHIN NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 4 EAST, MOUNT Diablo, BARGE AND MORGAN, RECORDED UNDER SERIAL NUMBER 2004-0018651, AND XXXX-XXXX BUTTE COUNTY RECORDS.</p> <p>ASSESSOR'S PARCEL NO. 078-090-043 UNINCORPORATED AREA COUNTY OF BUTTE, STATE OF CALIFORNIA</p> <p><b>LACO ASSOCIATES</b> 1-800-855-5556 www.lacoassociates.com</p> <p>DRAWN BY DC MARCH 2021</p> <p>FILE NO. 0627.00 SHEET 1 OF 9</p>
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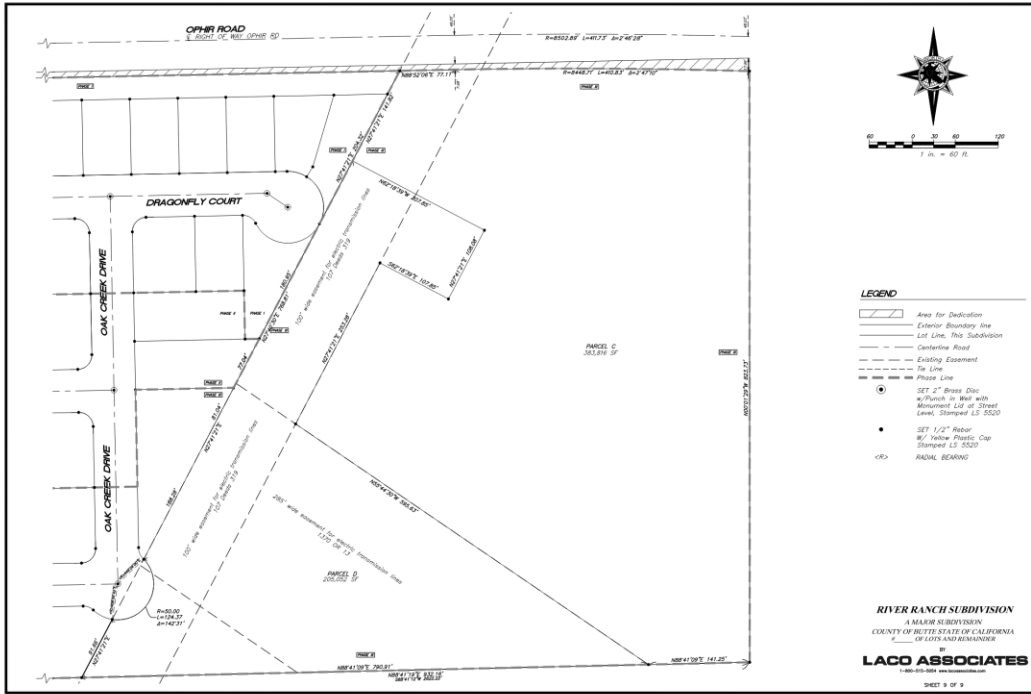












**EXHIBIT C**

**OFFER OF DEDICATION**

**TO: LAKE OROVILLE AREA PUBLIC UTILITY DISTRICT**

1960 Elgin Street  
Oroville, California 95966

I/We hereby offer to convey, transfer and dedicate all right, title and interest in and to that Sewer System, including the sanitary sewer system and associated facilities, and appurtenances thereto together with all necessary rights of access and easements required for District to have unrestricted right and access to own, operate, maintain, repair and replace said system and appurtenances more particularly described in District approved plans and specifications, attached to the Development Agreement by and between Lake Oroville Area Public Utility District and \_\_\_\_\_, for \_\_\_\_\_ dated \_\_\_\_\_, a copy of which is on file in the District office located at the address noted above; to Lake Oroville Area Public Utility District. The undersigned further warrants to said District that the Sewer System is free and clear of all liens, encumbrances and other expenses and that it has been constructed in accordance with the Plans and Specifications approved by the District and is free of defect in workmanship and materials.

Dated: \_\_\_\_\_

**DEVELOPER/OWNERS:**

By: \_\_\_\_\_  
For Developer

## EXHIBIT "D"

### INSURANCE REQUIREMENTS

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work and the results of that work by the Contractor, its agents, representatives, employees or subcontractors.

#### MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.
2. **Automobile Liability:** ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than **\$1,000,000** per accident for bodily injury and property damage.
3. **Workers' Compensation:** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **\$1,000,000** per accident for bodily injury or disease.

If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, Lake Oroville Area Public Utility District ("District") requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the District.

#### Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

##### *Additional Insured Status*

The District, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 if a later edition is used).

##### *Primary Coverage*

Contractor's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 as respects the District, its officers, official employees, and volunteers. Any insurance or self-insurance maintained by the District, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

##### *Notice of Cancellation*

Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the District.

***Waiver of Subrogation***

Contractor hereby grants to District a waiver of any right to subrogation which any insurer of said Contractor may acquire against the District by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the District has received a waiver of subrogation endorsement from the insurer.

***Self-Insured Retentions***

Self-insured retentions must be declared to and approved by the District. The District may require the Contractor to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or District.

***Acceptability of Insurers***

Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the District.

***Verification of Coverage***

Contractor shall furnish the District with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to District before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The District reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

***Renewal***

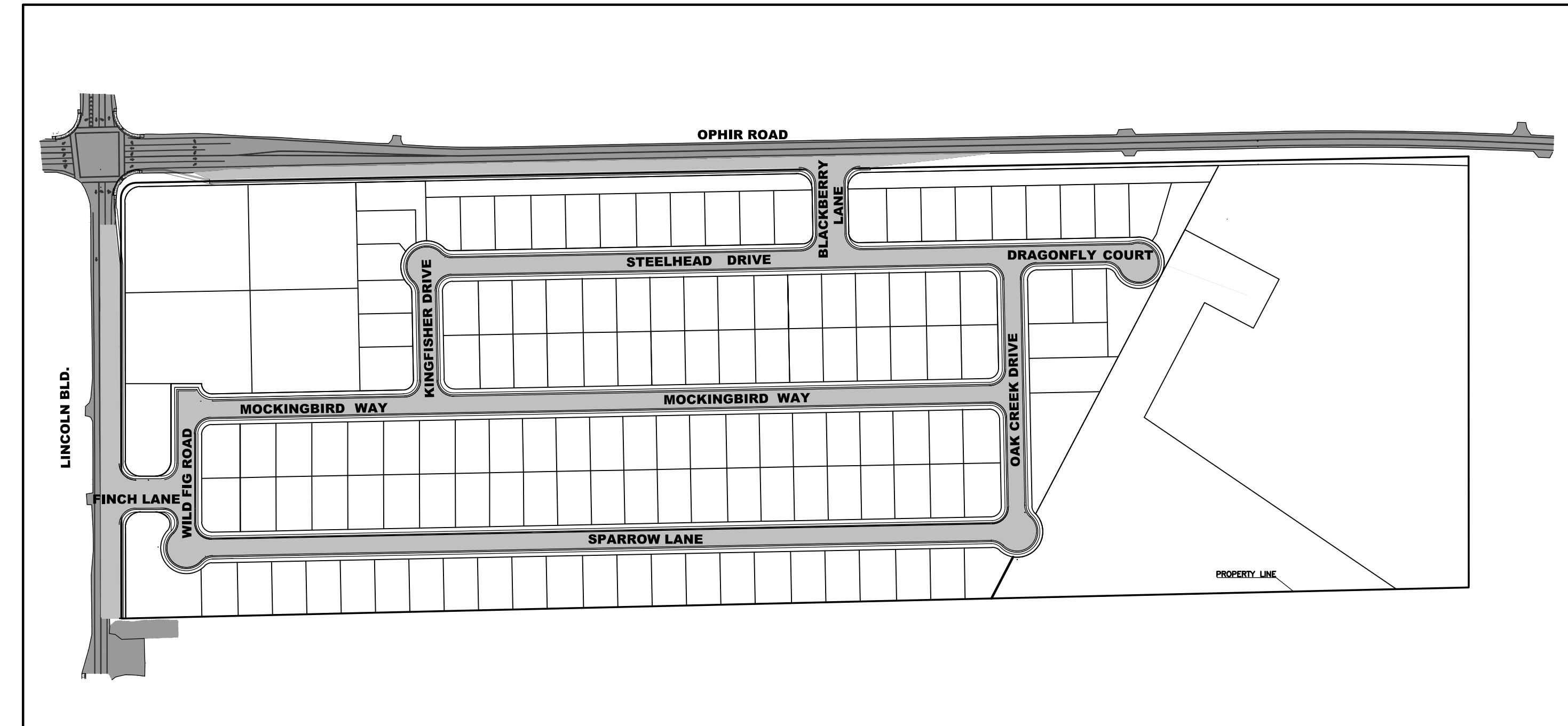
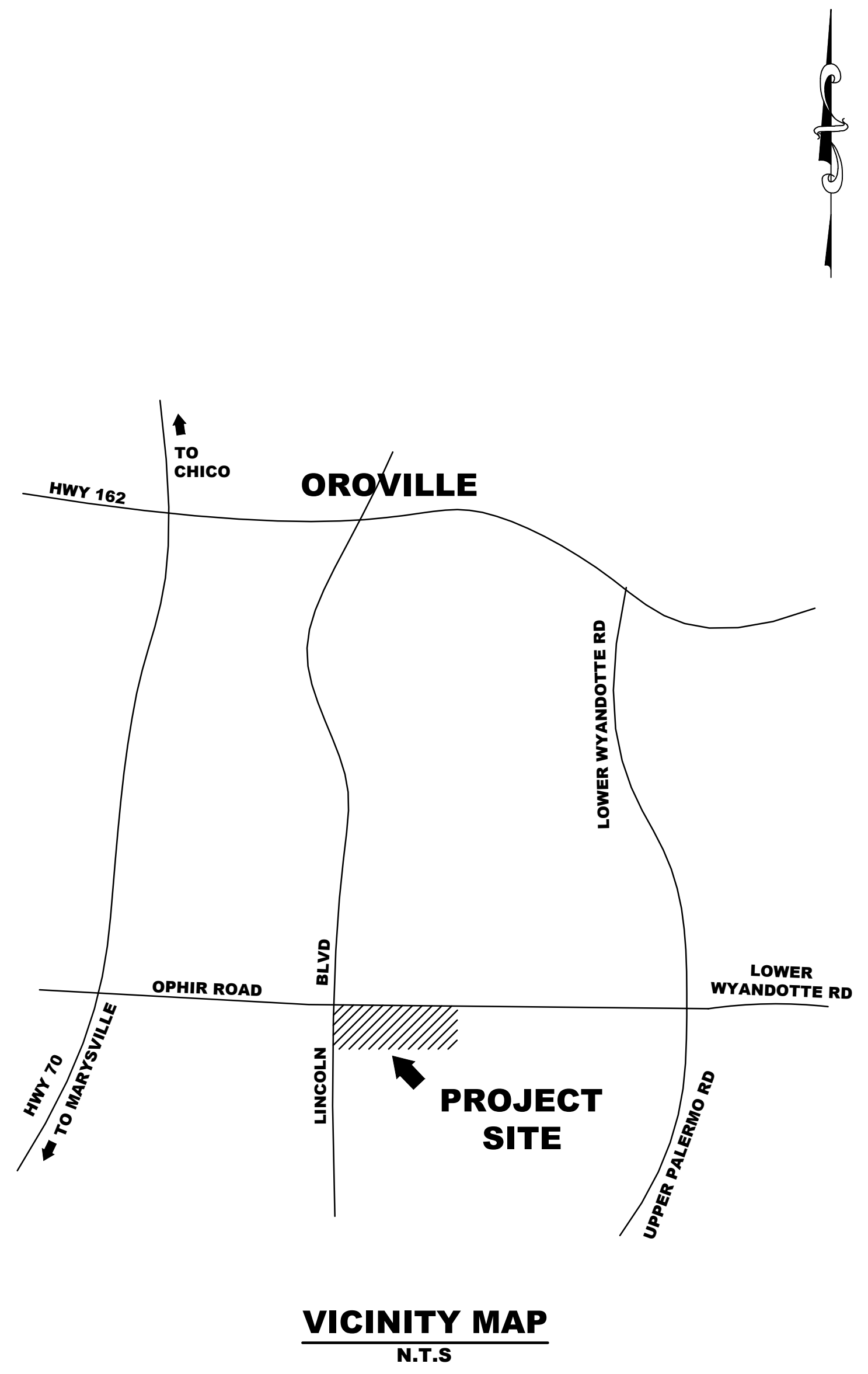
If any of the required coverages expire during the term of this agreement, the Contractor shall deliver the renewal certificate(s) including the general liability additional insured endorsement to the Lake Oroville Area Public Utility District at least ten (10) days prior to the expiration date.

Signature of Contractor's Authorized Official:

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# IMPROVEMENT PLANS RIVER RANCH SUBDIVISION BUTTE COUNTY, CALIFORNIA APN 078-090-043 & 044

**LACCO**  
EUREKA • UKIAH • SANTA ROSA • CHICO  
1-800-515-5054 www.laccoassociates.com



<b>Engineer of Record</b>	
Chad C. Mosier, RCE 59863	Date
<b>South Feather Water &amp; Power</b>	
Rath Moseley General Manager	Date
<b>Lake Oroville Public Utility District</b>	
Scott McCutcheon General Manager	Date
<b>Butte County Fire Deptment</b>	
THESE IMPROVEMENT PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND COUNTY CODES AND STANDARDS.	
Butte County Fire	Date
<b>Butte County Department of Public Works</b>	
THESE IMPROVEMENT PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE BUTTE COUNTY CODES AND IMPROVEMENT STANDARDS.	
Radley Ott, Assistant Director of Public Works	Date

NO.	HISTORY / REVISION	BY	CHK.	DATE

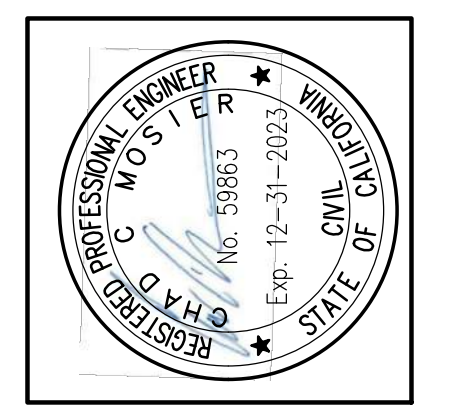
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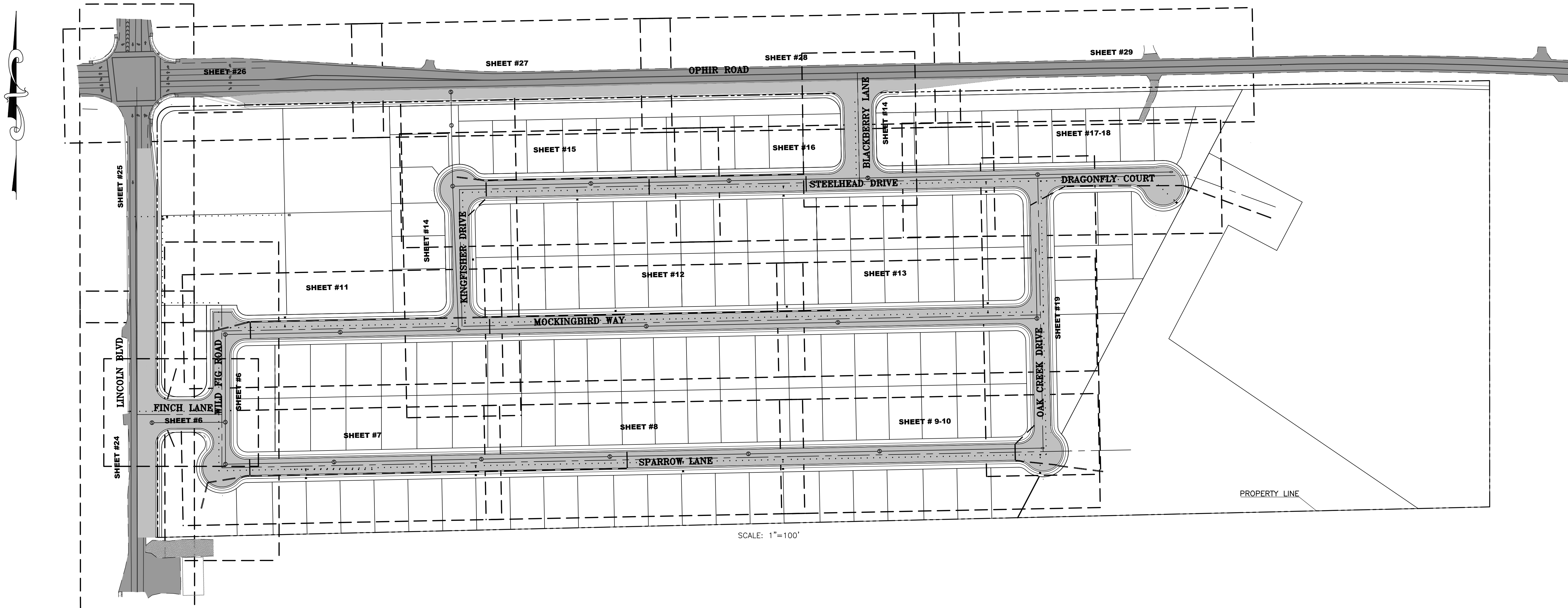


IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**COVER SHEET**



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DATE	7/30/2021
JOB NUMBER	9627.00
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SCALE: 1"=100'

Sheet Number	Sheet Title
1	COVER SHEET
2	SUBDIVISION LAYOUT
3	CONSTRUCTION NOTES 1
3.1	CONSTRUCTION NOTES 2
4	ABBREVIATION SHEET
4.1	TOPOGRAPHIC MAP
5	PLAN—PROFILE—FINCH LANE & BLACKBERRY LANE
6	PLAN—PROFILE—WILD FIG ROAD 6+21
7	PLAN—PROFILE—SPARROW LANE 5+39
8	PLAN—PROFILE—SPARROW LANE 11+19
9	PLAN—PROFILE—SPARROW LANE 16+21
10	PLAN—PROFILE—SPARROW LANE 17+94
11	PLAN—PROFILE—MOCKINGBIRD WAY 9+40
12	PLAN—PROFILE—MOCKINGBIRD WAY 15+20
13	PLAN—PROFILE—MOCKINGBIRD WAY 20+17
14	PLAN—PROFILE—KINGFISHER DRIVE
15	PLAN—PROFILE—STEELHEAD DRIVE 10+71
16	PLAN—PROFILE—STEELHEAD DRIVE 15+71
17	PLAN—PROFILE— DRAGONFLY COURT 10+00 & STEELHEAD DRIVE 17+42
18	PLAN—PROFILE—DRAGONFLY COURT 12+22
19	PLAN—PROFILE—OAK CREEK DRIVE
20	SPARROW LANE—MOCKINGBIRD WAY CROSS SECTION
21	MOCKINGBIRD WAY & STEELHEAD DRIVE CROSS SECTION
38	ADA RAMP 1
39	ADA RAMP 2
40	ADA RAMP 3

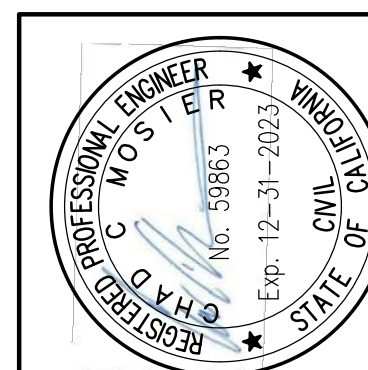
Sheet Number	Sheet Title
22	PLAN—PROFILE—STRM DRAIN COMMERCIAL AREA 2+20
23	PLAN—PROFILE—STRM DRAIN COMMERCIAL AREA 6+26
24	PLAN—PROFILE—LINCOLN BLVD 388+07
25	PLAN—PROFILE—LINCOLN BLVD 392+40
26	PLAN—PROFILE—OPHIR ROAD 4+60
27	PLAN—PROFILE—OPHIR ROAD 10+00
28	PLAN—PROFILE—OPHIR ROAD 15+80
29	PLAN—PROFILE—OPHIR ROAD 21+00
30	GRADING PLANS 1
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32	POND CROSS—SECTIONS 1
33	POND CROSS—SECTIONS 2
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41	TYPICAL SECTION AND DETAILS
42	SEWER DETAILS
43	WATER DETAILS
44	WATER DETAILS 2
45	WATER DETAILS 3
46	TYPICAL LOT DETAILS

**LEGEND**

- PROPOSED PARCEL LINE
- - - SHEET LOCATION OUTLINE
- ..... PROPOSED WATER
- ROAD CENTERLINE
- == PROPOSED STORM DRAIN
- wv PROPOSED WATER VALVE
- FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE

IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA

**SUBDIVISION LAYOUT**



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DATE	7/30/2021
JOB NUMBER	9627.00
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NO.	HISTORY / REVISION	BY / CHK.	DATE

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## GENERAL NOTES:

- ALL WORK SHALL CONFORM TO CURRENT CALIFORNIA BUILDING CODE AND CALTRANS 2018 STANDARD SPECIFICATIONS AND PLANS, AND STANDARD DETAILS INCLUDED HEREIN.
  - BUTTE COUNTY IMPROVEMENT STANDARDS
  - CALIFORNIA BUILDING CODE (CBC) (LATEST REVISIONS)
  - AMERICAN PUBLIC WORKS ASSOCIATION (APWA) "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK)", (LATEST REVISIONS)
  - AMERICAN WATER WORKS ASSOCIATION (AWWA) (LATEST REVISIONS)
  - CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) BEST MANAGEMENT PRACTICES HANDBOOK—CONSTRUCTION (LATEST VERSION)
- THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDED SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE A COPY OF THE TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
- CONTRACTOR SHALL PERFORM TRENCH WORK IN CONFORMANCE WITH THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY REQUIREMENTS AND SHALL CONFORM TO ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH STANDARDS, RULES, REGULATIONS AND ORDERS ESTABLISHED BY THE STATE OF CALIFORNIA AND OTHER APPLICABLE AGENCIES.
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, GENERAL CONTRACTOR WILL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. ALL WORK AND EQUIPMENT SHALL COMPLY WITH THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY REQUIREMENTS. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER AND HIS/HER CONSULTANTS.
- THE CONTRACTOR SHALL INDEPENDENTLY REVIEW EXISTING SITE IMPROVEMENTS, UTILITIES, SOILS CONDITIONS, TOPOGRAPHY, VEGETATION, AND CONDITIONS THROUGHOUT THE SITE, AND ASSUME THE RISK OF COMPLETING THE WORK SET OUT ON THESE PLANS, REGARDLESS OF ROCK, WATER TABLE, EXISTING IMPROVEMENTS, OTHER CONDITIONS WHICH MAY BE ENCOUNTERED IN THE COURSE OF THE WORK.
- ANY DISCREPANCY DISCOVERED BY THE CONTRACTOR IN THESE PLANS, OR ANY FIELD CONDITIONS DISCOVERED BY THE CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK SHOWN HEREIN SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ENGINEER IMMEDIATELY UPON DISCOVERY. SAID NOTIFICATION SHALL BE IN WRITING.
- ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED TESTED AND APPROVED PRIOR TO PAVING.
- THE CONTRACTOR SHALL NOT BEGIN EXCAVATING UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY AT LEAST 48 HOURS PRIOR TO COMMENCING WORK. CALL UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS BEFORE DIGGING AT (800) 642-2444 FOR LOCATES.
- SHOULD GRADING ACTIVITIES REVEAL THE PRESENCE OF PREHISTORIC OR HISTORIC CULTURAL RESOURCES (I.E. ARTIFACT CONCENTRATIONS, INCLUDING ARROWHEADS AND OTHER STONE TOOLS OR CHIPPING DEBRIS, CANS GLASS, ETC.; STRUCTURAL REMAINS; HUMAN SKELETAL REMAINS) WORK WITHIN 50 FEET OF THE FIND SHALL IMMEDIATELY CEASE UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN BE CONSULTED TO EVALUATE THE FIND AND IMPLEMENT APPROPRIATE MITIGATION PROCEDURES. SHOULD HUMAN SKELETAL REMAINS BE ENCOUNTERED, STATE LAW REQUIRES IMMEDIATE NOTIFICATION OF THE COUNTY CORONER. SHOULD THE COUNTY CORONER DETERMINE THAT THE REMAINS ARE IN AN ARCHAEOLOGICAL CONTEXT, THE NATIVE AMERICAN HERITAGE COMMISSION IN SACRAMENTO SHALL BE NOTIFIED IMMEDIATELY, PURSUANT TO STATE LAW, TO ARRANGE FOR NATIVE AMERICAN PARTICIPATION IN DETERMINING THE DISPOSITION OF SUCH REMAINS.
- THE CONTRACTOR SHALL GIVE THE INSPECTOR 48 HOURS ADVANCE NOTICE OF ANY CONSTRUCTION OR REQUIRED TESTING.
- SHOULD THE CONTRACTOR OR ANY OF HIS AGENTS OR EMPLOYEES ENCOUNTER OR DISCOVER MATERIALS WHICH APPEAR TO BE HAZARDOUS DURING THE PERFORMANCE OF THE WORK, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY AND SUSPEND WORK IN THE AFFECTED AREA UNTIL THE ENGINEER HAS INSPECTED THE LOCATION AND MATERIALS IN QUESTION. SHOULD IT BE NECESSARY TO UNDERTAKE REMEDIATION, THE ENGINEER WILL GIVE WRITTEN NOTICE TO SUSPEND WORK IN THE AFFECTED AREA UNTIL THE PROPER COURSE OF ACTION HAS BEEN DETERMINED. OPERATIONS IN THE AFFECTED AREA SHALL BE RESUMED ONLY UPON WRITTEN NOTICE BY THE ENGINEER.
- ALL SITE GRADING WILL BE INSPECTED BY THE ENGINEER. COMPACTION TESTING WILL BE CONDUCTED AFTER SUFFICIENT DENSITIES HAVE BEEN ACHIEVED IN THE CONTRACTOR'S OPINION. THE CONTRACTOR SHALL MAKE ALL REQUESTS FOR MATERIALS TESTING AT LEAST 48 HOURS IN ADVANCE. ANY SOILS THAT FAIL TO MEET THE REQUIRED COMPACTION LEVELS SHALL BE REMOVED, AND RE-COMPACTED. ALL COSTS ASSOCIATED WITH ACHIEVING COMPACTION STANDARDS SHALL BE INCLUDED IN THE CONTRACTOR'S ORIGINAL BID.
- NO CHANGES OR MODIFICATIONS SHALL BE MADE TO THESE PLANS WITHOUT WRITTEN APPROVAL BY THE ENGINEER. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO AND USES OF THESE PLANS UNLESS APPROVED IN WRITING BY THE PREPARER OF THESE PLANS.
- THE LOCATIONS OF UTILITIES, ELECTRICAL FACILITIES, AT&T, CABLE, AND PACIFIC GAS & ELECTRIC UTILITIES SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL POTHOLE AND DETERMINE THE EXACT HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AS PART OF THE COST OF THE PERFORMING WORK UNDER THIS CONTRACT, AND THE SHALL ADJUST THE DEPTH OF THE NEW UTILITIES TO CLEAR AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE OFF-SITE DISPOSAL OF ALL BITUMINOUS PAVEMENT, CONCRETE, REINFORCEMENT, AND SPOILS NOT NEEDED FOR BACKFILL AS REQUIRED BY THE ENGINEER AND PER THESE SPECIFICATIONS.
- THE CONTRACTOR SHALL MAINTAIN REASONABLE ACCESS TO ALL DRIVEWAYS AND SIDEWALKS DURING CONSTRUCTION.
- ALL TRENCHES SHALL BE COVERED OR CLOSED AT THE END OF EACH WORKING DAY PER SPECIFICATIONS.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION, UNLESS OTHERWISE NOTED OF THE CALTRANS MANUAL OF TRAFFIC FOR CONSTRUCTION AND MAINTENANCE OF WORK ZONES. ALL SIGNS SHALL BE APPROPRIATELY CONSTRUCTED WITH REFLECTIVE MATERIAL ON A BACKING OF METAL OR FABRIC (NO WOOD OR PLASTIC ALLOWED) AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO PROVIDE PROPER VISIBILITY.
- ALL PAVEMENT MARKINGS DAMAGED DUE TO CONSTRUCTION SHALL BE REPLACED PER CALTRANS STANDARDS. PATCHING OF DAMAGED MARKINGS WILL NOT BE ALLOWED.
- NO CONSTRUCTION SHALL COMMENCE WITHOUT PRIOR APPROVAL OF THE BUTTE COUNTY PUBLIC WORKS DEPARTMENT.

## GENERAL NOTES:

- CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE NEW AND OF A QUALITY EQUAL TO THAT SPECIFIED OR APPROVED. WORK SHALL BE DONE AND COMPLETED IN A THOROUGH AND WORKMANLIKE MANNER.
- CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO BETWEEN THE HOURS OF 7AM AND 7PM WITH NO CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS. THE PRIMARY CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION EQUIPMENT IS PROPERLY TUNED AND MAINTAINED. WHEN FEASIBLE, EXISTING POWER SOURCES, SUCH AS POWER POLES, OR CLEAN FUEL GENERATORS SHOULD BE USED, RATHER THAN TEMPORARY POWER GENERATORS. MINIMIZE IDLING TIME TO 10 MINUTES.
- ALL LIGHTING FOR COMMERCIAL USES SHALL BE DESIGNED AND LOCATED SO AS TO DIRECT LIGHTING TOWARD THE DEVELOPMENT. NO DIRECT OUTDOOR LIGHTING (I.E. LIGHTING ELEMENTS) SHALL BE VISIBLE ON ADJACENT PROPERTIES OR PUBLIC ROADS. NO LIGHTING SHALL BE OF THE TYPE OR BE INSTALLED IN A LOCATION SUCH THAT IT COULD CONSTITUTE A HAZARD TO VEHICULAR TRAFFIC, EITHER ON PRIVATE PROPERTY OR THE ADJUTING ROADWAY. ANY LIGHTING WITH THE POTENTIAL TO CREATE HAZARDS TO VEHICULAR TRAFFIC SHALL BE SHIELDED SO AS TO AVOID DIRECT VISIBILITY FROM TRAFFIC TRAVELING ON OPHIR ROAD OR LINCOLN BOULEVARD.
- DUSTING GENERATED BY THE DEVELOPMENT ACTIVITIES SHALL BE KEPT TO A MINIMUM AND RETAINED ONSITE. FOLLOW THE AIR QUALITY CONTROL MEASURES LISTED BELOW:
 

**CONTROL DUST**

  - DURING CLEARING, GRADING, EARTH MOVING, EXCAVATION, OR TRANSPORTATION OF CUT OR FILL MATERIALS, WATER TRUCKS OR SPRINKLER SYSTEMS ARE TO BE USED TO PREVENT DUST FROM LEAVING THE SITE AND TO CREATE A CRUST AFTER EACH DAY'S ACTIVITIES CEASE.
  - DURING CONSTRUCTION, WATER TRUCKS OR SPRINKLER SYSTEMS SHALL BE USED TO KEEP ALL AREA OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE. AT A MINIMUM, THIS WOULD INCLUDE WETTING DOWN SUCH AREAS IN THE LATER MORNING AND AFTER WORK IS COMPLETED FOR THE DAY AND WHENEVER WIND EXCEEDS 15 MILES PER HOUR.
  - SOIL STOCKPILED FOR MORE THAN TWO DAYS SHALL BE COVERED, KEPT MOIST, OR TREATED WITH SOIL BINDERS TO PREVENT DUST GENERATION.
  - ONSITE CONSTRUCTION VEHICLES SHALL BE LIMITED TO A SPEED OF 15 MPH ON UNPAVED ROADS.
  - HAUL VEHICLES TRANSPORTING SOIL INTO OR OUT OF THE PROPERTY SHALL BE COVERED.
  - EXISTING ROADS AND STREETS ADJACENT TO THE PROJECT SHALL BE CLEANED AT LEAST ONCE PER DAY IF DIRT OR MUD FROM THE PROJECT SITE HAS BEEN TRACKED ONTO THESE ROADWAYS, UNLESS CONDITIONS WARRANT A GREATER FREQUENCY.
  - OTHER MEASURES MAY BE REQUIRED AS DETERMINED APPROPRIATE BY THE BCAQMD OR DEPARTMENT OF PUBLIC WORKS TO CONTROL DUST.

**POST CONSTRUCTION INFORMATION**

  - POST A PUBLICLY VISIBLE SIGN WITH THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON SHALL RESPOND AND TAKE CORRECTIVE ACTION WITHIN 24 HOURS. THE TELEPHONE NUMBER OF THE BUTTE COUNTY AIR QUALITY MANAGEMENT DISTRICT SHALL BE VISIBLE TO ENSURE COMPLIANCE WITH BCAQMD RULE 200 & 205 (NUISANCE AND FUGITIVE DUST EMISSIONS).

**OTHER CONSTRUCTION PRACTICES**

  - MAINTAIN ALL CONSTRUCTION EQUIPMENT IN PROPER TUNE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  - IDLING TIME SHALL NOT EXCEED TO 10 MINUTES FOR ANY DIESEL ENGINE.
  - WHERE FEASIBLE, GIVE PREFERENCE TO UTILIZING THE FOLLOWING EQUIPMENT:
    - ELECTRIC EQUIPMENT
    - SUBSTITUTE GASOLINE-POWERED FOR DIESEL-POWERED EQUIPMENT
    - ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON SITE SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUID NATURAL GAS (LNG), OR BIODIESEL.
    - EQUIPMENT THAT HAS CATERPILLAR PRE-CHAMBER DIESEL ENGINES, AS PRACTICAL.
    - DIESEL CONSTRUCTION EQUIPMENT MEETING THE CARB'S 1996 OR NEWER CERTIFICATION STANDARD FOR OFF-ROAD HEAVY-DUTY DIESEL ENGINES.
  - CONSTRUCTION WORKERS SHALL PARK IN DESIGNATED PARKING AREA(S) TO HELP REDUCE EMISSIONS.
- PRIOR TO INITIATION OF ANY GROUND DISTURBING/CONSTRUCTION ACTIVITIES DURING THE NESTING SEASON (1 MARCH AND 15 SEPTEMBER), THE AREA WITHIN 0.5 MILE OF THE PROPOSED DISTURBED AREA MUST BE SURVEYED BY A QUALIFIED BIOLOGIST FOR ACTIVE RAPTOR AND MIGRATORY BIRD NESTS DURING THE APPROPRIATE NESTING PERIOD FOR THE SPECIES. ALL RAPTOR AND MIGRATORY BIRD NESTS ON THE PROJECT SITE SHOULD BE AVOIDED UNTIL YOUNG HAVE FLEDGED IN ACCORDANCE WITH THE MIGRATORY BIRD TREATY ACT OF 1918 (16 U.S.C. 703-712; CH. 128; JULY 13, 1918; 40 STAT. 755) AS AMENDED.
  - IF AN ACTIVE NEST IS LOCATED WITHIN 0.5 MILE OF THE PROJECT SITE, A BIOLOGIST WILL MONITOR THE NEST WEEKLY DURING CONSTRUCTION TO EVALUATE POTENTIAL DISTURBANCE TO NESTING FROM CONSTRUCTION ACTIVITIES. THE MONITOR WILL HAVE THE AUTHORITY TO STOP CONSTRUCTION IF IT APPEARS TO BE RESULTING IN NEST ABANDONMENT OR FORCED FLEDGING. FOLLOWING A REVIEW OF BREEDING PAIR'S BEHAVIOR, CDFG WILL DETERMINE WHETHER PROJECT ACTIVITIES IN THE AREA MAY CONTINUE DURING NESTING SEASON AND, IF SO, THE CONDITIONS UNDER WHICH THEY MAY CONTINUE.
  - IF AN ACTIVE NEST OCCURS IN A TREE SCHEDULED FOR REMOVAL, THE SPECIES OF BIRD USING THE NEST WILL BE DETERMINED. THE NEST TREE WILL BE PRESERVED UNTIL IT IS OUTSIDE OF THE BREEDING SEASON FOR THE SPECIES OR UNTIL THE YOUNG HAVE FLEDGED. IF CONSTRUCTION CANNOT BE DELAYED UNTIL THE END OF THE BREEDING SEASON, GUIDANCE FROM THE CDFG SHALL BE REQUESTED.
- IF HABITAT IS AVOIDED (PRESERVED) ON SITE, THEN A USFWS-APPROVED BIOLOGIST (MONITOR) WILL INSPECT ANY CONSTRUCTION-RELATED ACTIVITIES AT THE PROPOSED PROJECT SITE TO ENSURE THAT UNNECESSARY TAKE OF LISTED SPECIES OR DESTRUCTION OF THEIR HABITAT DOES NOT OCCUR. THE BIOLOGIST WILL HAVE THE AUTHORITY TO STOP ALL ACTIVITIES THAT MAY RESULT IN SUCH TAKE OR DESTRUCTION UNTIL APPROPRIATE CORRECTIVE MEASURES HAVE BEEN COMPLETED. THE BIOLOGIST ALSO WILL BE REQUIRED TO IMMEDIATELY REPORT ANY UNAUTHORIZED IMPACTS TO THE USFWS AND THE CALIFORNIA DEPARTMENT OF FISH AND GAME.
  - SINGLE RAIL FENCING WILL BE PLACED AND MAINTAINED AROUND ANY AVOIDED (PRESERVED) VERNAL POOL OR VERNAL SWALE HABITAT TO PREVENT IMPACTS FROM VEHICLES.
  - ALL CONSTRUCTION PERSONNEL WILL RECEIVE INSTRUCTION REGARDING THE PRESENCE OF LISTED SPECIES AND THE IMPORTANCE OF AVOIDING IMPACTS TO THESE SPECIES AND THEIR HABITAT.
  - ACTIVITIES THAT ARE INCONSISTENT WITH THE MAINTENANCE OF THE SUITABILITY OF REMAINING HABITAT AND ASSOCIATED ON-SITE WATERSHED ARE PROHIBITED. THIS INCLUDES, BUT IS NOT LIMITED TO: (i) ALTERATION OF EXISTING TOPOGRAPHY OR ANY OTHER ALTERATION OR USES FOR ANY PURPOSES, INCLUDING THE EXPLORATION FOR OR DEVELOPMENT OF MINERAL EXTRACTION; (ii) PLACEMENT OF ANY NEW STRUCTURES ON THESE PARCELS; (iii) DUMPING, BURNING, AND/OR BURIAL OF RUBBISH, GARBAGE, OR ANY OTHER WASTES OR FILL MATERIALS; (iv) BUILDING OF ANY NEW ROADS OR TRAILS; (v) KILLING, REMOVAL, ALTERATION, OR REPLACEMENT OF ANY EXISTING NATIVE VEGETATION; (vi) PLACEMENT OF STORM WATER DRAINS; (vii) FIRE PROTECTION ACTIVITIES NOT REQUIRED TO PROTECT EXISTING STRUCTURES AT THE PROJECT SITE; AND (viii) USE OF PESTICIDES OR OTHER TOXIC CHEMICALS.

## GENERAL NOTES

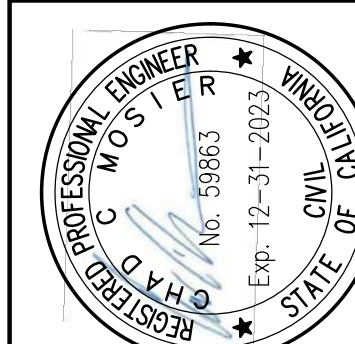
- EACH OAK TREE TO BE PRESERVED SHALL BE SURROUNDED BY A TREE ZONE IDENTIFIED BY THE DRIP LINE OF THE TREE, AN ORANGE PLASTIC FENCE OR OTHER SUITABLE TYPE OF FENCE SHALL BE USED TO IDENTIFY THE TREE ZONE DURING CONSTRUCTION ACTIVITIES. NO VEGETATION REMOVAL, SOIL DISTURBANCE, OR OTHER DEVELOPMENT ACTIVITIES SHALL OCCUR WITHIN TREE ZONE IN ORDER TO PROTECT ROOT SYSTEMS AND MINIMIZE COMPACTION OF THE SOIL, UNLESS AUTHORIZED BY AN OAK TREE MITIGATION PLAN.
- TO THE EXTENT FEASIBLE, THE DEVELOPER SHALL IMPLEMENT THE FOLLOWING MEASURES AT THE TIME OF DEVELOPMENT TO OFFSET THE ANTICIPATED CONTRIBUTION OF GREENHOUSE GAS EMISSIONS FROM RESIDENTIAL DEVELOPMENT:
  - SUPPORT EXPANSION OF RENEWABLE ENERGY SYSTEMS
    - PREWIRE ALL NEW RESIDENTIAL DEVELOPMENT TO SUPPORT PHOTOVOLTAIC SYSTEM INSTALLATION.
  - SUPPORT EFFICIENCY IN VEHICLES AND LANDSCAPING EQUIPMENT
    - INSTALL ELECTRICAL VEHICLE OUTLETS ON EXTERNAL WALLS OR IN GARAGES IN ALL NEW RESIDENTIAL DEVELOPMENT.
    - INCORPORATE OUTDOOR ELECTRICAL OUTLETS TO ENCOURAGE THE USE OF ELECTRIC APPLIANCES AND TOOLS.
  - IMPROVE FUEL EFFICIENCY OF EQUIPMENT DURING CONSTRUCTION-RELATED ACTIVITIES
    - MINIMIZE IDLING TIME EITHER BY SHUTTING EQUIPMENT OFF WHEN NOT IN USE OR REDUCING THE TIME OF IDLING TO NO MORE THAN 3 MINUTES.
    - USE CLEAN OR ALTERNATIVE FUEL EQUIPMENT.
- PRIOR TO COMMENCEMENT OF GROUND DISTURBING ACTIVITIES ON THE PROJECT SITE THE APPLICANT SHALL NOTIFY THE UNITED AUBURN INDIAN COMMUNITY (UAIC) IF THEY HAVE INDICATED THAT THE PROJECT SITE LIES WITHIN THEIR TRADITIONAL AND CULTURALLY AFFILIATED ARE. IF SO, THE UAIC SHALL BE GIVEN THE OPTION TO HAVE A TRIBAL MONITOR PRESENT DURING ALL GROUND DISTURBING ACTIVITIES ASSOCIATED WITH THE DEVELOPMENT OF THE PROJECT.
- PRIOR TO ARRIVAL AT THE PROJECT SITE AND PRIOR TO LEAVING THE PROJECT SITE, CONSTRUCTION EQUIPMENT THAT MAY CONTAIN INVASIVE PLANS AND/OR SEEDS SHALL BE CLEANED TO REDUCE THE SPREAD OF NOXIOUS WEEDS.
- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE COUNTY OF BUTTE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS, BUTTE COUNTY, CALIFORNIA
- THE EXISTENCE AND LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- AC IS DEFINED AS TYPE "B" ASPHALT CONCRETE 3/4" MAXIMUM MEDIUM GRADING.
- AB IS DEFINED AS CLASS 2 AGGREGATE BASE 3/4" MAXIMUM GRADING.
- CALL BUTTE COUNTY DEPARTMENT OF PUBLIC WORKS AT (530) 538-7681 TO SCHEDULE INSPECTION AT LEAST 24 HOURS PRIOR TO CONSTRUCTION.
- ALL NEW DRAIN INLETS SHALL BE LABELED WITH THE COUNTY APPROVED DRAIN MARKER PER COUNTY STANDARD S-40.
- REMOVAL AND PLACEMENT OF MORE THAN 50 CUBIC YARDS OF GRADED MATERIAL FROM ONE PARCEL TO ANOTHER WITHIN THE UNINCORPORATED AREA OF BUTTE COUNTY IS SUBJECT TO THE REQUIREMENTS OF A GRADING PERMIT.
- CALL BUTTE COUNTY DEPARTMENT OF PUBLIC WORKS AT (530) 538-7681 AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO START OF CONSTRUCTION FOR IDENTIFICATION AND FIELD MARKING OF COUNTY MAINTAINED UNDERGROUND STORM DRAIN AND OTHER UTILITY FACILITIES.
- CALL BUTTE COUNTY PRIOR TO BACKFILL OF STORM DRAIN LEACH TRENCH. TRENCHES NOT INSPECTED PRIOR TO BACKFILL WILL BE REQUIRED TO UNCOVER TRENCH AND DEMONSTRATE CONFORMANCE WITH IMPROVEMENT PLANS.
- SUBMIT A NOTICE OF MATERIALS TO BE USED, MATERIALS TEST RESULTS, AND MIX DESIGN IN COMPLIANCE WITH 2018 CALTRANS STANDARD SPECIFICATIONS, SECTION 39, TO THE DEPARTMENT OF PUBLIC WORKS FOR APPROVAL AT LEAST 14 DAYS PRIOR TO THE START OF PAVING OPERATIONS. TESTING OF HOT MIX ASPHALT MATERIALS SHALL BE PERFORMED BY A QUALIFIED LABORATORY AND TEST RESULTS SHALL BE SIGNED AND STAMPED BY A LICENSED CIVIL ENGINEER. CONDUCT MATERIAL TESTING DURING CONSTRUCTION AND SUBMIT THE RESULTS TO DEPARTMENT OF PUBLIC WORKS TO ENSURE COMPLIANCE WITH STANDARD SPECIFICATIONS, APPROVED MATERIALS, AND APPROVED MIX DESIGN.
- ALL MANHOLES SHALL BE PLACED OUTSIDE WHEEL PATHS AND BE FLUSHED WITH THE PAVEMENT SURFACE.
- ALL STORM DRAIN EASEMENT SHALL BE OFFERED FOR DEDICATION ON THE FINAL MAP.

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IMPROVEMENT PLANS  
 RIVER RANCH SUBDIVISION  
 OROVILLE, CALIFORNIA

CONSTRUCTION NOTES



DRAWN	AR
CHECK	CCM
APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.00
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## GRADING NOTES:

1. INSPECTIONS AND TESTING:
  - A. ALL SITE GRADING, FILLING, AND BACKFILLING WILL BE INSPECTED BY THE ENGINEER OR HIS/HER REPRESENTATIVE.
  - B. THE ENGINEER WILL MAKE ALL COMPACTION TESTS WHEN ADVISED BY THE CONTRACTOR THAT IN THE CONTRACTOR'S OPINION, SUFFICIENT DENSITIES HAVE BEEN ACHIEVED. THE CONTRACTOR SHALL FURNISH A BACKHOE AND OPERATOR UPON REQUEST, AT NO COST TO OWNER. THE CONTRACTOR SHALL GIVE THE ENGINEER AT LEAST 48 HOURS NOTICE THAT TESTS ARE REQUIRED. FAILURE TO GIVE ADEQUATE NOTICE CAN RESULT IN TESTING DELAYS WHICH WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - C. THE CONTRACTOR SHALL MAKE ALL NECESSARY EXCAVATIONS FOR COMPACTION TESTS. COSTS OF EXCAVATION, BACKFILLING, AND COMPACTION IN CONNECTION WITH COMPACTION TESTING SHALL BE BORNE BY THE CONTRACTOR.
  - D. A FAILED COMPACTION TEST INDICATES THAT THE REQUIRED COMPACTION STANDARDS HAVE NOT BEEN ACHIEVED. ANY FILL MATERIAL OR PORTION OF FILL MATERIAL THAT DOES NOT MEET THE SPECIFICATION REQUIREMENTS SHALL BE REMOVED AND RE-COMPACTED UNTIL THE REQUIREMENTS ARE SATISFIED, AT NO ADDITIONAL COST TO THE OWNER.
  - E. EXCAVATIONS FOR COMPACTION TESTS SHALL BE BACKFILLED WITH MATERIAL SIMILAR TO THAT EXCAVATED AND COMPACTED TO THE SPECIFIED DENSITY BY THE CONTRACTOR.
2. SITE MATERIALS
  - A. MATERIAL OBTAINED FROM THE PROJECT SITE WILL BE SUITABLE FOR USE AS FILL OR BACKFILL MATERIALS UNLESS OTHERWISE SHOWN ON THESE PLANS AND PROVIDING SAID MATERIAL MEETS THE CONDITIONS AS PROVIDED HEREIN AND DESCRIBED IN THE PROJECT TECHNICAL SPECIFICATIONS. UNSUITABLE FILL MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED LOCATION. ALL DISPOSAL FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR. NATIVE MATERIAL USED AS BACKFILL SHALL BE FREE FROM ORGANIC MATERIAL, RUBBISH, DEBRIS, AND OTHER OBJECTIONABLE MATERIALS. HOWEVER, ROCKS, BOULDERS, BROKEN CONCRETE, AND BITUMINOUS TYPE PAVEMENT OBTAINED FROM THE PROJECT EXCAVATIONS WILL BE PERMITTED IN THE BACKFILL OF FILL WITH THE FOLLOWING LIMITATIONS:
    - THE MAXIMUM DIMENSIONS OF ANY PIECES USED SHALL BE 3 INCHES
    - "NESTING" OF PIECES WILL NOT BE PERMITTED
3. PROTECTION
  - A. PROVIDE FOR SURFACE DRAINAGE DURING THE PERIOD OF CONSTRUCTION IN A MANNER THAT AVOIDS CREATING A NUISANCE TO ADJACENT AREA. KEEP ALL EXCAVATION FREE OF WATER DURING THE ENTIRE PROGRESS OF THE WORK, REGARDLESS OF THE CAUSE, SOURCE OR NATURE OF THE WATER. THE CONTRACTOR SHALL PREVENT EROSION OF FRESHLY GRADED AREAS DURING CONSTRUCTION UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN CONSTRUCTED.
  - B. BENCHMARKS, MONUMENTS, SIGNS, AND OTHER REFERENCE POINTS SHALL BE MAINTAINED BY THE CONTRACTOR, AS DIRECTED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER.
4. COMPACTION – GENERAL
  - A. COMPACTION REQUIREMENTS AS SPECIFIED WILL BE BY PERCENT OF RELATIVE COMPACTION AS FURTHER DEFINED IN THE PROJECT TECHNICAL SPECIFICATIONS.
  - B. PLACE BACKFILL AND FILL SOIL MATERIALS IN LOOSE LIFTS OF NOT MORE THAN 8 INCHES FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 6 INCHES FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
  - C. THE GROUND SURFACE IN AREAS TO RECEIVE FILL SHALL BE PREPARED AS FOLLOWS:
    - ALL ORGANIC MATERIAL AND TOP SOIL SHALL BE REMOVED
    - ON SLOPES GREATER THAN 1V:4H, HORIZONTAL BENCHES SHALL BE CUT INTO THE SOIL TO PROVIDE LEVEL BEARING SURFACE FOR THE FILL MATERIAL. THE MINIMUM WIDTH OF THE BENCHES SHALL BE FOUR FEET.
5. TRENCH COMPACTION
  - A. COMPACTION REQUIREMENTS AS SPECIFIED WILL BE BY PERCENT OF RELATIVE COMPACTION AS FURTHER DEFINED IN THE PROJECT TECHNICAL SPECIFICATIONS.
  - B. IF TRENCH CONDITIONS ARE DIFFERENT THAN THOSE CALLED OUT IN THE CONSTRUCTION DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
  - C. SEE TRENCH DETAILS ON THESE PLANS FOR TRENCH COMPACTION STANDARDS.
  - D. FILL MATERIALS SHALL BE MECHANICALLY COMPACTED, JETTING WILL NOT BE ALLOWED.
  - E. CARE SHALL BE TAKEN NOT TO CRUSH THE PIPE OR OTHER COMPONENTS WITH COMPACTION EQUIPMENT.
  - F. WHERE A TRENCH IS INTERSECTED BY A PLANE THAT EXTENDS 1:1 OUTWARD AND DOWNWARD FROM THE FARTHEST CORNER AWAY FROM THE TANK FOOTING, A CONCRETE SLURRY (S SACK MIN.) SHALL BE UTILIZED TO BACKFILL THAT PORTION OF THE TRENCH BELOW THIS PLAN.
6. EARTHWORK AND GRADING SHALL BE IN ACCORDANCE WITH COUNTY OF BUTTE GRADING ORDINANCE.
7. DURING CONSTRUCTION AND UPON COMPLETION OF ALL GRADING, CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS, THE SWPPP AND THE COUNTY OF BUTTE GRADING ORDINANCE.

## UTILITY NOTES

### WATER SYSTEM

1. ALL WATER SYSTEM COMPONENTS SHALL COMPLY WITH SOUTH FEATHER WATER & POWER AGENCY STANDARD SPECIFICATIONS, DETAILS AND RULES AND REGULATIONS AS WELL AS THESE PLANS AND PROJECT SPECIFICATIONS.
2. NO. 8 COPPER SOFT DRAWN TRACER WIRE SHALL BE INSTALLED ABOVE ALL WATER LINES. TRACER WIRE SHALL BE TESTED FOR CONTINUITY AFTER PLACEMENT AND COMPACTION OF TRENCH BACKFILL.
3. WATER MAIN AND SERVICES SHALL BE DISINFECTED AND PRESSURE TESTED PER AWWA STANDARDS. CONTRACTOR TO NOTIFY OWNER AND ENGINEER 48 HOURS BEFORE TESTING.
4. CONTRACTOR SHALL CONTACT THE AGENCY AND THE PROJECT ENGINEER 48 HOURS IN ADVANCE OF PLACEMENT OF WATER LINES.

### SANITARY SEWER

1. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LAKE OROVILLE AREA PUBLIC UTILITY DISTRICT (L.O.A.P.U.D) IMPROVEMENT STANDARDS AND STANDARD DETAILS.
2. THE CONTRACTOR SHALL NOTIFY L.O.A.P.U.D ONE WEEK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO SCHEDULE INSPECTION.

## EROSION CONTROL NOTES:

1. THIS EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL COMPLY WITH THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK—CONSTRUCTION (LATEST REVISION). THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE FOLLOWING BMP'S:
2. RAINY SEASON DATES: OCTOBER 15 TO APRIL 15.
3. START IMPLEMENTATION OF TEMPORARY SOIL STABILIZATION AND SEDIMENT CONTROL BMP'S ON OCTOBER 10 OR 5 DAYS BEFORE START OF CONSTRUCTION, WHICHEVER IS EARLIER.
4. COMPLETE IMPLEMENTATION OF TEMPORARY SOIL STABILIZATION AND SEDIMENT CONTROL BMP'S BY OCTOBER 15 OR START OF CONSTRUCTION, WHICHEVER IS LATER. NO CONSTRUCTION SHALL OCCUR AFTER OCTOBER 15 UNTIL APPROVED EROSION CONTROL MEASURES ARE IN PLACE.
5. ALL AREAS OF DISTURBED SOIL, EXCEPT ROAD SURFACE, SHALL BE MULCHED WITH STRAW.
6. DIVERT RUNOFF AWAY FROM STEEP BARE SLOPES OR OTHER CRITICAL AREAS WITH BARRIERS, BERMS, DITCHES, OR OTHER FACILITIES.
7. LOCATE STOCKPILES IN AREAS THAT WILL NOT CONTRIBUTE TO OFFSITE SEDIMENT DISCHARGE. STOCKPILES SHALL BE PROTECTED BY PROMPT USE OF APPROPRIATE BMP'S.
8. INSPECTIONS SHALL BE CONDUCTED AS FOLLOWS: PRIOR TO A FORECAST STORM, AFTER A RAIN EVENT THAT CAUSES RUNOFF FROM THE CONSTRUCTION SITE, AT 24-HOUR INTERVALS DURING EXTENDED RAIN EVENTS. WEEKLY FOR OCTOBER 15 TO APRIL 15, AT OTHER INTERVALS OF TIME SPECIFIED IN THE CONTRACT DOCUMENTS.
9. ANY DEFICIENCIES SHALL BE PROMPTLY CORRECTED, SUCH AS:
  - F. RE-MULCH AREAS WHICH DO NOT TAKE.
  - G. CHECK AND ADJUST CHECK DAMS FIBER ROLLS AND SILT FENCES TO PREVENT SEDIMENT FROM DISCHARGING INTO UNGRADED AREAS OR OFF SITE. REMOVE SEDIMENT IF NECESSARY.
9. THE FOLLOWING MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND TRANSPORT OF SEDIMENT OFF SITE:
  - A. SILT FENCES AND FIBER ROLLS SHALL BE INSTALLED IN THE LOCATIONS INDICATED ON THIS SET OF PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BMP'S SHOWN HEREIN.
  - B. MULCH OR OTHER PROTECTIVE COVERING SHALL BE APPLIED TO STOCKPILED SOIL THAT WILL BE EXPOSED THROUGH THE WINTER SEASON.
  - C. ALL CONSTRUCTION AREAS, INCLUDING DRIVEWAYS, SHALL BE MAINTAINED AS NECESSARY TO MINIMIZE THE EMISSION OF DUST.
  - D. FIBER ROLLS SHALL BE INSTALLED AROUND STOCKPILE AREA.
10. THE CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING EACH RAINFALL EVENT AND REPORT ANY DAMAGE OR FAILED EROSION CONTROL MEASURES TO THE ENGINEER. THE ENGINEER SHALL ADVISE THE OWNER OF ANY REQUIRED REMEDIAL ACTIONS.
11. SPECIFIC BMP'S SHOWN ON THIS SET OF PLANS ARE BASED ON GENERAL PRACTICES FOR TYPICAL CONSTRUCTION SITES. SITE SPECIFIC CONDITIONS MAY REQUIRE SUBSTITUTIONS OR CHANGES TO SPECIFIED BMS TO EFFECTIVELY CONTROL EROSION.

## SURVEY NOTES:

BASIS OF BEARINGS  
BETWEEN FOUND NORTH 1/4 CORNER OF SECTION 32, AND FOUND CENTER OF SECTION 32, AS PER 74RS98

VERTICAL DATUM  
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), DERIVED FROM STATIC GPS OCCUPATION PROCESSED USING NGS OPUS

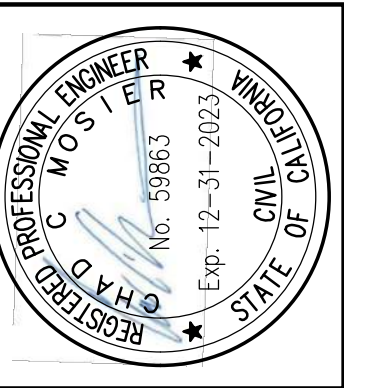
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NO.	HISTORY / REVISION	BY / CHK.	DATE

IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA

CONSTRUCTION NOTES



DRAWN	AR
CHECK	CCM
APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	

3.1

ABBREVIATIONS

<b>A</b>	AB - AGGREGATE BASE ABON - ABANDONED AC - ASPHALT CONCRETE ACP - ASBESTOS CEMENT PIPE ACI - AMERICAN CONCRETE INSTITUTE AG - AGGREGATE APPROX - APPROXIMATELY ASTM - AMERICAN SOCIETY FOR TESTING & MATERIALS ⊙ - AT	<b>B</b>	BC - BEGIN CURVE BCR - BEGIN CURB RETURN BF - BLIND FLANGE BFPD - BACK FLOW PREVENTION DEVICE BFV - BUTTERFLY VALVE BLDG - BUILDING BM - BENCH MARK BO - BLOW OFF BOT - BOTTOM BRG - BEARING BSW - BACK OF SIDEWALK BTWN - BETWEEN BVC - BEGINNING OF VERTICAL CURVE BW - BOTTOM OF WALL C	<b>C</b>	CATV - CABLE TELEVISION CB - CATCH BASIN CEIL - CEILING CFM - CUBIC FEET PER MINUTE CI - CAST IRON CIP - CAST IRON PIPE C.I.P. - CAST-IN-PLACE CJ - CONSTRUCTION JOINT CL - CENTERLINE CLR - CLEAR CMP - CORRUGATED METAL PIPE CMU - CONCRETE MASONRY UNIT CO - CLEANOUT CONC - CONCRETE CONT - CONTINUOUS COORD - COORDINATE CPLG - COUPLING CTR - CENTER CU FT - CUBIC FEET CV - CHECK VALVE CW - COLD WATER CY - CUBIC YARD	<b>D</b>	d - DEGREE (ANGLE) DBL - DOUBLE DDCV - DOUBLE DETECTOR CHECK VALVE DI - DRAINAGE INLET DIA - DIAMETER DIAG - DIAGONAL DIM - DIMENSION DIP - DUCTILE IRON PIPE DRWY - DRIVEWAY DWG - DRAWING	<b>E</b>	<E> - EXISTING EA - EACH EC - END CURVE ECR - END CURB RETURN EF - EACH FACE EL - ELBOW ELEC - ELECTRIC OR ELECTRICAL ELEV - ELEVATION ENGR - ENGINEER EP - EDGE OF PAVEMENT EQ - EQUAL EQUIP - EQUIPMENT EVC - END OF VERTICAL CURVE EW - EACH WAY EXC - EXCAVATE EXP JT - EXPANSION JOINT EXT - EXTERIOR	<b>F</b>	FC - FACE OF CURB FF - FINISHED FLOOR FG - FINISHED GRADE FH - FIRE HYDRANT FL - FLOW LINE FLG - FLANGE FLR - FLOOR FS - FINISHED SURFACE FT - FOOT FT <sup>2</sup> - SQUARE FEET FT <sup>3</sup> - CUBIC FEET FTG - FOOTING	<b>G</b>	G - GAS GALV - GALVANIZED GIP - GALVANIZED IRON PIPE GPM - GALLONS PER MINUTE GRD - GRADE GSP - GALVANIZED STEEL PIPE GV - GATE VALVE	<b>H</b>	HB - HOSE BIBB HDR - HEADER HP - HORSEPOWER HORIZ - HORIZONTAL HT - HEIGHT HW - HOT WATER	<b>I</b>	ID - INSIDE DIAMETER IN - INCH INT - INTERIOR INV - INVERT	<b>J</b>	JT - JOINT JP - JOINT POLE	<b>K</b>	KIP - THOUSAND POUNDS KW - KILOWATT	<b>L</b>	∠ - ANGLE (DEGREES) LB - POUND LF - LINEAR FEET LG - LONG LT - LEFT	<b>M</b>	MATL - MATERIAL MAX - MAXIMUM MECH - MECHANICAL MFR - MANUFACTURER MH - MANHOLE MIN - MINIMUM MISC - MISCELLANEOUS MJ - MECHANICAL JOINT MTL - METAL	<b>N</b>	<N> - NEW NC - NORMALLY CLOSED NIC - NOT IN CONTRACT NO. - NUMBER NO - NORMALLY OPEN NPT - NATIONAL PIPE THREAD NTS - NOT TO SCALE # - NUMBER	<b>O</b>	OC - ON CENTER OD - OUTSIDE DIAMETER OG - ORIGINAL GROUND OHE - OVERHEAD ELECTRIC OZ - OUNCE OVHD - OVERHEAD	<b>P</b>	PB - PULL BOX PCC - POINT OF COMPOUND CURVATURE PCF - POUNDS PER CUBIC FOOT PE - PLAIN END PERF - PERFORATED PEP - POLYETHYLENE PIPE PL - PROPERTY LINE PLYWD - PLYWOOD POC - POINT ON CURVE PP - POWER POLE PRC - POINT OF REVERSE CURVATURE PREFAB - PREFABRICATED PSF - POUNDS PER SQUARE FOOT PSI - POUNDS PER SQUARE INCH PSIG - POUNDS PER SQUARE INCH GAUGE PV - PLUG VALVE PVC - POLYVINYL CHLORIDE PLASTIC PVI - POINT OF VERTICAL INTERSECTION PVMT - PAVEMENT PVT - PRIVATE Q	<b>QTY</b>	QTY - QUANTITY
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**NOTES:**

- CONTACT THE ENGINEER FOR SYMBOLS NOT LISTED.
- THIS IS A STANDARD SHEET, THEREFORE SOME SYMBOLS OR ABBREVIATIONS MAY APPEAR ON THIS SHEET WHICH DO NOT APPEAR ON THE PLANS.
- SITE AND UTILITY SYMBOLS SHOWN ON THIS SHEET ARE NOT INTENDED TO REPRESENT THE PHYSICAL SCALE OR SHAPE OF ANY ITEMS. WHERE LARGE-SCALE PLANS ARE PRESENTED, THE SYMBOLS SHOWN HEREON MAY BE REPLACED BY DETAILS MORE SUITED TO THE DRAWING SCALE.

UTILITIES LEGEND

PROPOSED	EXISTING	
		GATE VALVE
		PLUG VALVE
		BALL VALVE
		BUTTERFLY VALVE
		BLOW OFF
		AUTOMATICALLY OPERATED VALVE (P= PNEUMATIC, E= ELECTRIC, S= SOLENOID, H=HYDRAULIC, D= DIAPHRAGM ACTUATOR)
		3-WAY VALVE
		GLOBE VALVE
		ANGLE VALVE
		PRESSURE REGULATING VALVE
		PRESSURE RELIEF VALVE
		CHECK VALVE
		AIR OR VACUUM RELEASE VALVE
		AIR AND VACUUM VALVE
		COMBINATION AIR VALVE
		FLOW METER
		HOSE BIBB (NF=NON-FREEZE)
		REDUCER
		FIRE HYDRANT
		DROP INLET
		SANITARY SEWER MANHOLE
		DRAINAGE MANHOLE
		CLEANOUT
		UNDERGROUND ELECTRICAL
		OVERHEAD ELECTRICAL
		CABLE TELEVISION
		JOINT UTILITIES
		UNDERGROUND TELEMETRY LINE
		OVERHEAD TELEMETRY LINE
		UNDERGROUND TELEPHONE LINE
		OVERHEAD TELEPHONE LINE
		WATER LINE
		SANITARY SEWER LINE
		STORM DRAIN LINE
		GAS LINE
		FORCE MAIN AND DIRECTION OF FLOW
		CULVERT
		POLE MOUNTED STREETLIGHT
		ITEM TO BE REMOVED
		ITEM TO BE ABANDONED IN PLACE
		WATER METER
		PULL BOX AND DESIGNATION
		SIGN AND DESIGNATION
		MAIL BOX

**CURVE DATA**

R (RADIUS)  
L (LENGTH)  
Δ (DELTA)  
T (TANGENT)

TOPOGRAPHIC LEGEND

PROPOSED	EXISTING	
		BENCH MARK
		RADIUS POINT
		TOP OF CUT
		TOP OF FILL
		TOP OF SLOPE
		TOE OF SLOPE
		CONTOUR LINE
		CONCRETE
		PAVEMENT
		ROCKS
		STUMPS
		TREES
		ROADS
		LP=LIGHT POLE)
		GUY WIRE
		FENCE
		EASEMENT LINE
		CENTERLINE
		MARSH
		LAWN
		SPRING
		PROPERTY CORNER
		SURVEY MONUMENT
		CONTROL POINT
		DRIVEWAY

**DESIGNATION**

1 (DETAIL NUMBER)  
C5.1 (SHEET NUMBER)

A (SECTION LETTER)  
C3.1 (SHEET NUMBER)

**LINE DESIGNATION**

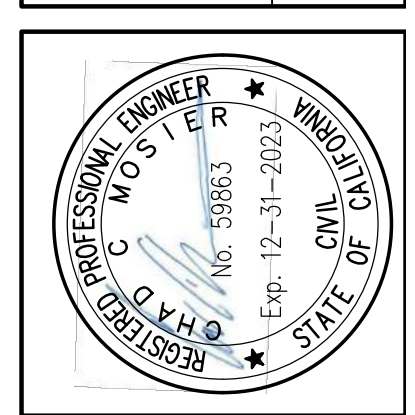
2.0 (INDICATES LINE DESIGNATION)

12 (INDICATES SHEET WHERE CONTINUATION OCCURS (REPLACED BY A LINE IF OCCURS ON SAME SHEET))

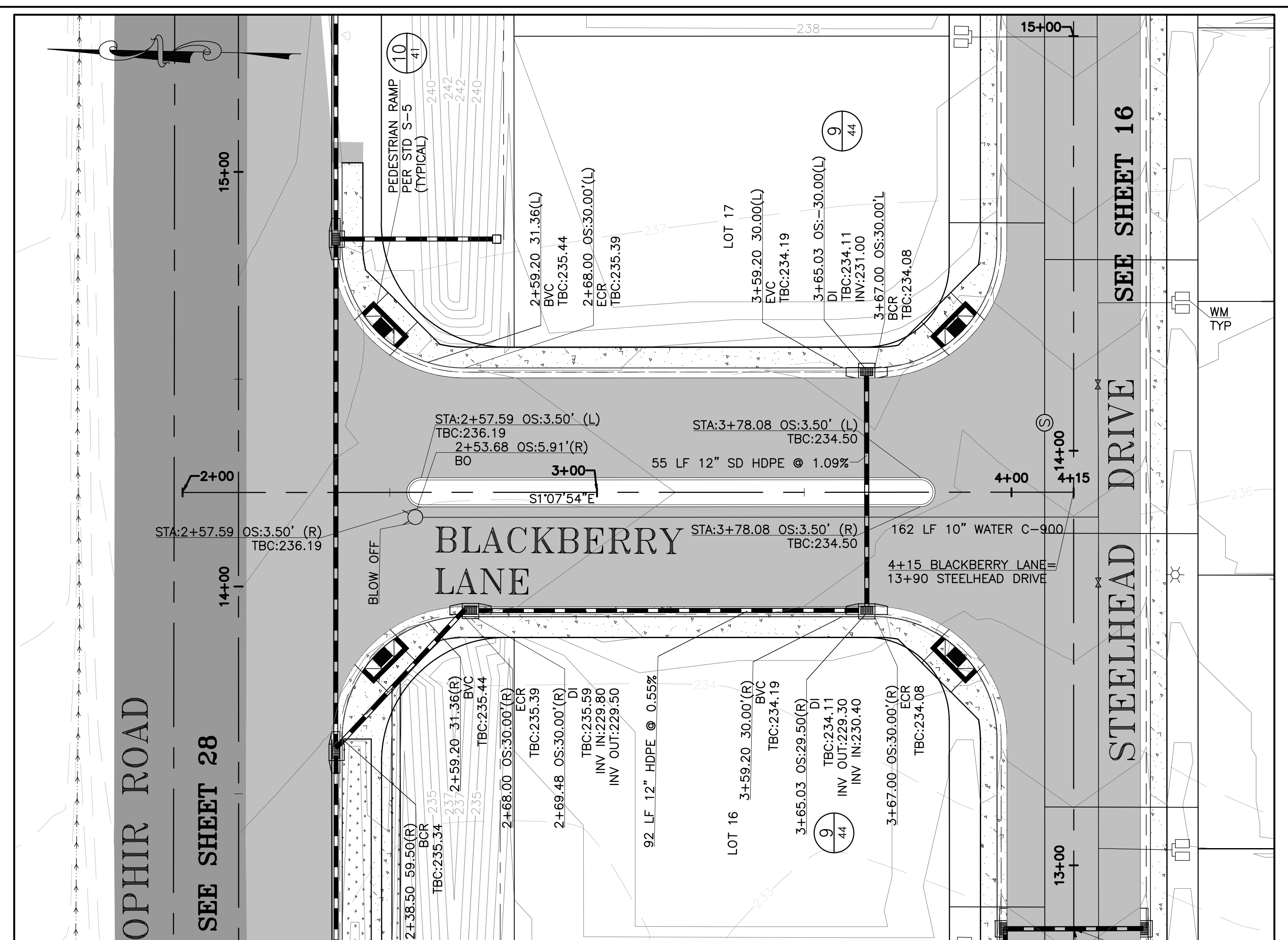
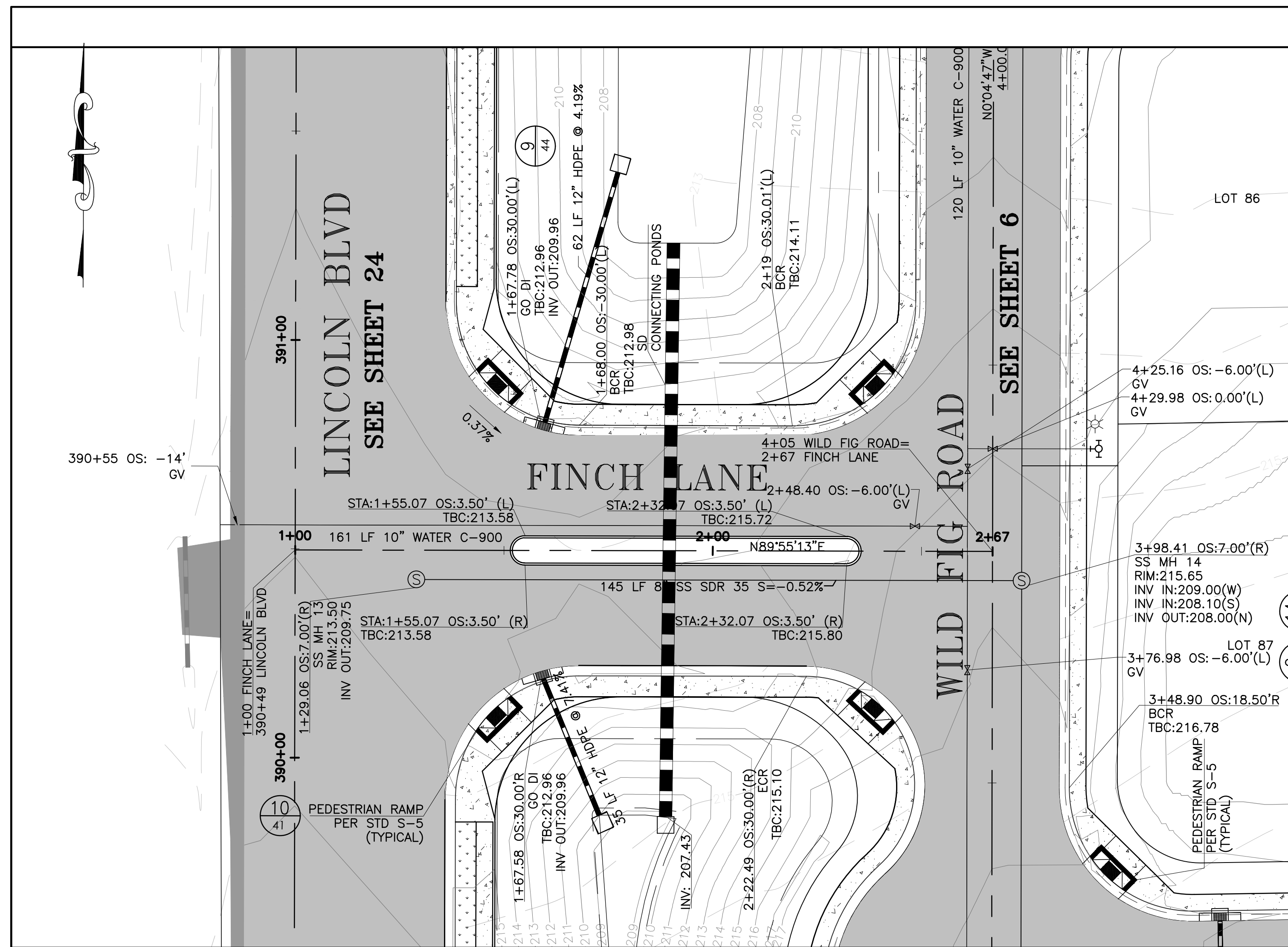
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NO.	HISTORY / REVISION	BY / CHK.	DATE

**IMPROVEMENT PLANS**  
**RIVER RANCH SUBDIVISION**  
 OROVILLE, CALIFORNIA  
**ABBREVIATION SHEET**

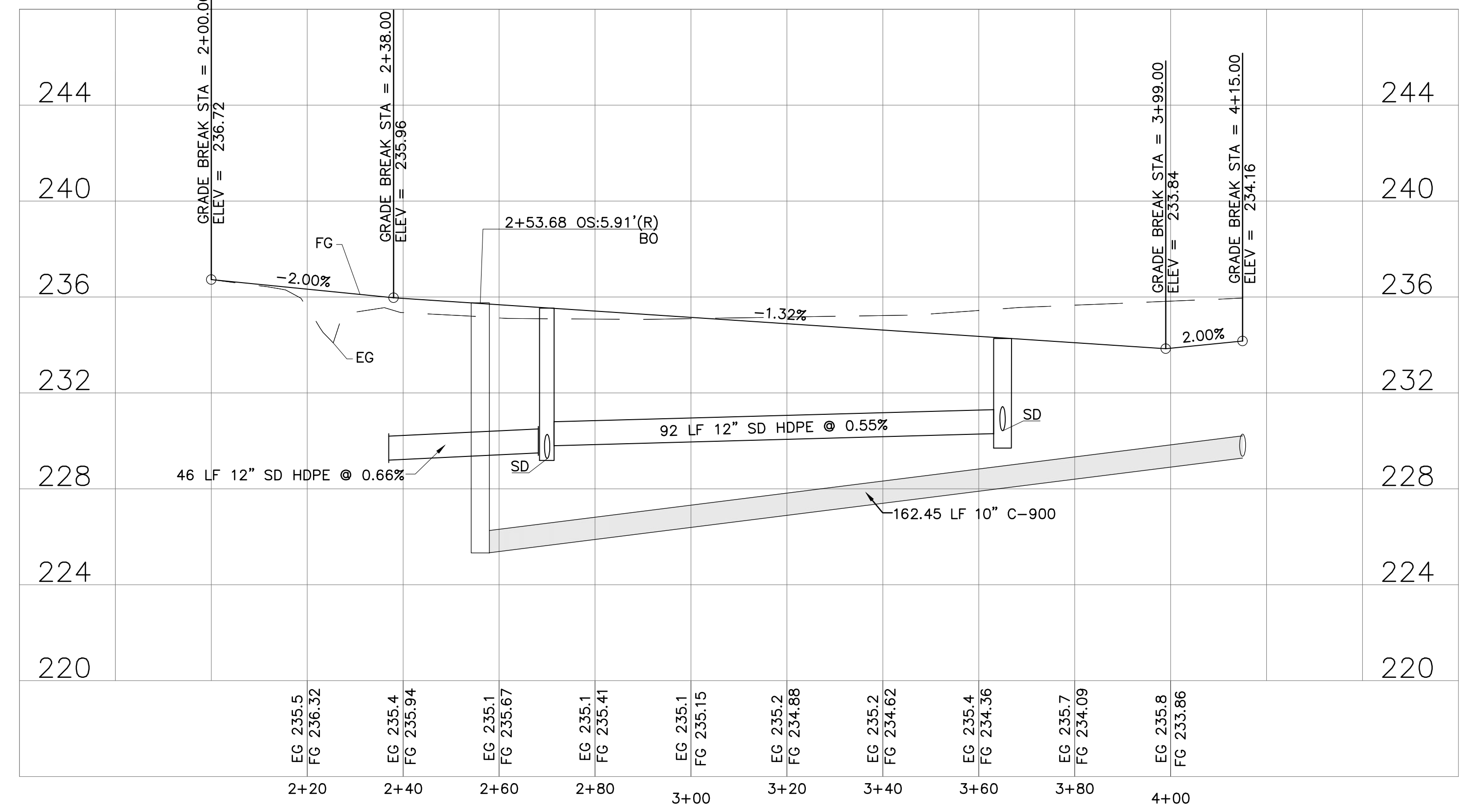
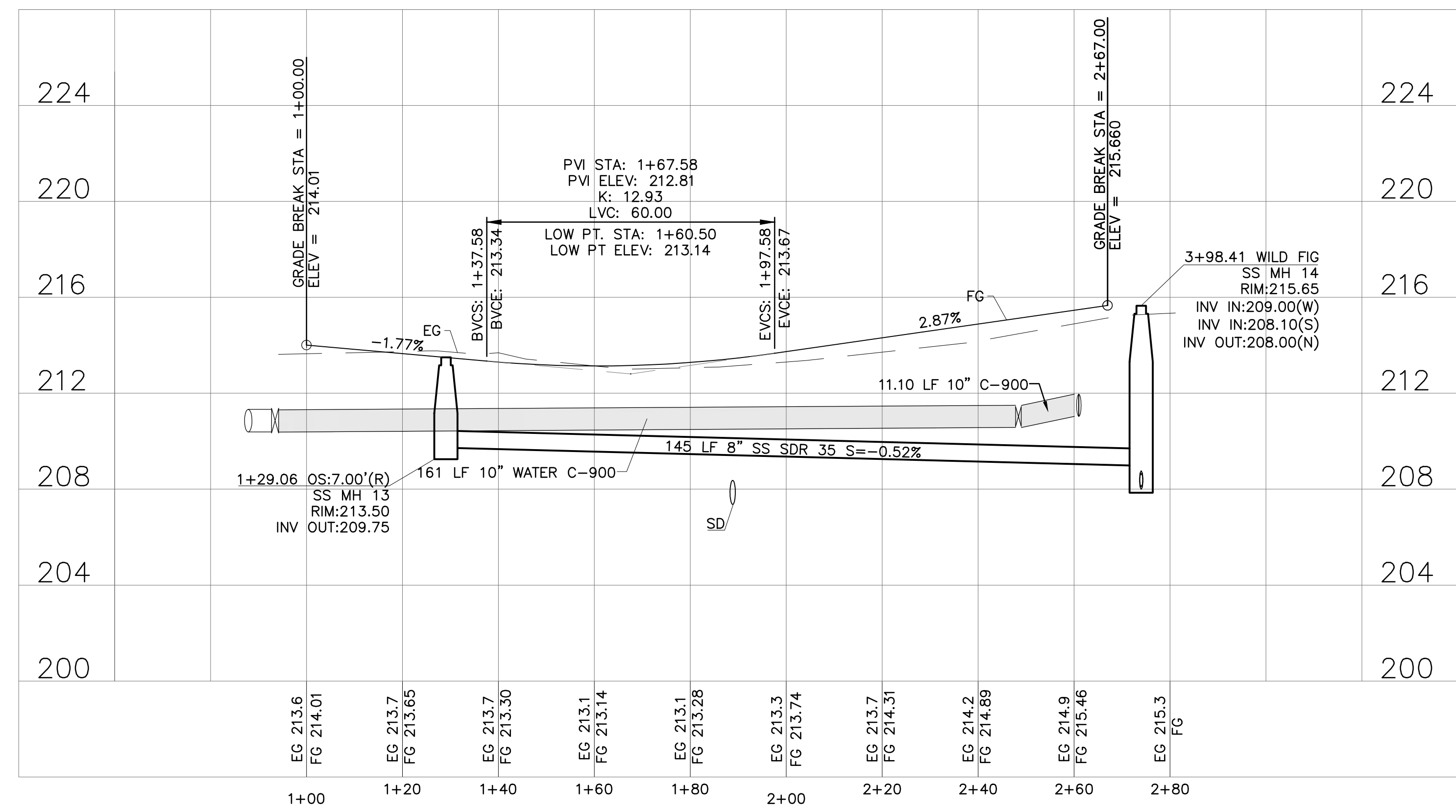


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APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	4



**PLAN**  
SCALE: 1"=20'  
0 20 40 Feet

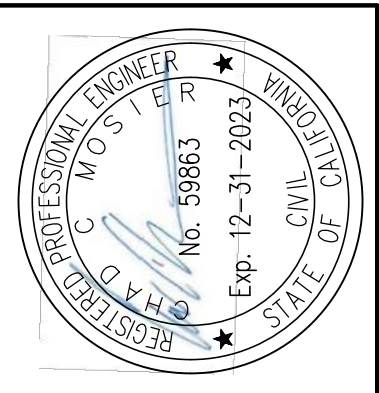
SEE SHEETS 38-40 FOR ADA RAMP DETAILS



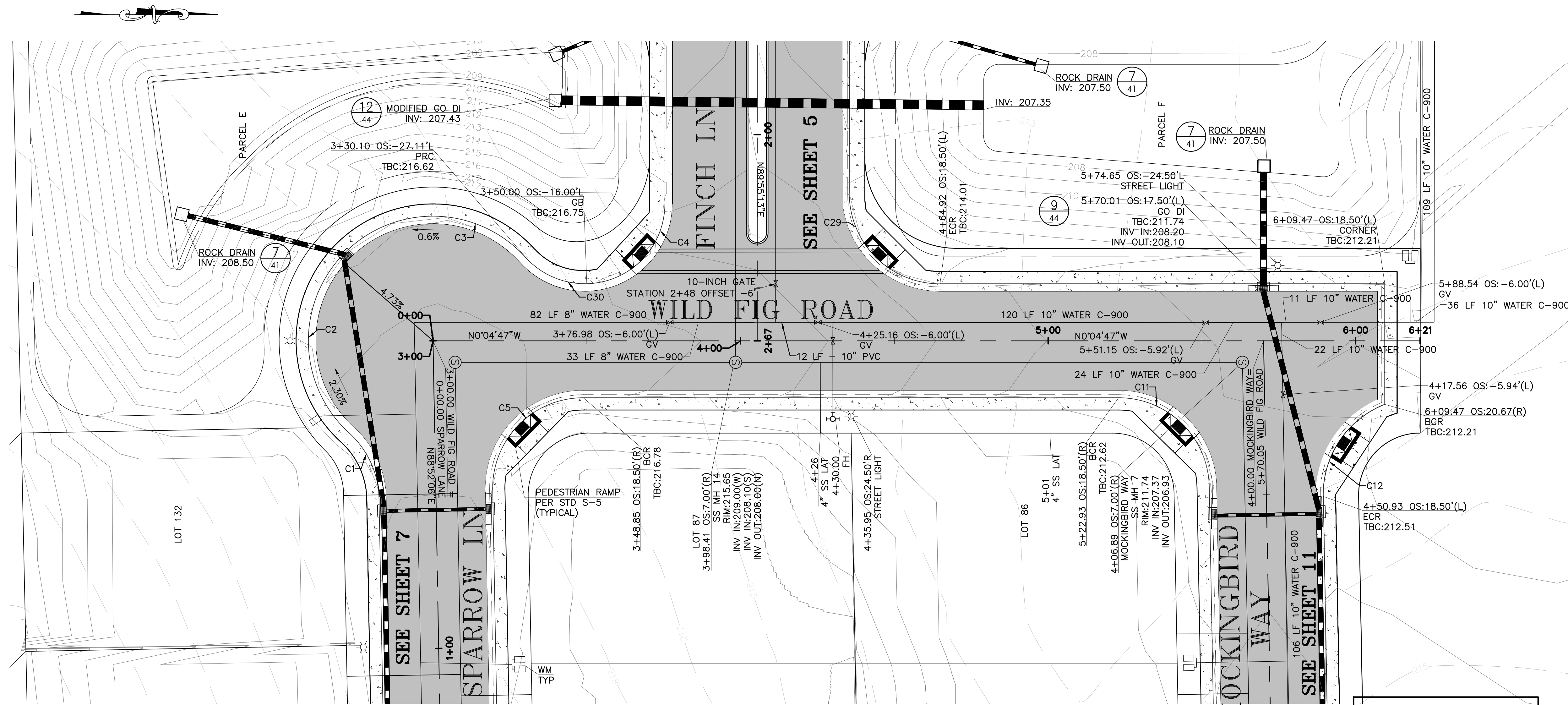
**PROFILE**  
HORIZONTAL: 1"=20'  
VERTICAL: 1"=4'

NO.	HISTORY / REVISION	BY	CHK.	DATE

IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**FINCH & BLACKBERRY LANE PLAN & PROFILE**



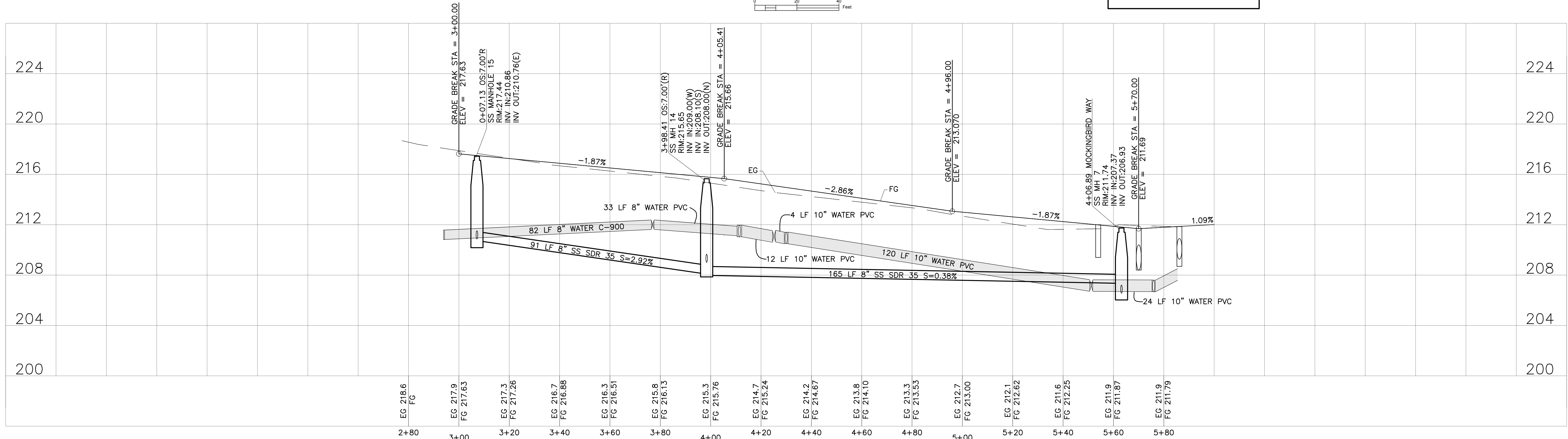
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CHECK	CCM
APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	5



Curve Table			
Curve #	Radius	Delta	Length
C1	29.50	46°42'29"	24.05
C2	40.50	91°05'32"	64.39
C3	40.50	94°39'06"	66.91
C4	26.00	88°41'31"	40.25
C5	29.50	91°03'07"	46.88
C11	29.50	88°56'53"	45.80
C12	31.50	69°38'22"	38.29
C29	29.50	90°32'33"	46.62
C30	26.00	49°17'56"	22.37

**PLAN**  
SCALE: 1"=20'

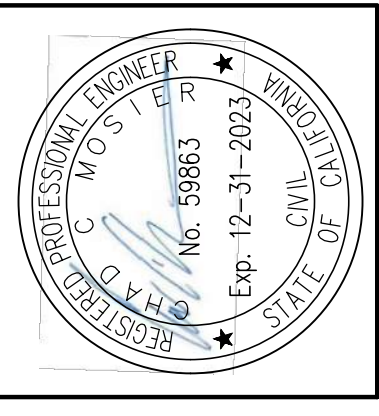
SEE SHEETS 38-40  
FOR ADA RAMP DETAILS



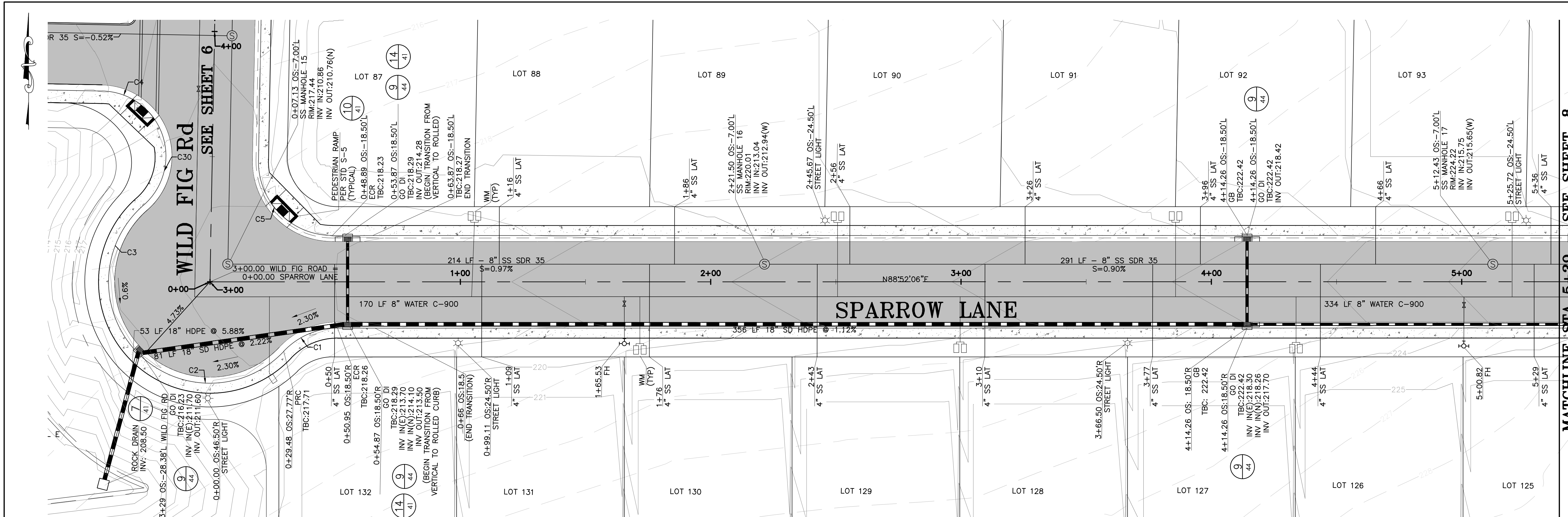
**PROFILE**  
HORIZONTAL: 1"=20'  
VERTICAL: 1"=4'

NO.	HISTORY/REVISION	BY	CHK.	DATE

IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**WILD FIG ROAD PLAN & PROFILE**  
0+00 TO 6+21



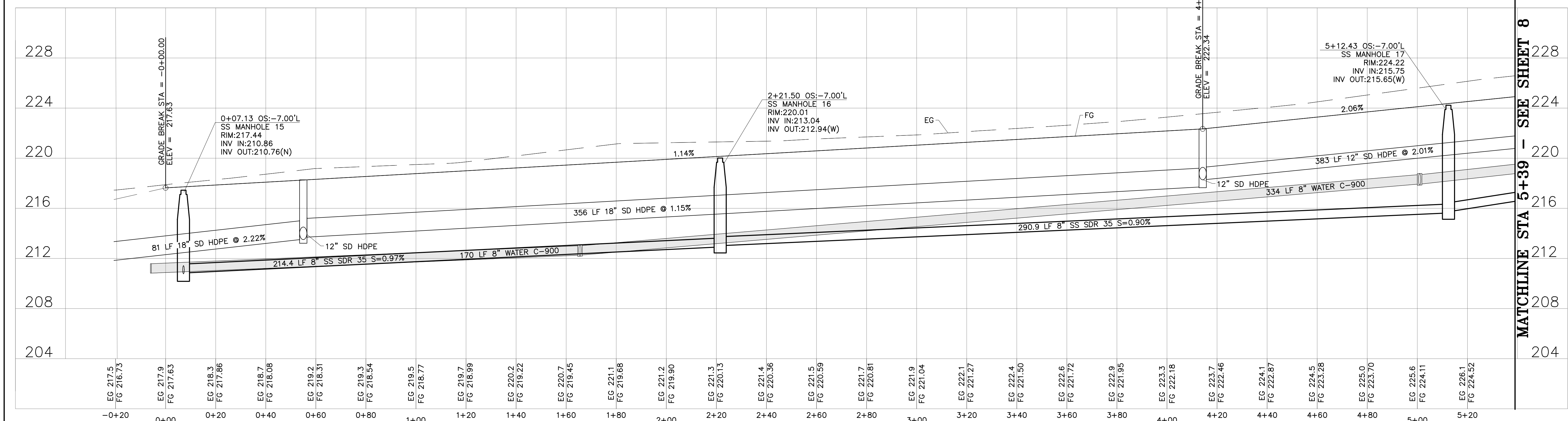
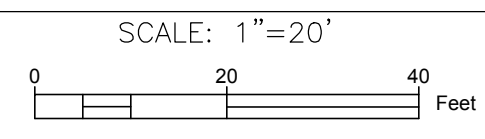
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CHECK	CCM
APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	6



SEE SHEETS 38-40  
FOR ADA RAMP DETAILS

Curve #	Radius	Delta	Length
C1	29.50	46°42'29"	24.05
C2	40.50	91°05'32"	64.39
C3	40.50	94°39'06"	66.91
C5	29.50	91°03'07"	46.88

### SPARROW LANE 0+00 - 5+39



### PROFILE

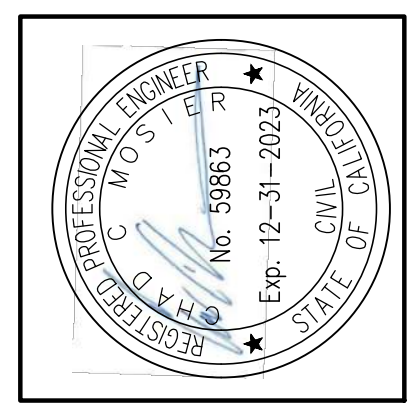
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MATCHLINE STA 5+39 - SEE SHEET 8

NO.	HISTORY/REVISION	BY/CHK.	DATE

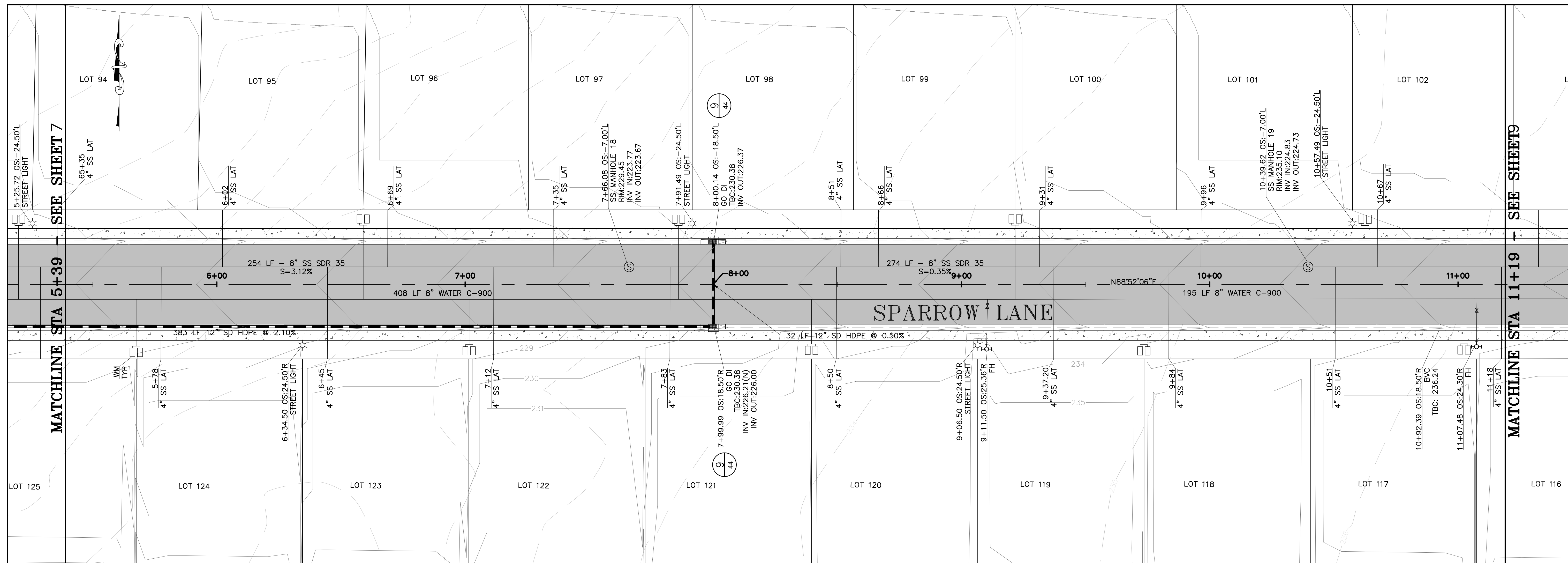
IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA

**SPARROW LANE PLAN & PROFILE**  
0+00 TO 5+39

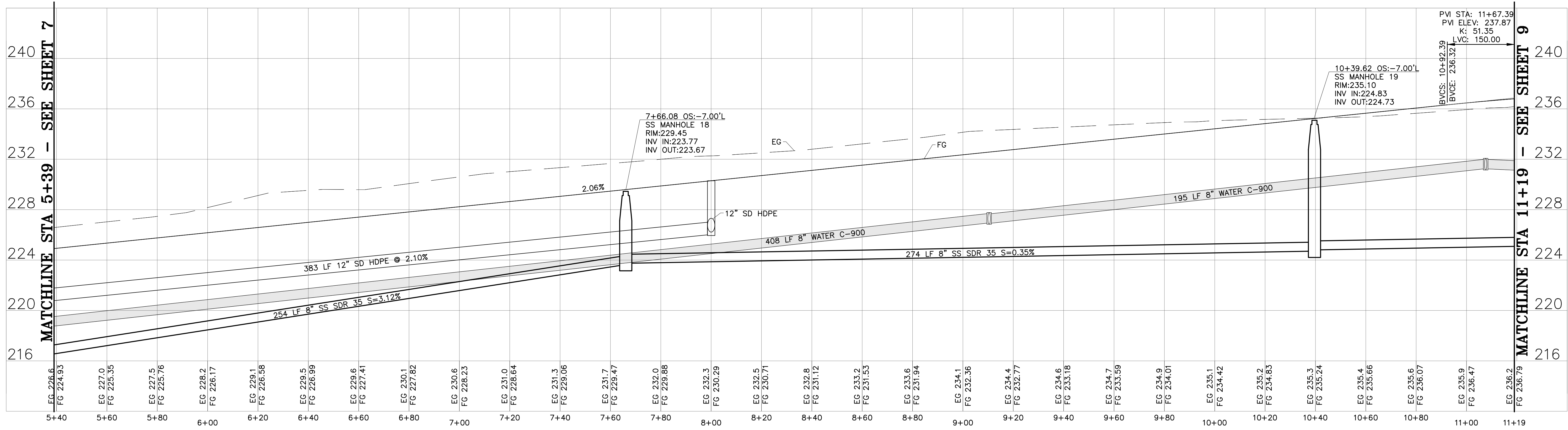
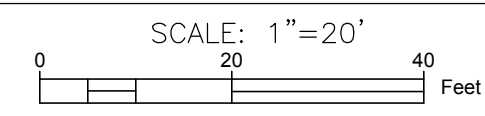


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JOB NUMBER	9627.001
DRAWING	7

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**SPARROW LANE 5+39 - 11+19**



**PROFILE**  
HORIZONTAL: 1"=20'  
VERTICAL: 1"=4'

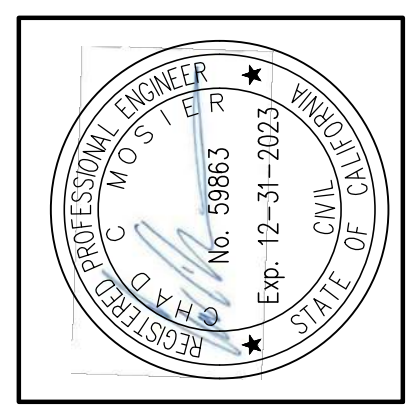
MATCHLINE STA 5+39 - SEE SHEET 7

MATCHLINE STA 11+19 - SEE SHEET 9

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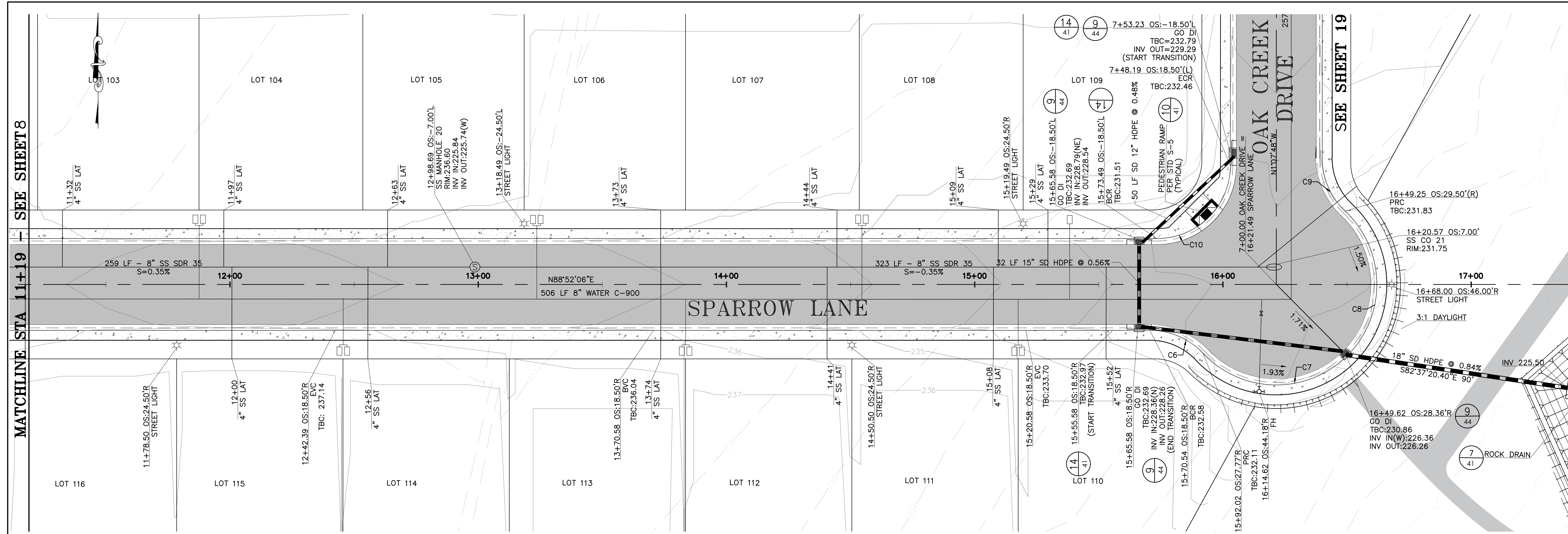
NO.	HISTORY / REVISION	BY	CHK.	DATE

IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**SPARROW LANE PLAN & PROFILE**  
5+39 TO 11+19

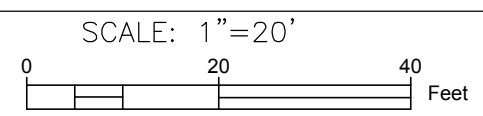


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APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.001
DRAWING	8

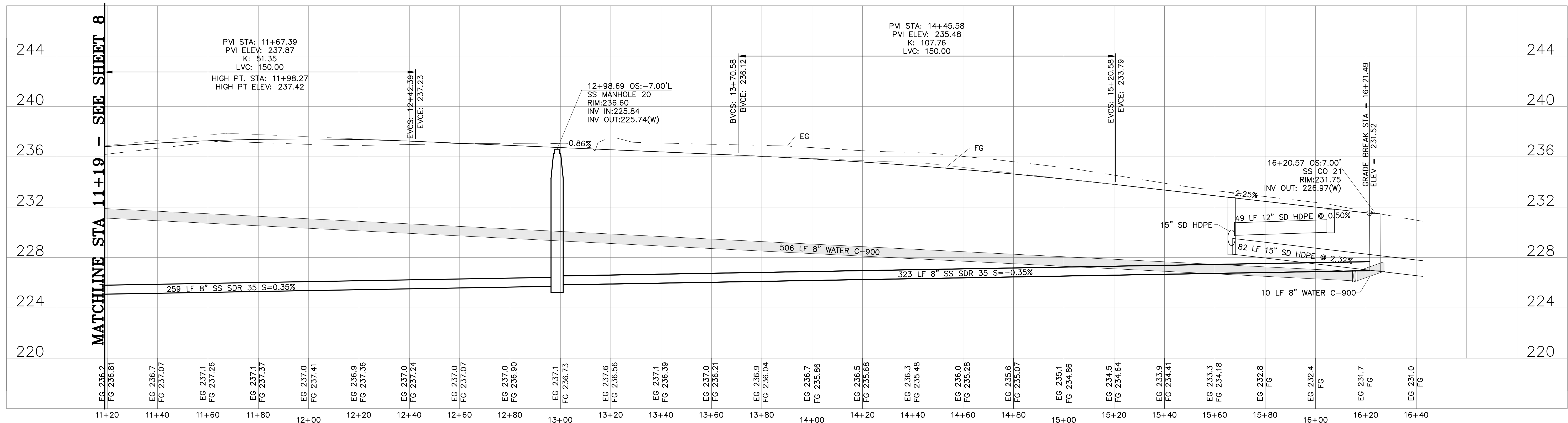




### SPARROW LANE 11+19 - 16+21



Curve #	Radius	Delta	Length
C6	29.50	46°42'29"	24.05
C7	40.50	91°42'26"	64.82
C8	40.50	91°42'26"	64.82
C9	29.50	46°42'29"	24.05
C10	29.50	89°59'53"	46.34



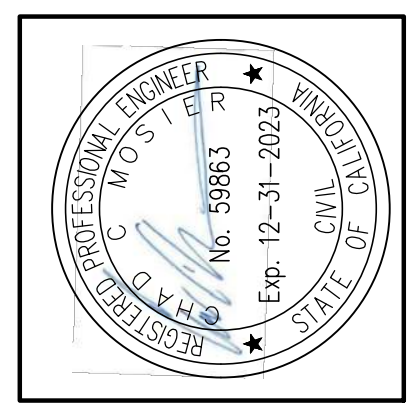
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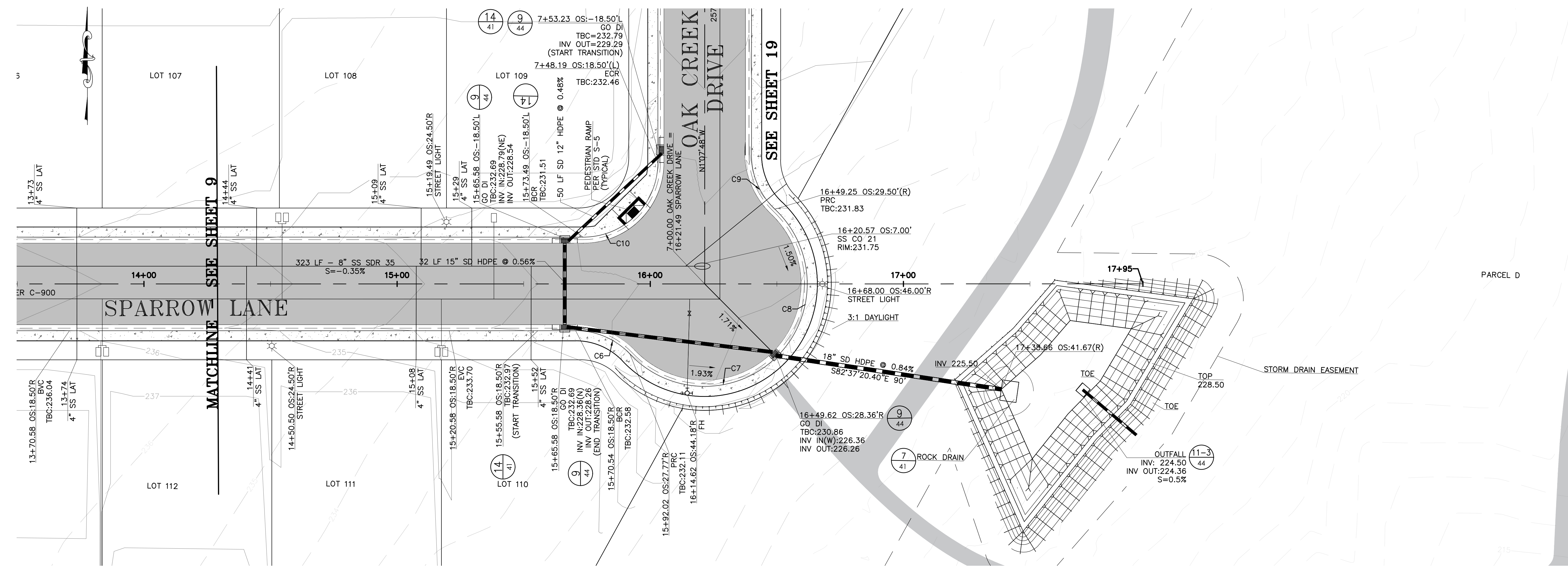
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NO.	HISTORY / REVISION	BY / CHK.	DATE

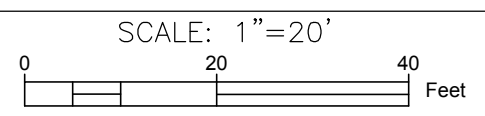
IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**SPARROW LANE PLAN & PROFILE**  
11+19 TO 16+21



DRAWN	AR
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APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.001
DRAWING	9

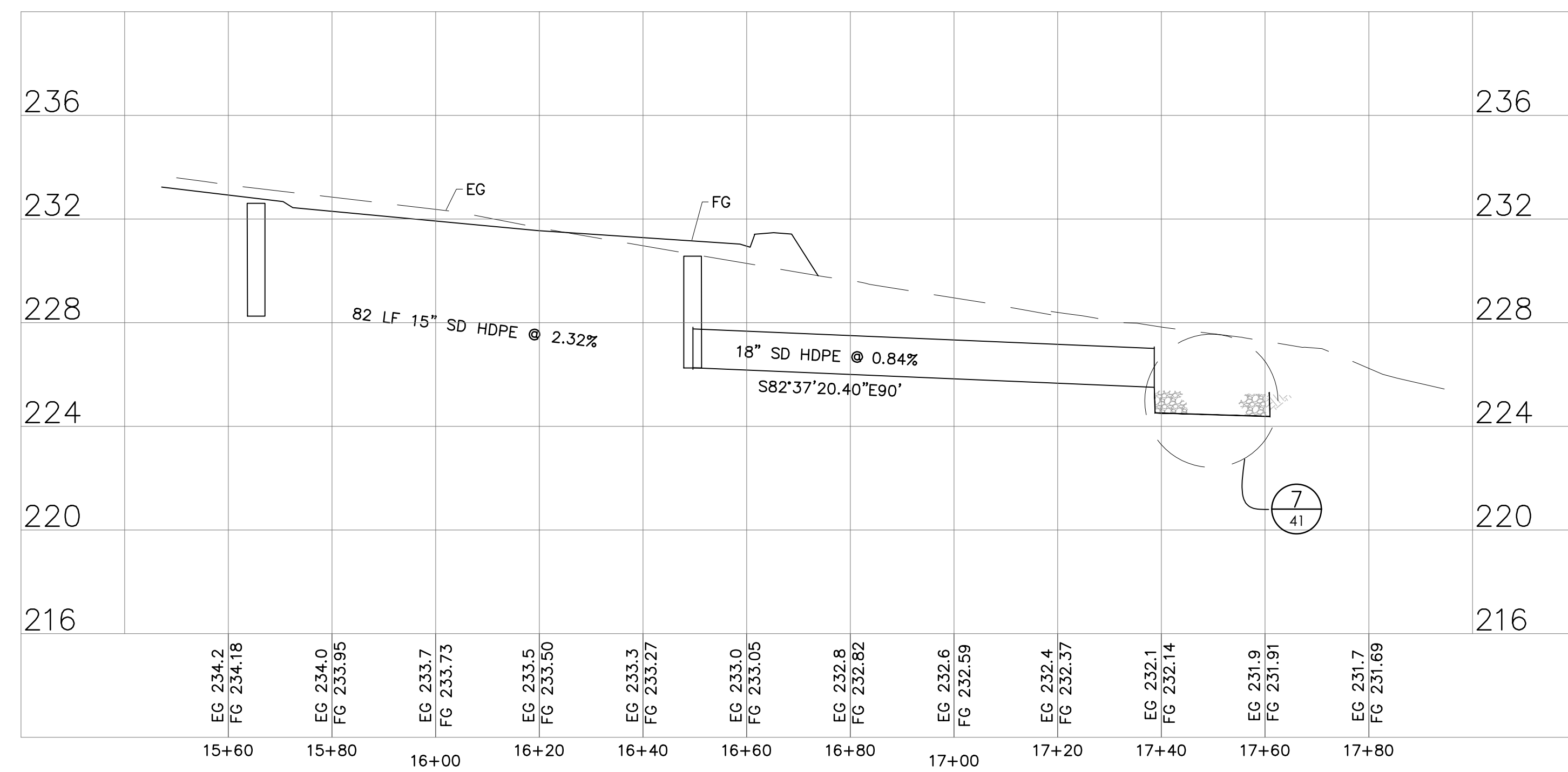


**SPARROW LANE 11+19 - 16+21**



SEE SHEETS 38-40  
FOR ADA RAMP DETAILS

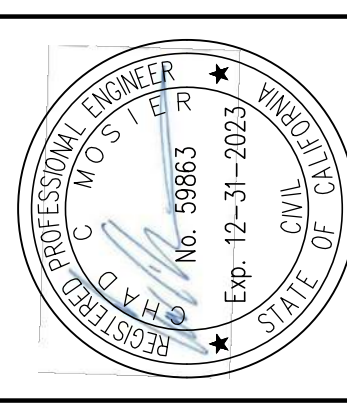
Curve Table			
Curve #	Radius	Delta	Length
C6	29.50	46°42'29"	24.05
C7	40.50	91°42'26"	64.82
C8	40.50	91°42'26"	64.82
C9	29.50	46°42'29"	24.05
C10	29.50	89°59'53"	46.34



**PROFILE**  
HORIZONTAL: 1"=20'  
VERTICAL: 1"=4'

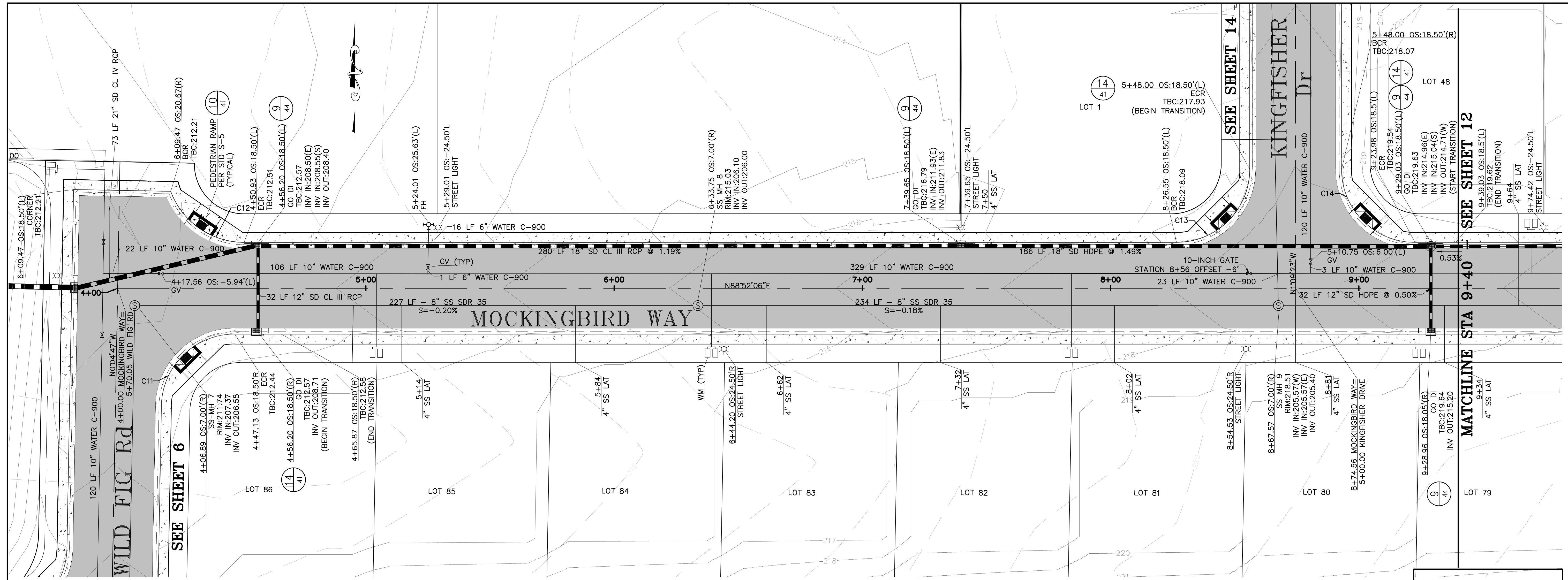
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IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**SPARROW LANE PLAN & PROFILE**  
11+19 TO 16+21



DRAWN	AR
CHECK	CCM
APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	10

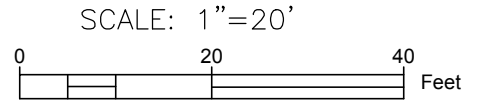
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Curve Table

Curve #	Radius	Delta	Length
C11	29.50	88°56'53"	45.80
C12	31.50	69°38'22"	38.29

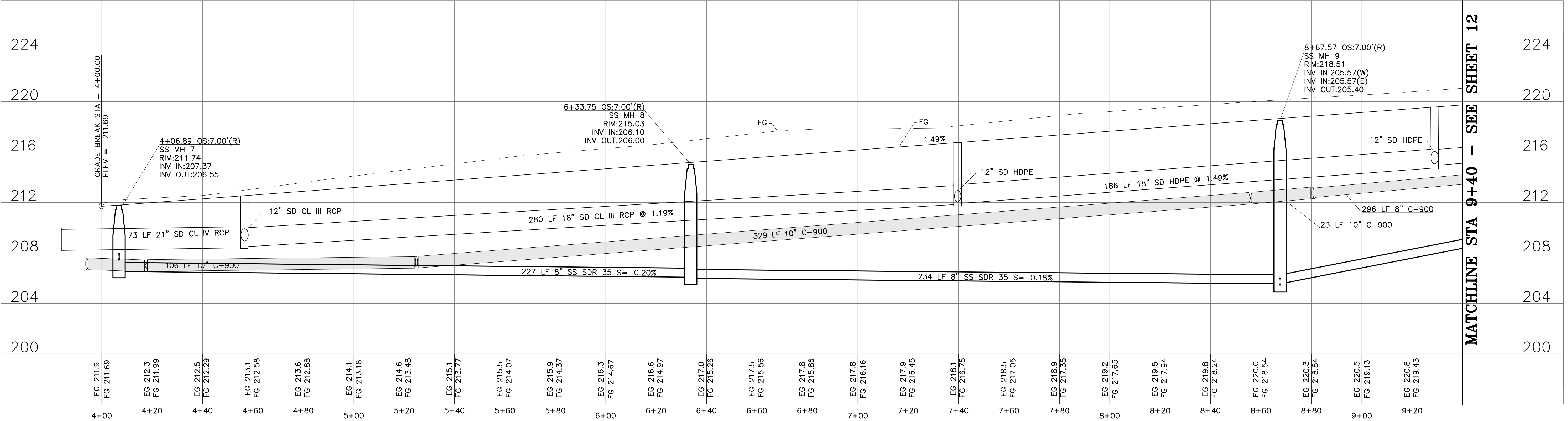
**MOCKINGBIRD WAY 4+00 - 9+40**



Curve Table

Curve #	Radius	Delta	Length
C13	29.50	89°57'44"	46.32
C14	29.50	89°59'53"	46.34

SEE SHEETS 38-40 FOR ADA RAMP DETAILS



**PROFILE**

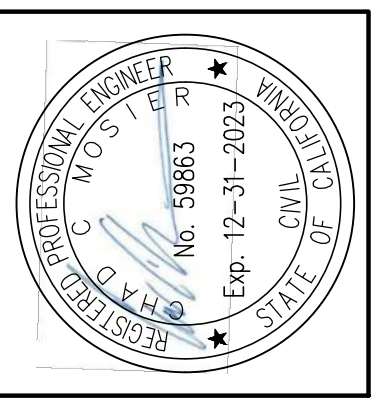
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VERTICAL: 1"=4'

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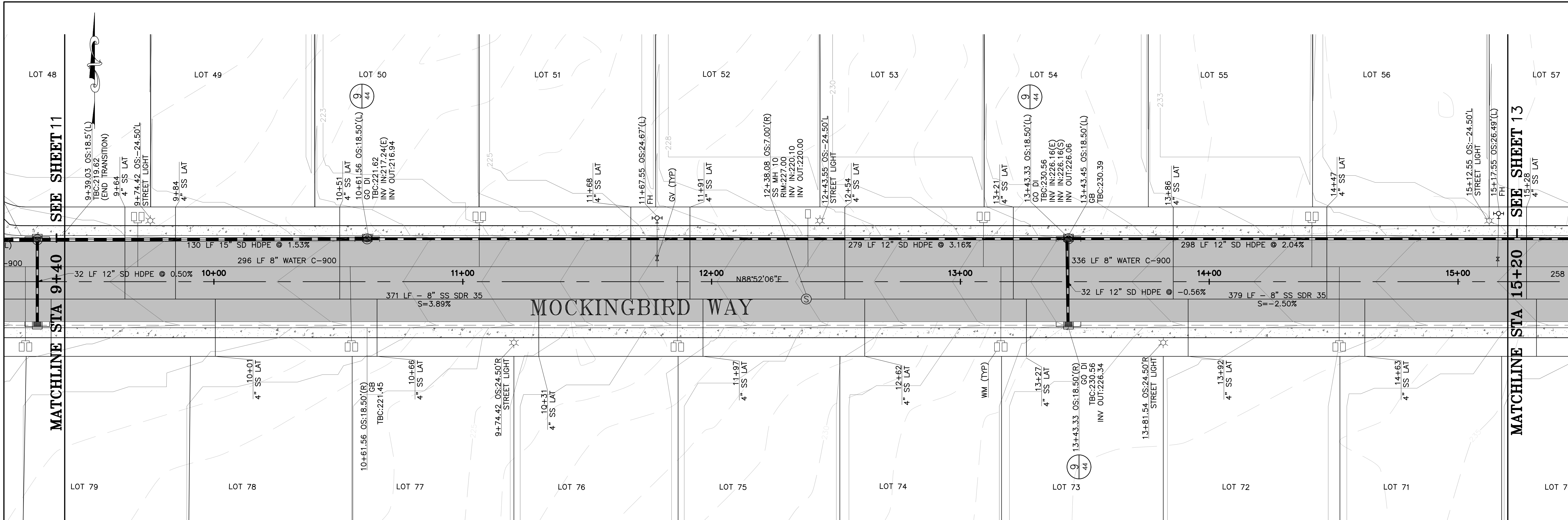
**LACCO**  
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NO.	HISTORY / REVISION	BY	CHK.	DATE

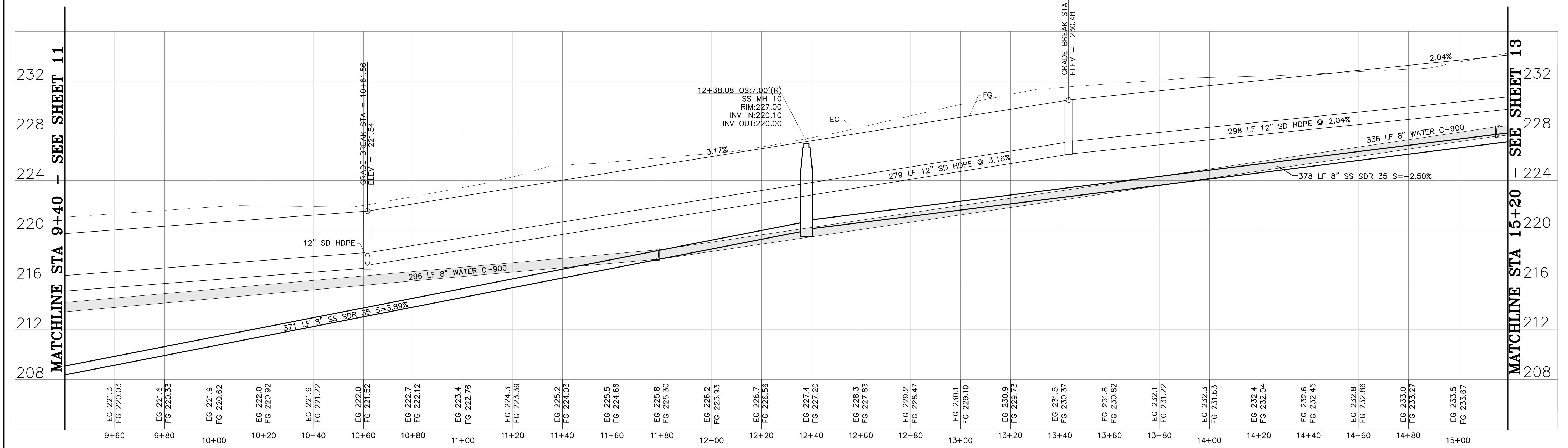
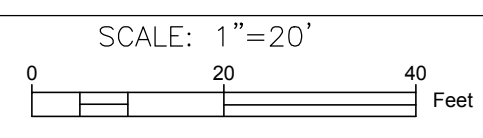
IMPROVEMENT PLANS  
 RIVER RANCH SUBDIVISION  
 OROVILLE, CALIFORNIA  
**MOCKINGBIRD WAY PLAN & PROFILE**  
 4+00 TO 9+40



DRAWN	AR
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APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	11



**MOCKINGBIRD WAY 9+40 - 15+20**



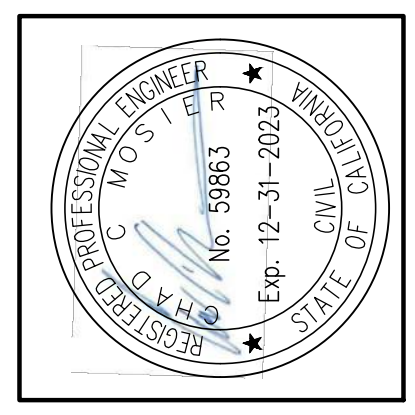
**PROFILE**

HORIZONTAL: 1"=20'  
VERTICAL: 1"=4'

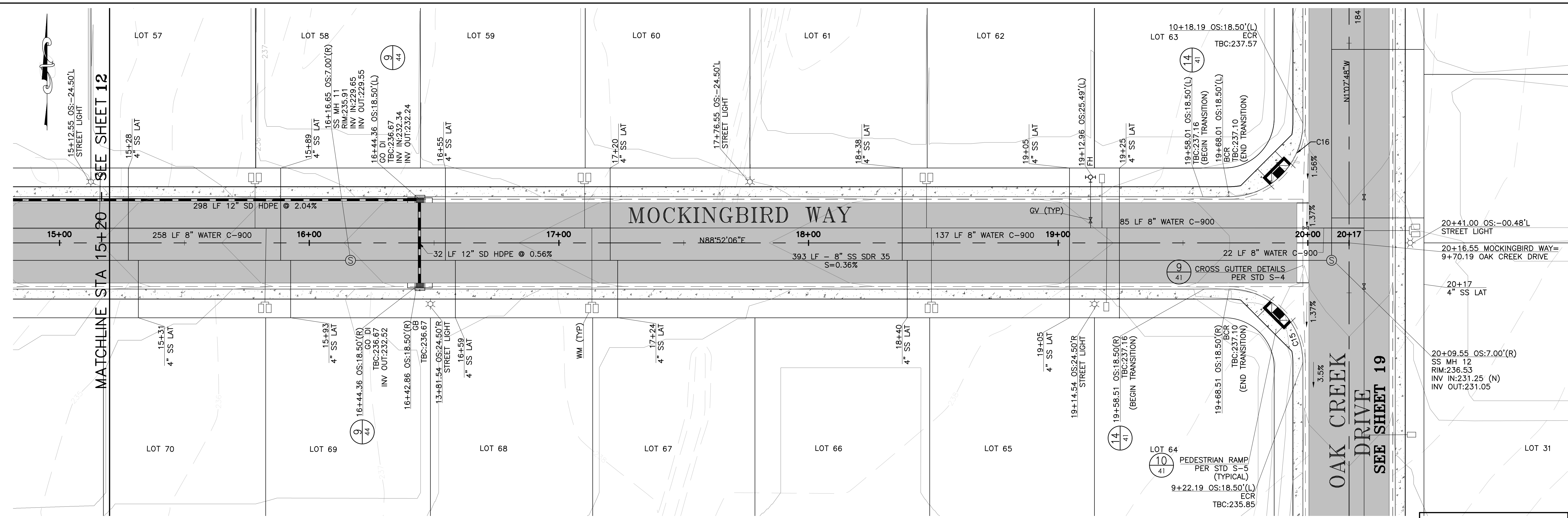
**LACO**  
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1-800-515-5054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY / CHK.	DATE

IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**MOCKINGBIRD WAY PLAN & PROFILE**  
9+40 TO 15+20



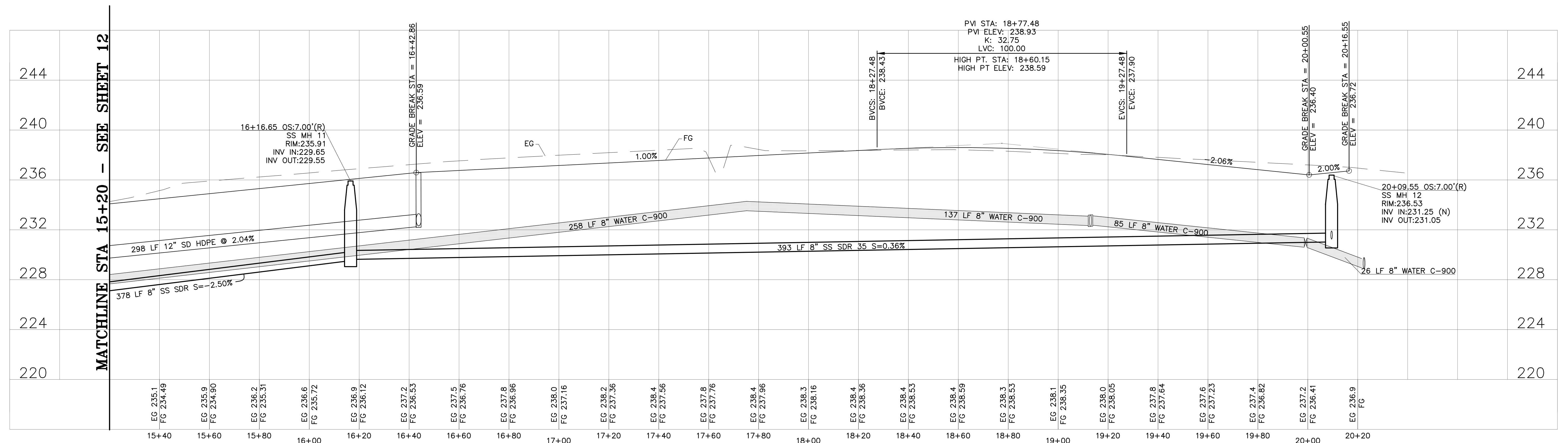
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APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	12



**MOCKINGBIRD WAY 15+20 - 20+17**  
 SCALE: 1"=20'  
 0 20 40 Feet

Curve Table			
Curve #	Radius	Delta	Length
C15	29.50	89°59'53"	46.34
C16	29.50	89°59'53"	46.34

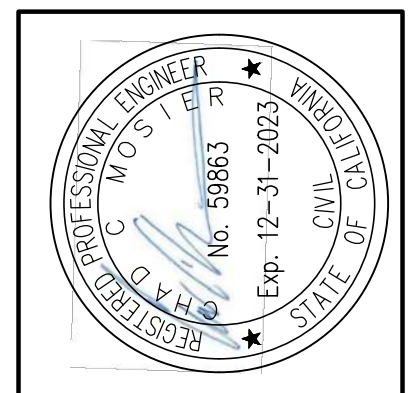
SEE SHEETS 38-40 FOR ADA RAMP DETAILS



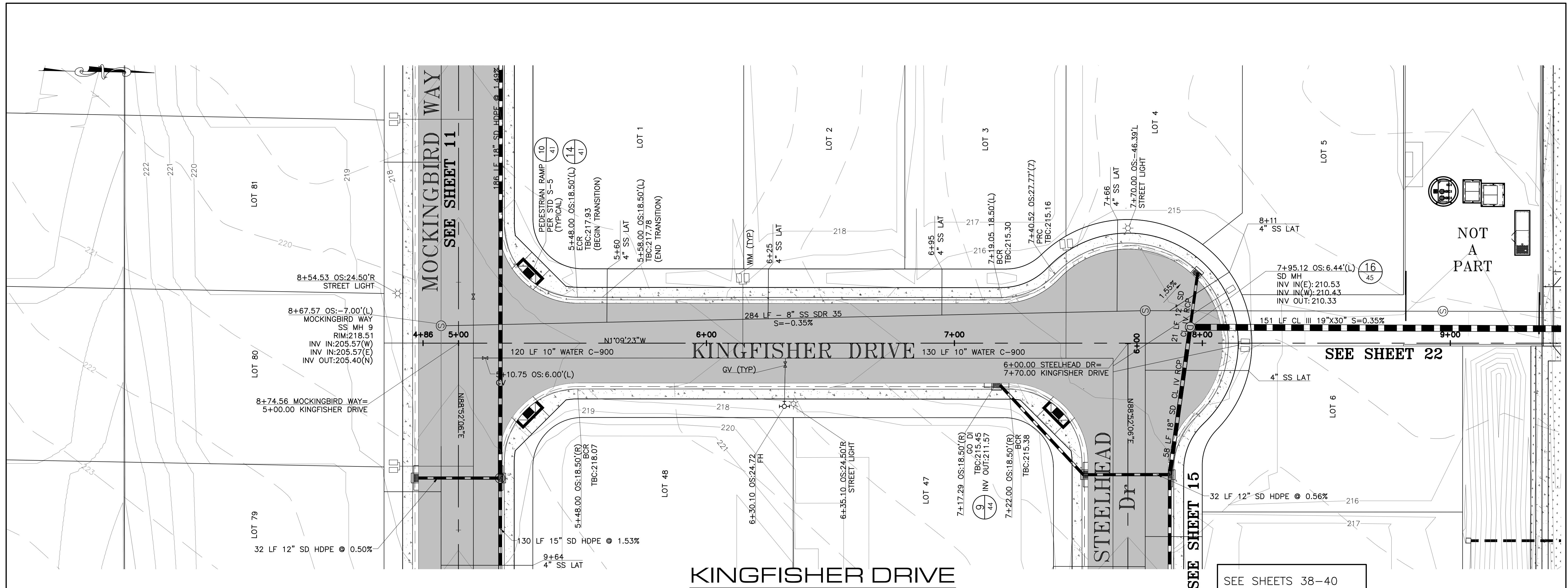
**PROFILE**  
 HORIZONTAL: 1"=20'  
 VERTICAL: 1"=4'

NO.	HISTORY / REVISION	BY	CHK.	DATE

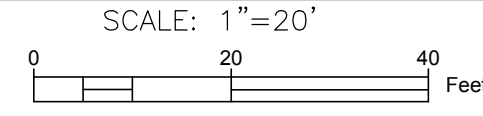
IMPROVEMENT PLANS  
 RIVER RANCH SUBDIVISION  
 OROVILLE, CALIFORNIA  
**MOCKINGBIRD WAY PLAN & PROFILE**  
 15+20 TO 20+17



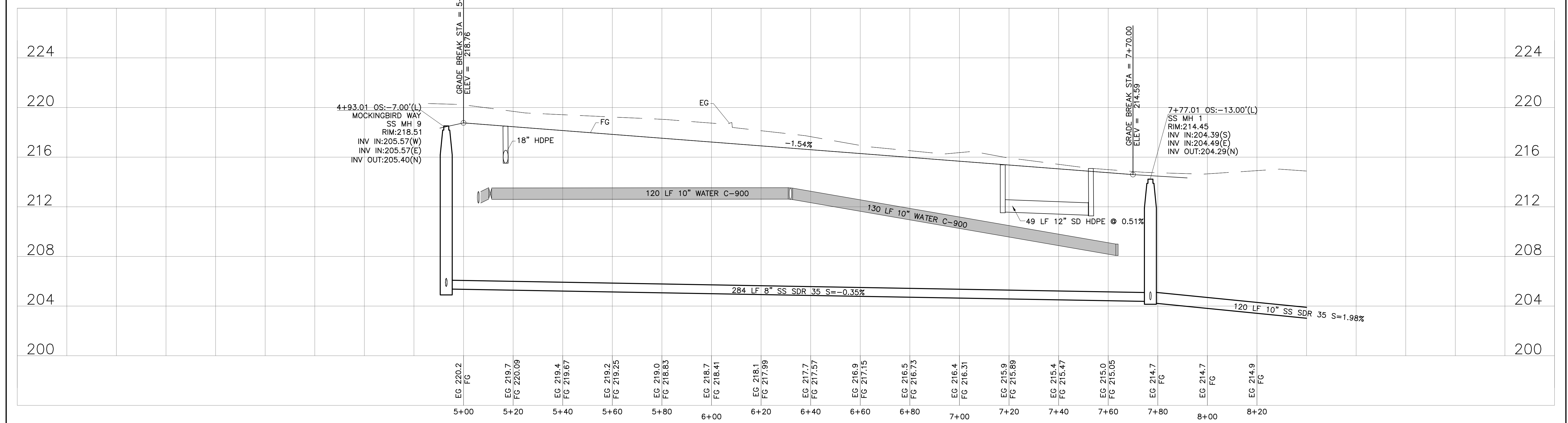
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APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	13



**KINGFISHER DRIVE**



SEE SHEETS 38-40  
FOR ADA RAMP DETAILS



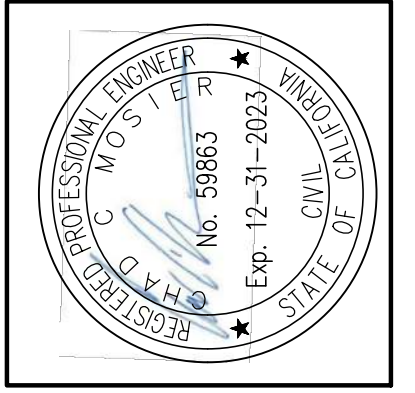
**PROFILE**

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NO.	HISTORY / REVISION	BY	CHK.	DATE

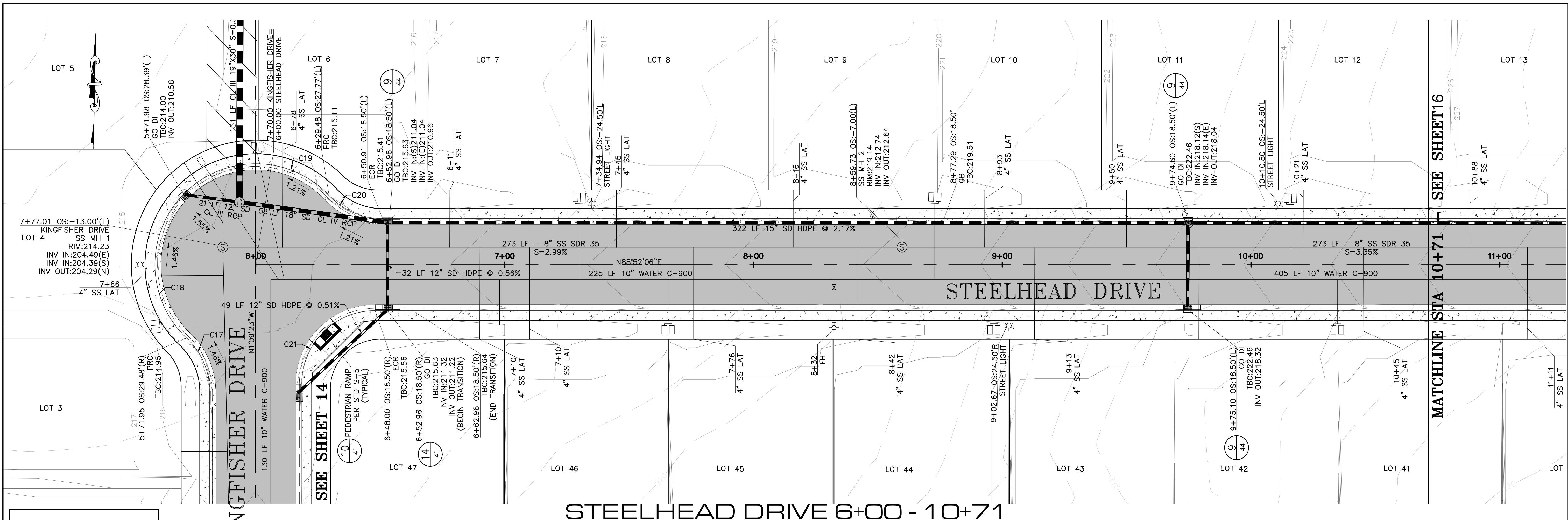
IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA

**KINGFISHER DRIVE PLAN & PROFILE**



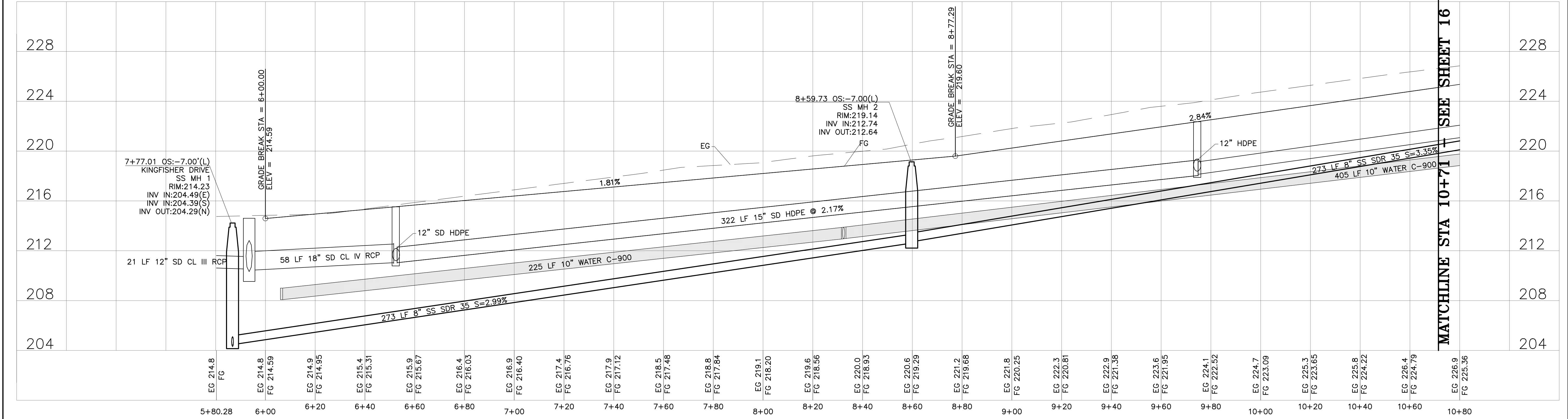
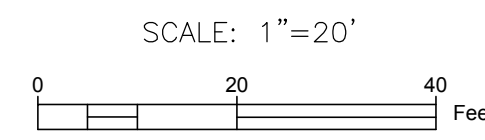
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DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	

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SEE SHEETS 38-40  
FOR ADA RAMP DETAILS

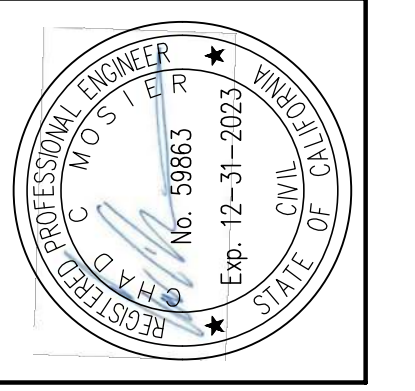
Curve #	Radius	Delta	Length
C17	29.50	46°42'29"	24.05
C18	40.50	91°42'26"	64.82
C19	40.50	91°42'26"	64.82
C20	29.50	46°42'29"	24.05
C21	29.50	89°59'53"	46.34



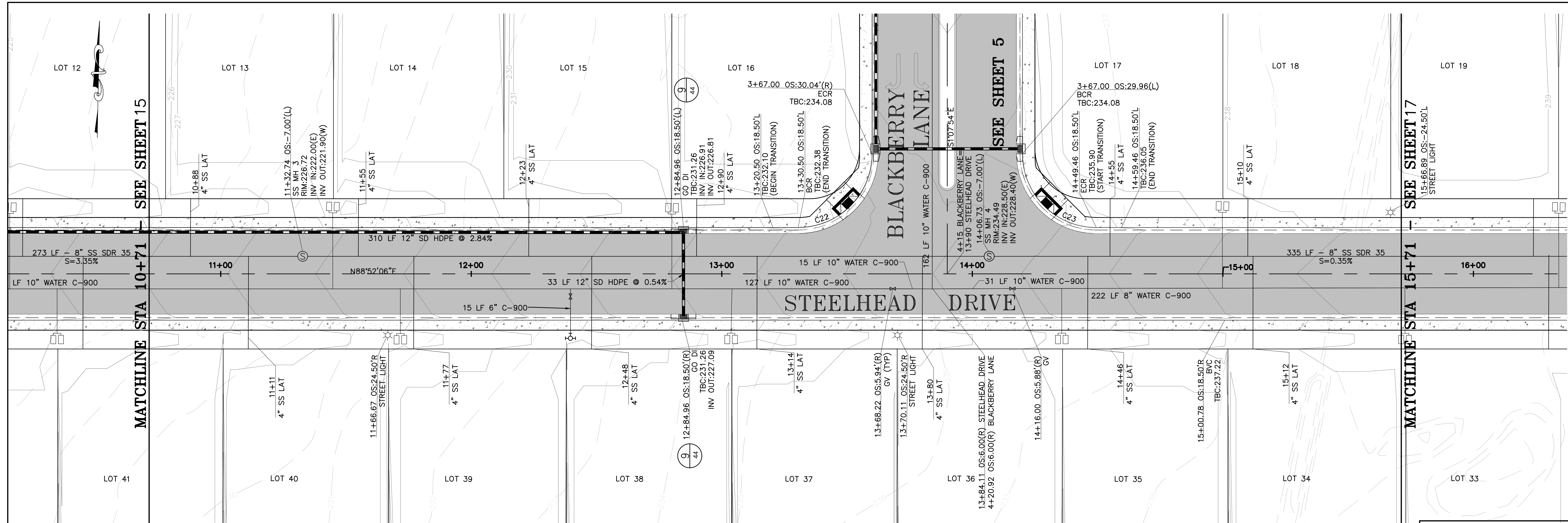
**PROFILE**  
HORIZONTAL: 1"=20'  
VERTICAL: 1"=4'

NO.	HISTORY / REVISION	BY / CHK.	DATE

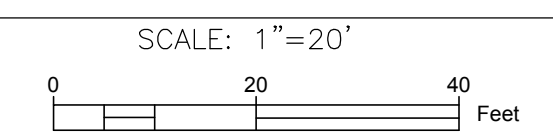
IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**STEELHEAD DRIVE PLAN & PROFILE**  
6+00 TO 10+71



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APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	

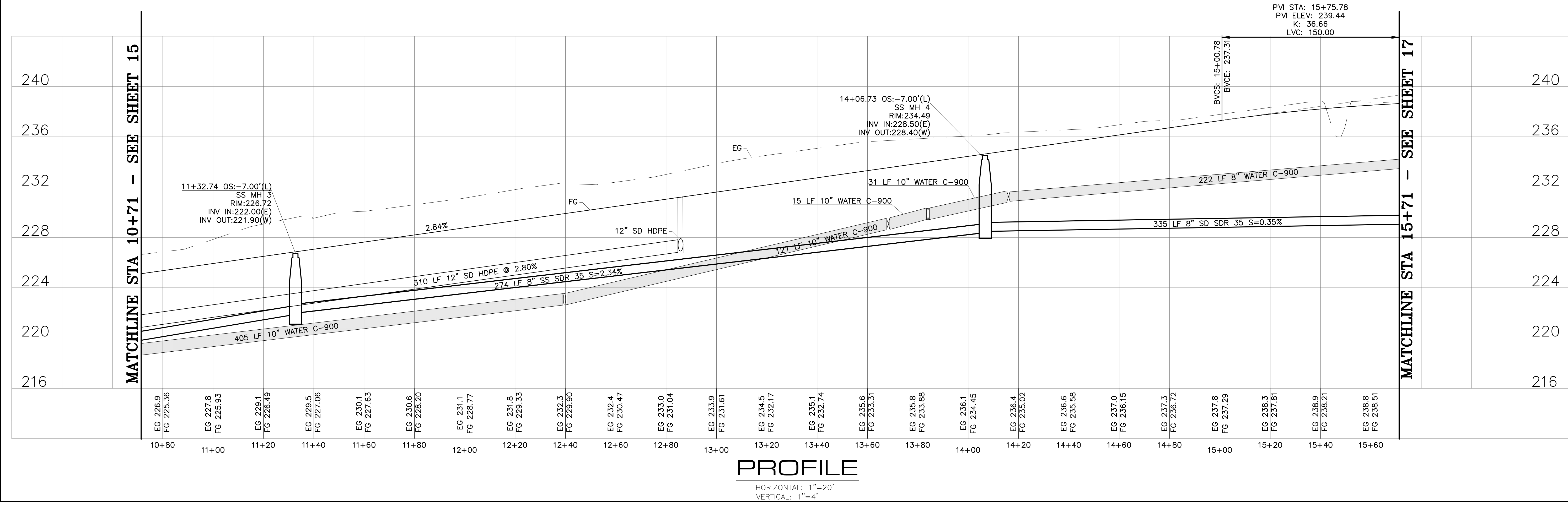


### STEELHEAD DRIVE 10+71 - 15+71



Curve Table			
Curve #	Radius	Delta	Length
C22	29.50	89°59'59"	46.34
C23	29.50	89°59'50"	46.34

SEE SHEETS 38-40  
FOR ADA RAMP DETAILS

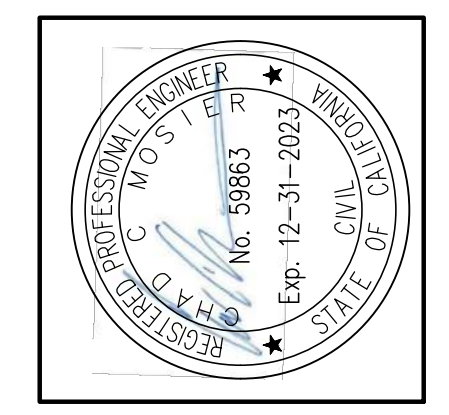


### PROFILE

HORIZONTAL: 1"=20'  
VERTICAL: 1"=4'

NO.	HISTORY / REVISION	BY	CHK.	DATE

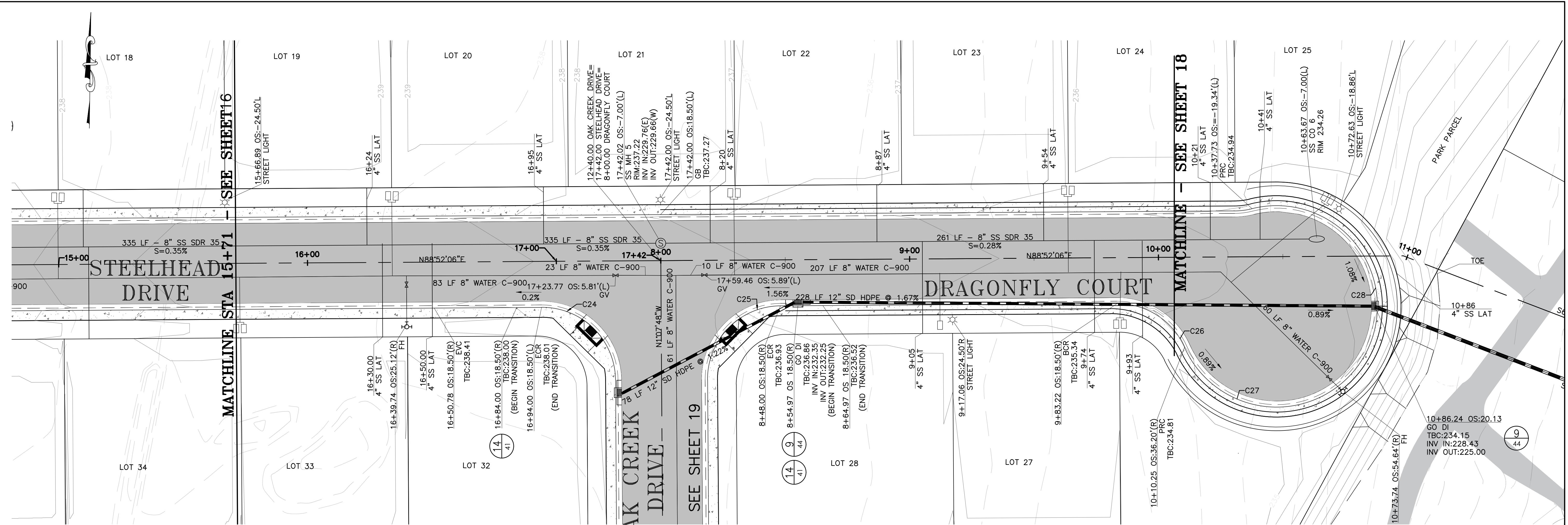
IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**STEELHEAD DRIVE PLAN & PROFILE**  
10+71 TO 15+71



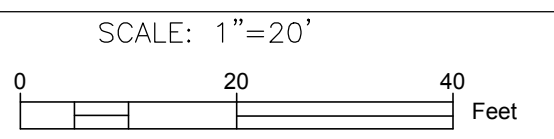
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DATE	7/30/2021
JOB NUMBER	9627.00
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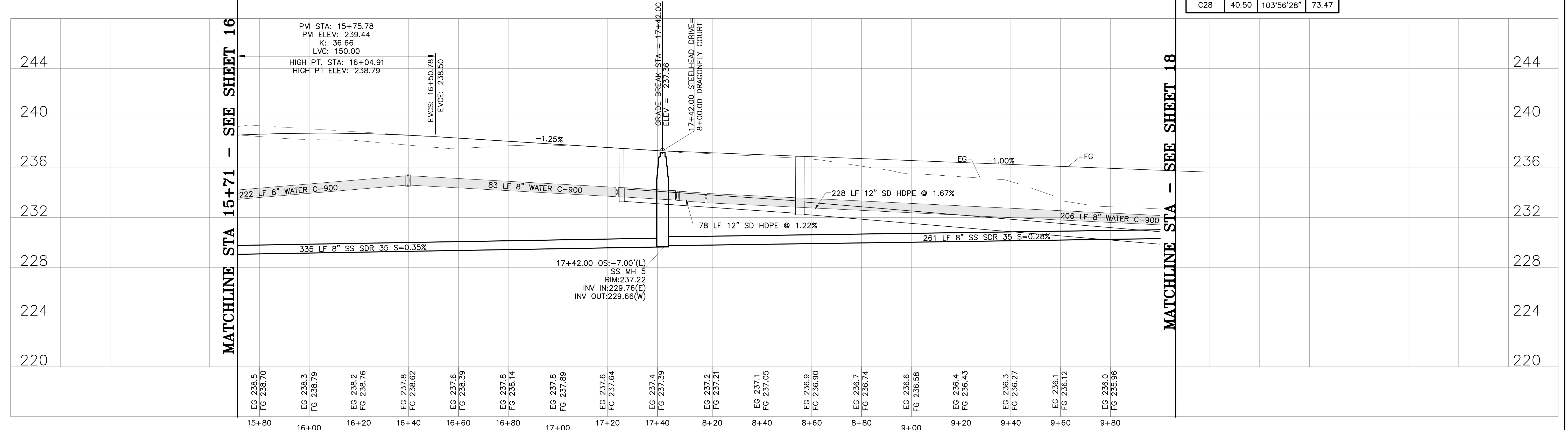


### STEELHEAD DRIVE & DRAGONFLY COURT



Curve Table			
Curve #	Radius	Delta	Length
C24	29.50	90°00'07"	46.34
C25	29.50	90°00'07"	46.34
C26	29.50	66°25'19"	34.20
C27	40.50	156°12'35"	110.42
C28	40.50	103°56'28"	73.47

SEE SHEETS 38-40  
FOR ADA RAMP DETAILS

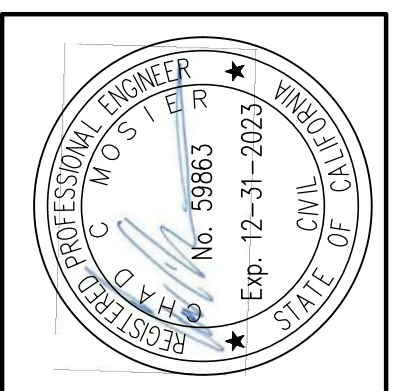


**PROFILE**  
 HORIZONTAL: 1"=20'  
 VERTICAL: 1"=4'

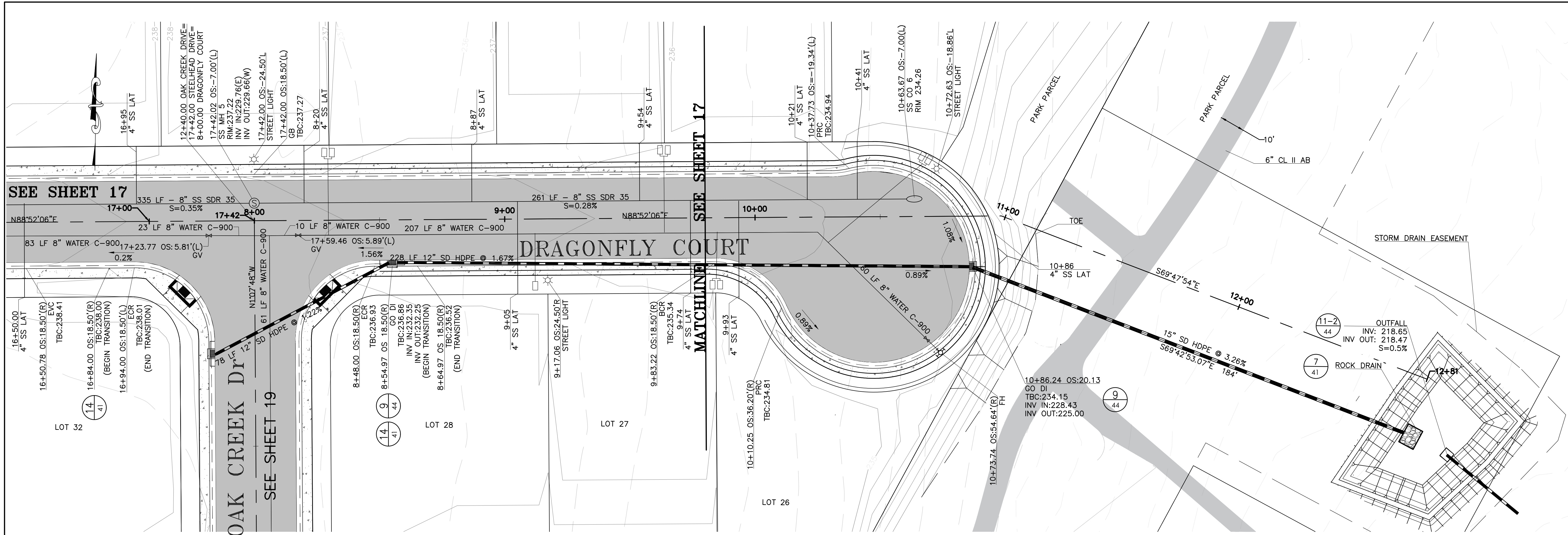
**LACO**  
 EUREKA • UKIAH • SANTA ROSA • CHICO  
 1-800-513-5054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY / CHK.	DATE

IMPROVEMENT PLANS  
 RIVER RANCH SUBDIVISION  
 OROVILLE, CALIFORNIA  
**STEELHEAD DRIVE & DRAGONFLY COURT PLAN & PROFILE**  
 STEELHEAD Dr. 15+71 TO 17+42 & DRAGONFLY Ct. 8+00 TO 12+22

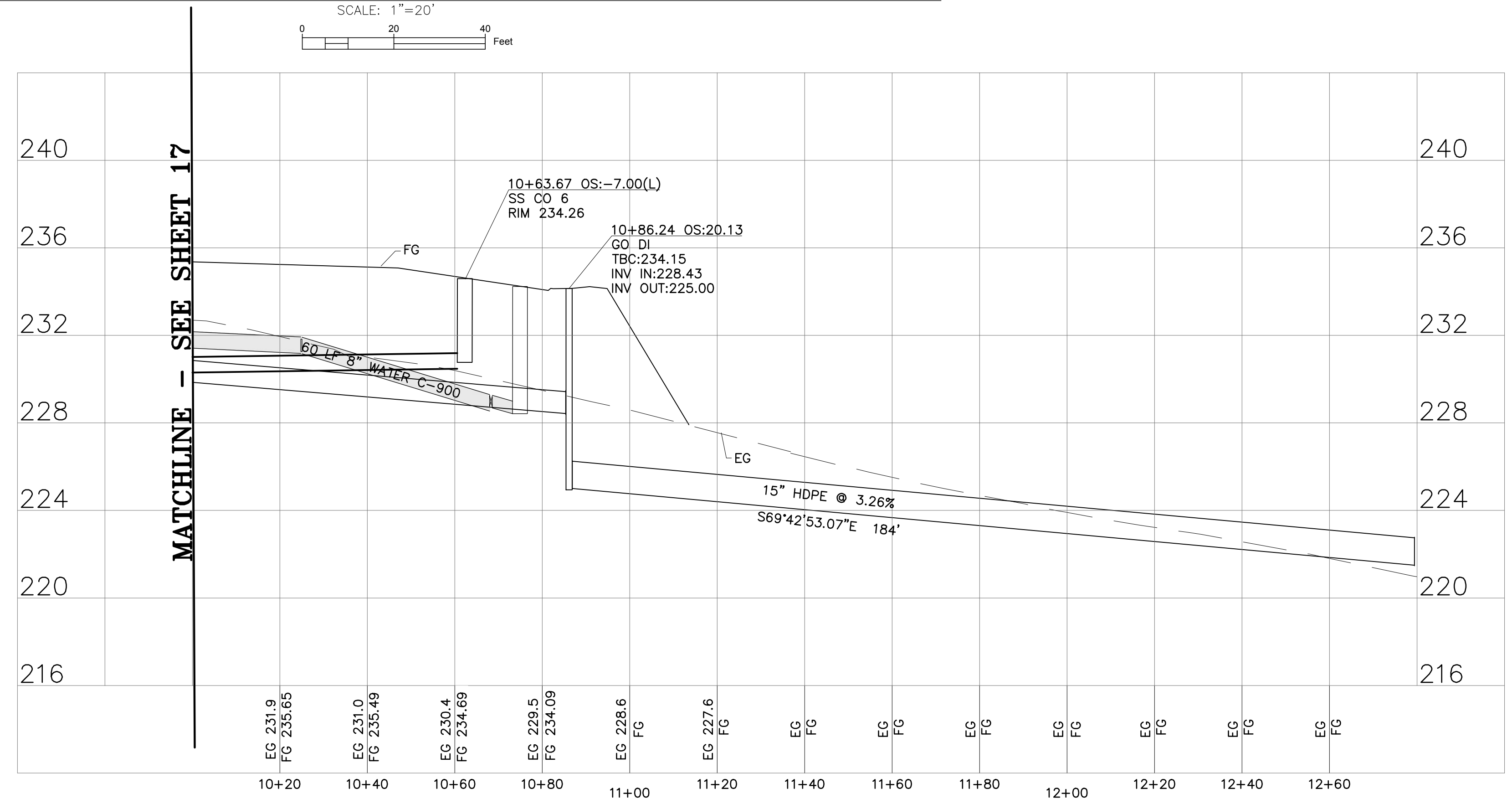


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JOB NUMBER	9627.00
DRAWING	



SEE SHEETS 38-40  
FOR ADA RAMP DETAILS

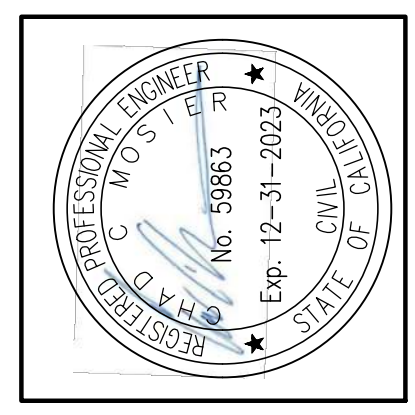
### STEELHEAD DRIVE & DRAGONFLY COURT



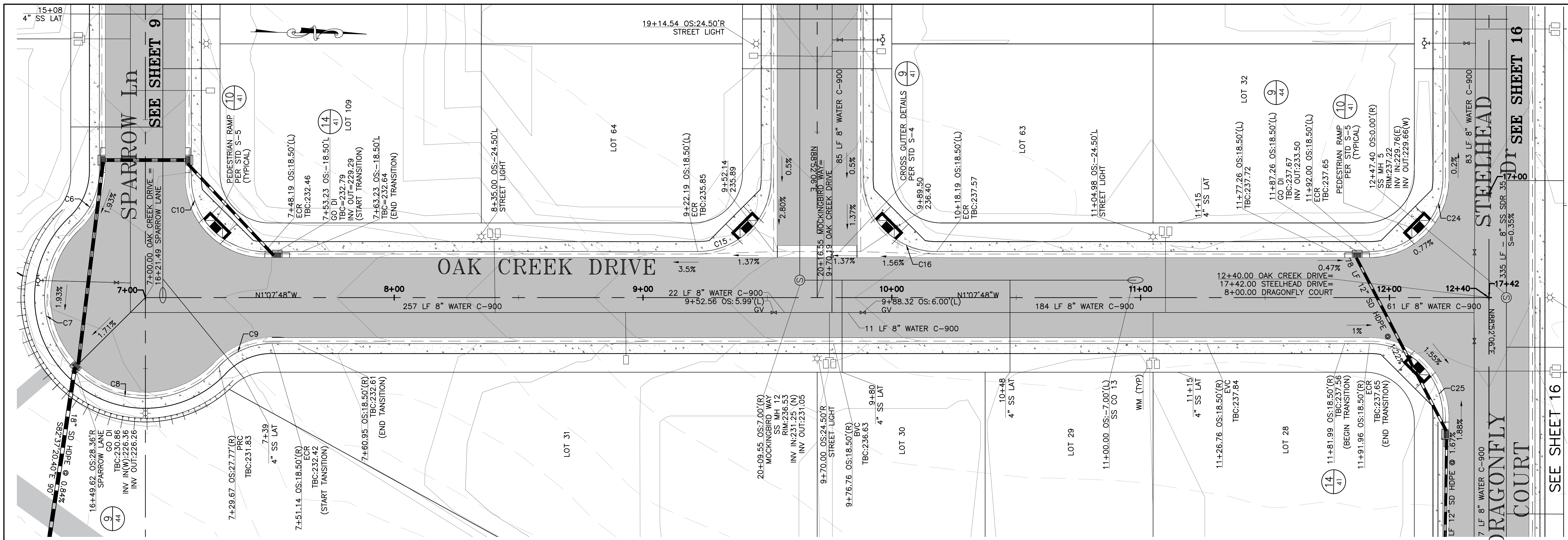
**PROFILE**  
HORIZONTAL: 1"=20'  
VERTICAL: 1"=4'

NO.	HISTORY/REVISION	BY/CHK.	DATE

IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**STEELHEAD DRIVE & DRAGONFLY COURT PLAN & PROFILE**  
STEELHEAD DRIVE 17+42 & DRAGONFLY COURT 12+22



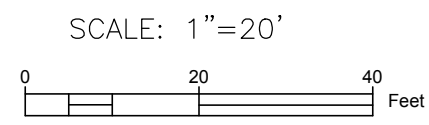
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DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	18



Curve Table

Curve #	Radius	Delta	Length
C6	29.50	46°42'29"	24.05
C7	40.50	91°42'26"	64.82
C8	40.50	91°42'26"	64.82
C9	29.50	46°42'29"	24.05
C10	29.50	89°59'53"	46.34

### OAK CREEK DRIVE



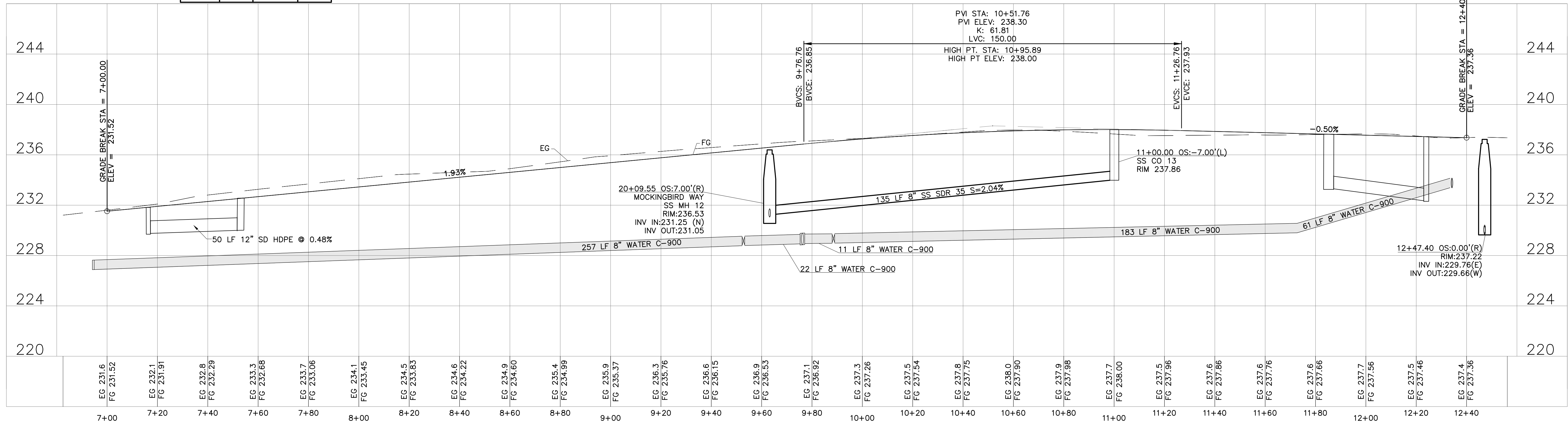
Curve Table

Curve #	Radius	Delta	Length
C15	29.50	89°59'53"	46.34
C16	29.50	89°59'53"	46.34

Curve Table

Curve #	Radius	Delta	Length
C24	29.50	90°00'07"	46.34
C25	29.50	90°00'07"	46.34

SEE SHEETS 38-40 FOR ADA RAMP DETAILS



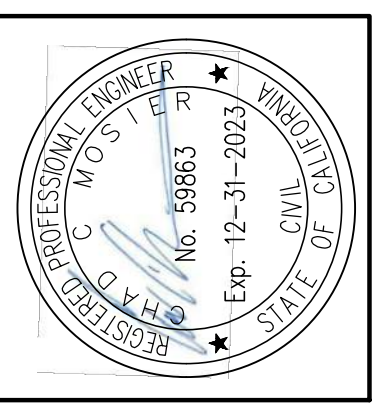
### PROFILE

HORIZONTAL: 1"=20'  
VERTICAL: 1"=4'

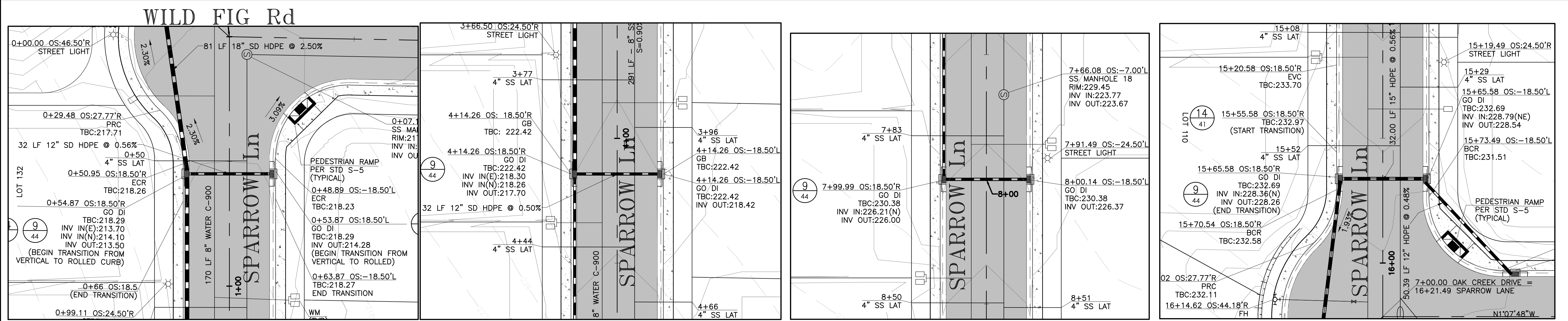
NO.	HISTORY/REVISION	BY/CHK.	DATE

IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA

**OAK CREEK DRIVE PLAN & PROFILE**

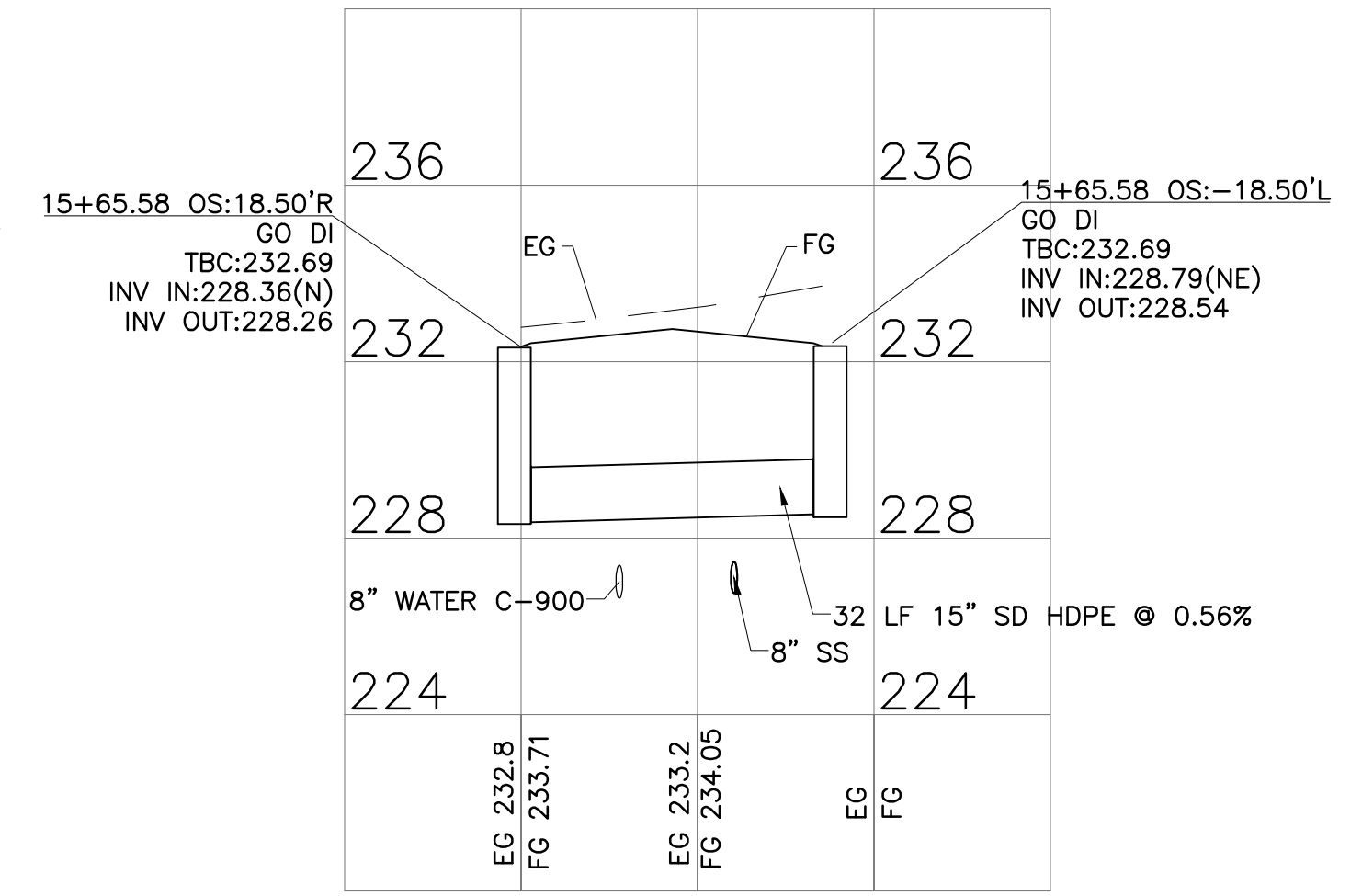
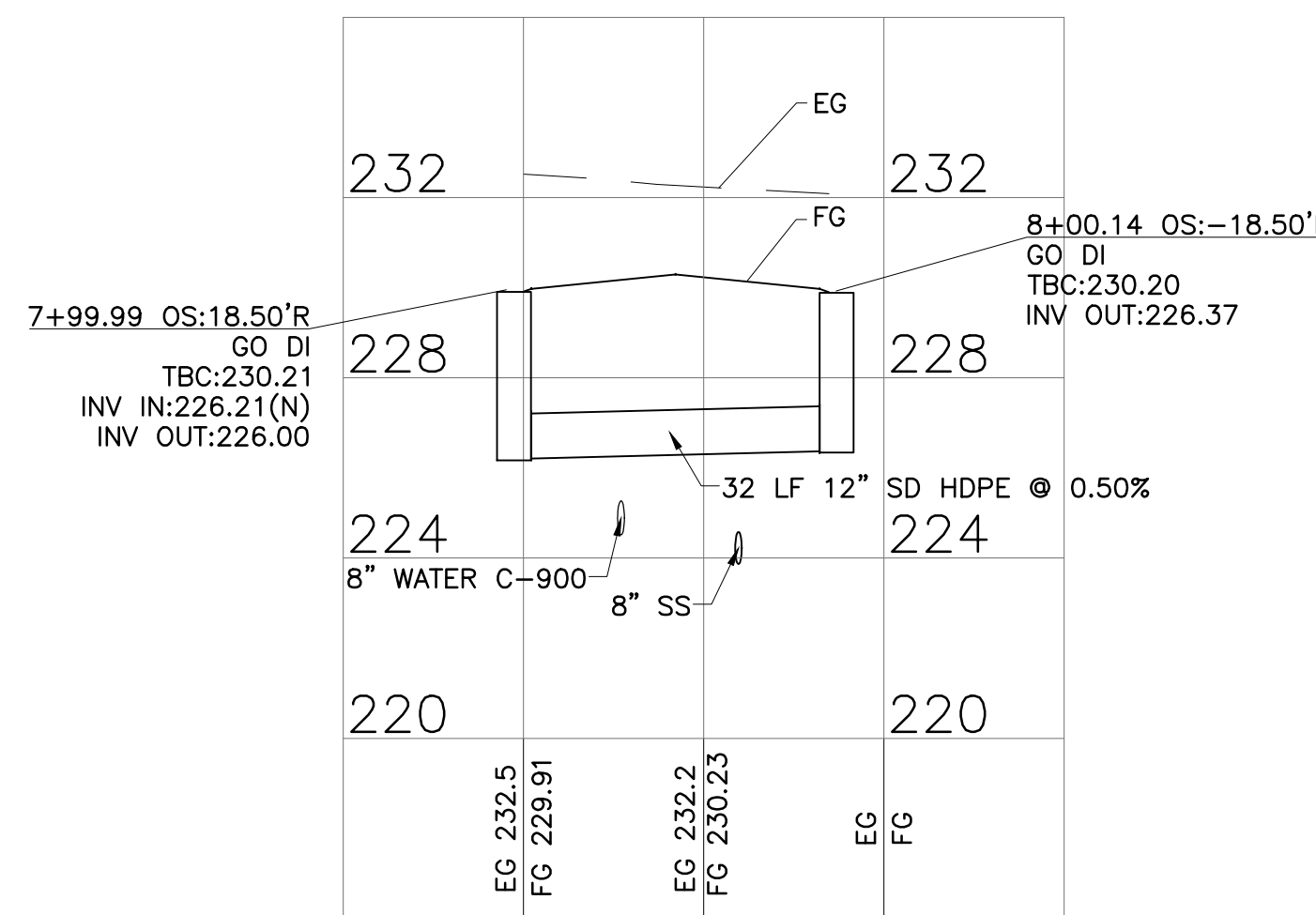
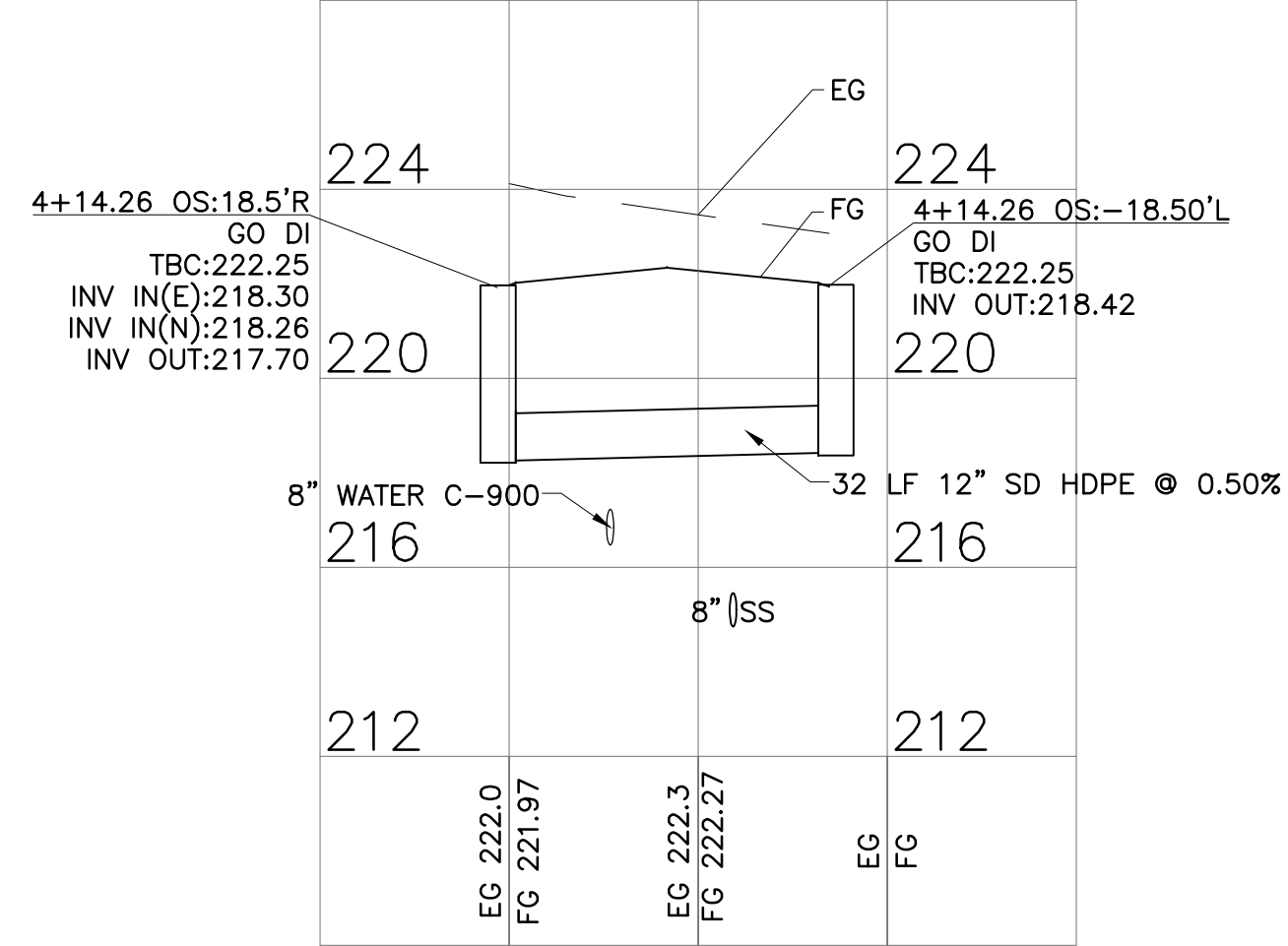
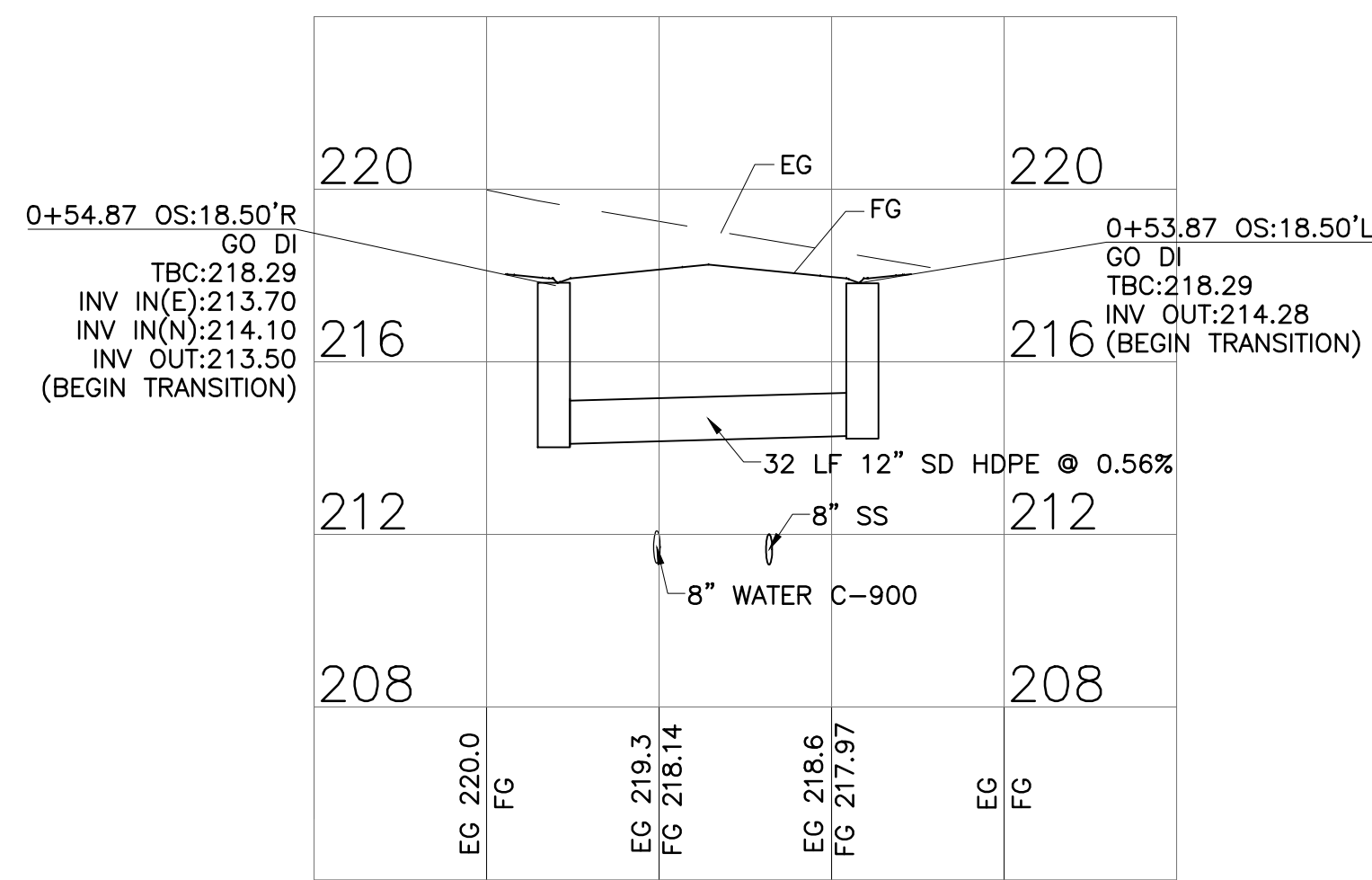


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JOB NUMBER	9627/001
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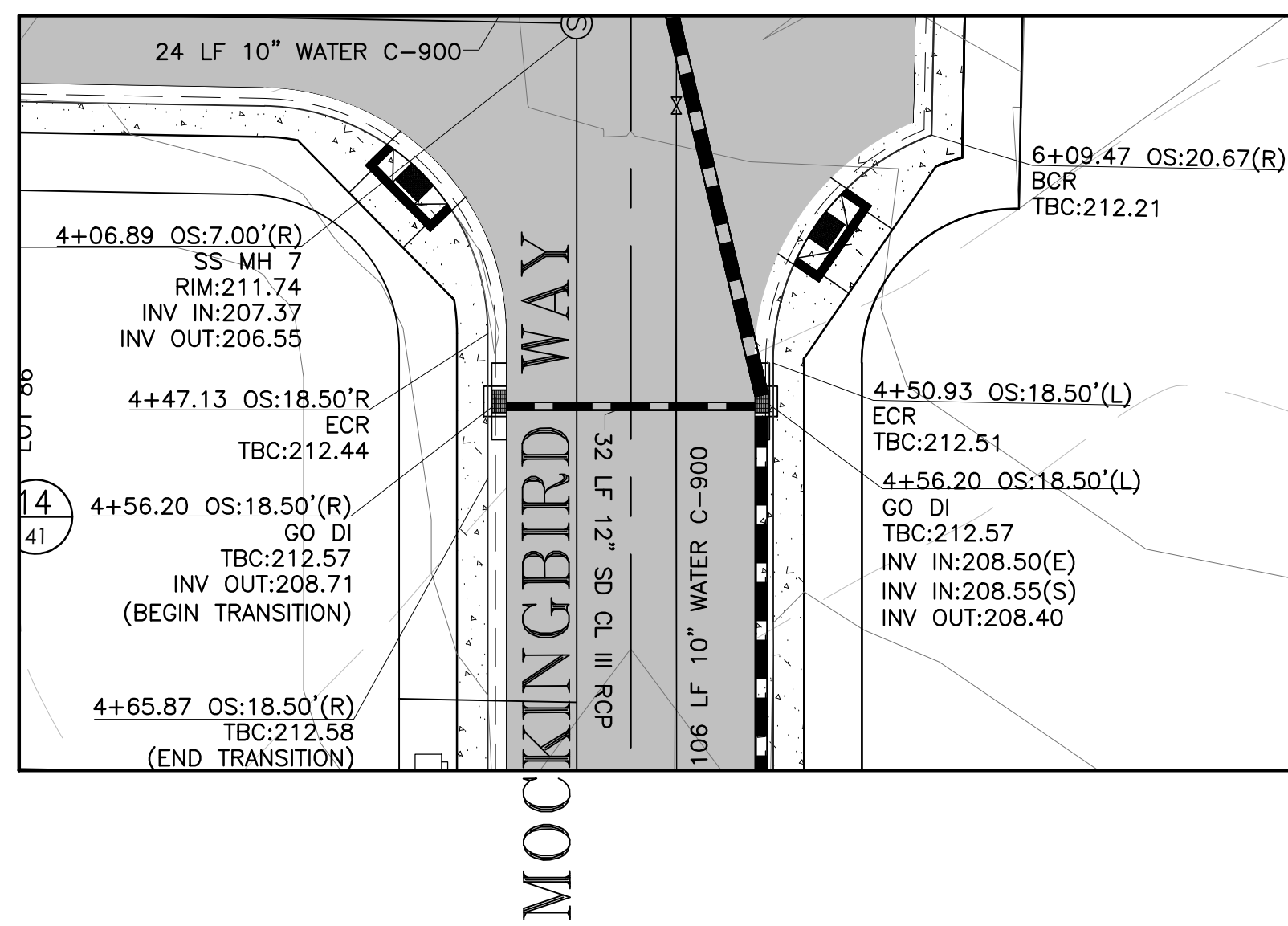
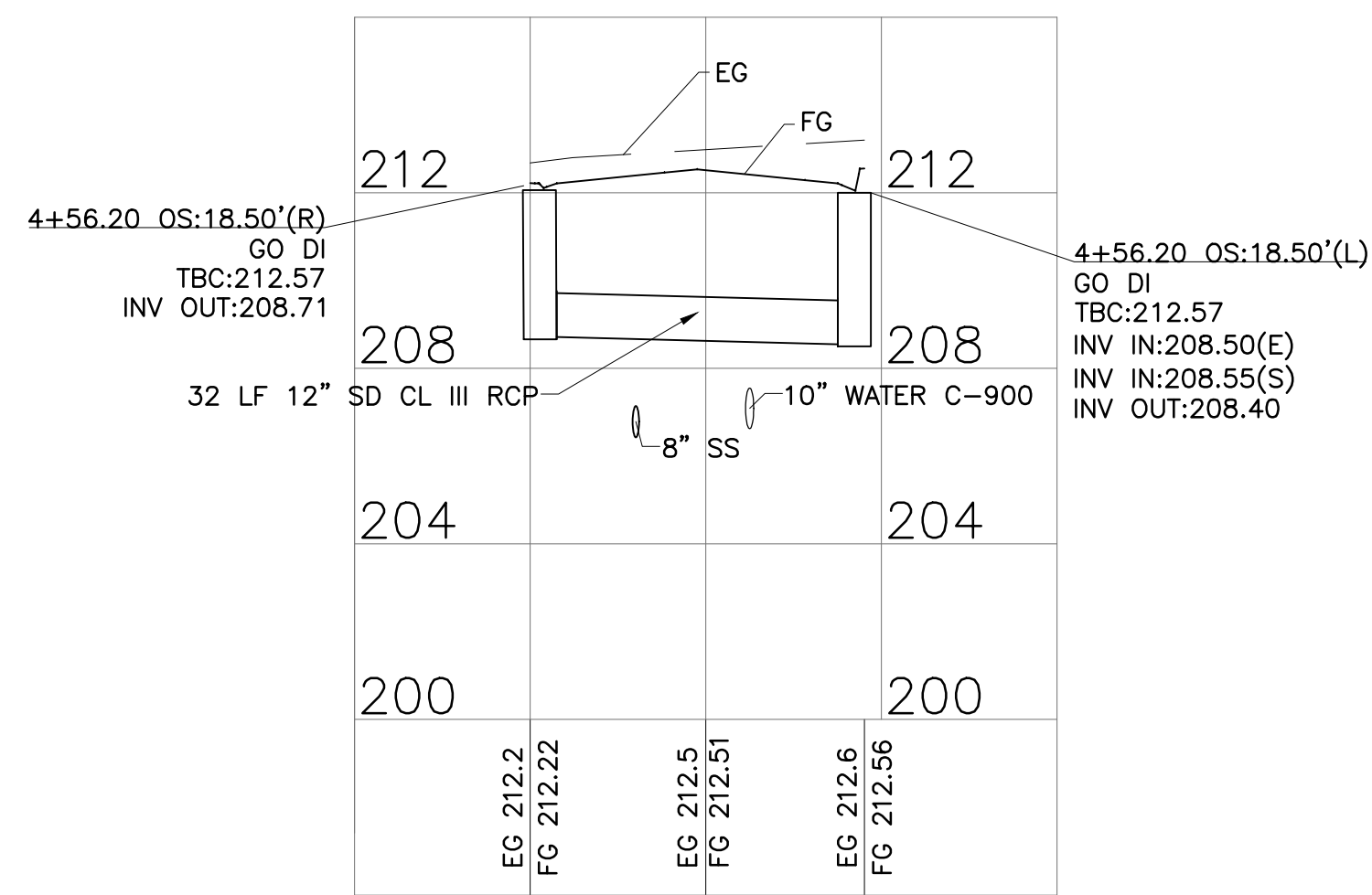
**SPARROW LANE - MOCKINGBIRD WAY**

SCALE: 1"=20'



**PROFILE**

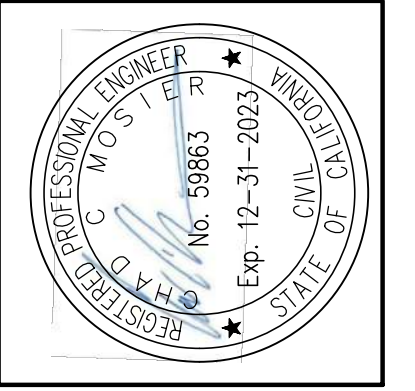
HORIZONTAL: 1"=20'  
VERTICAL: 1"=4'



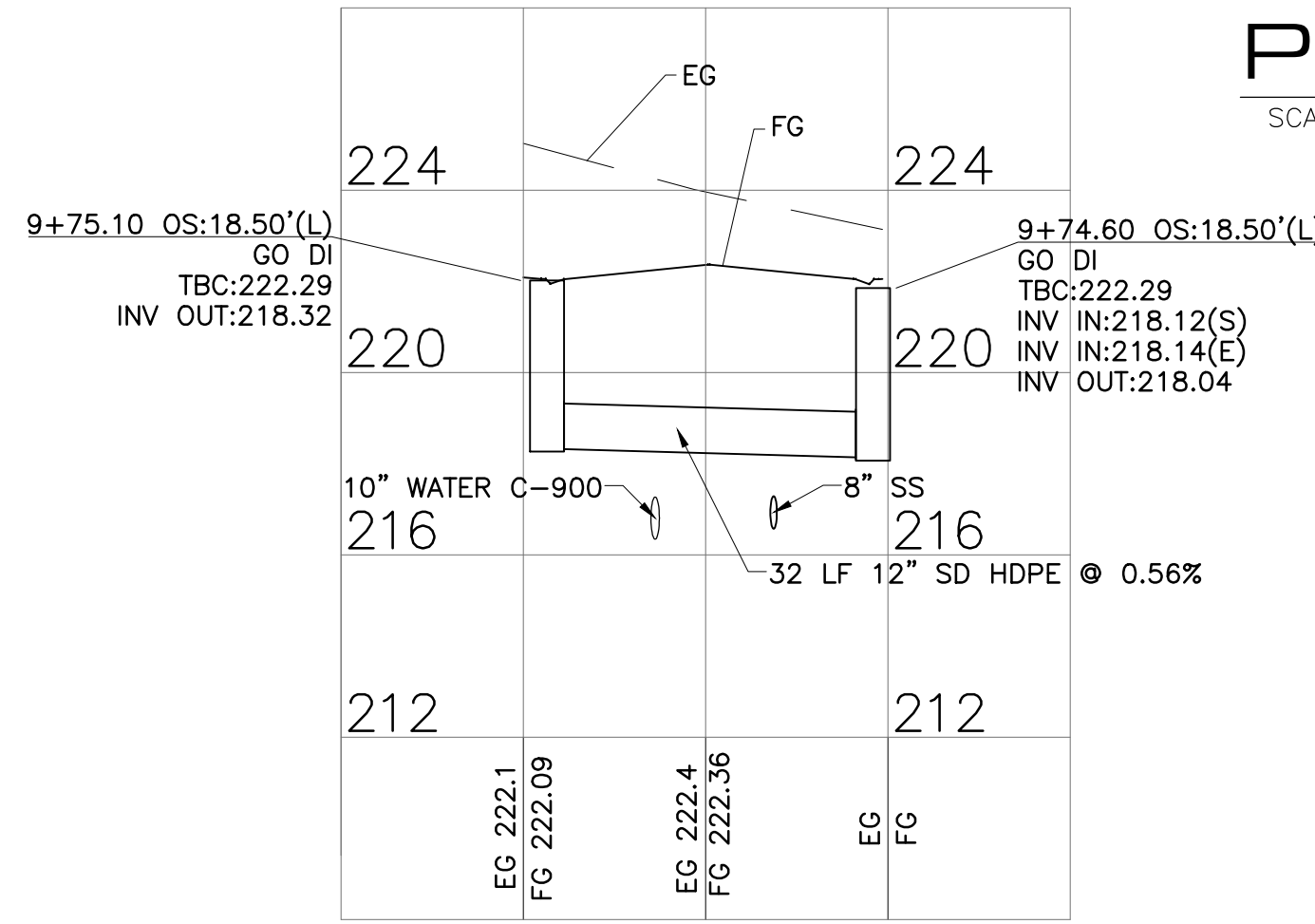
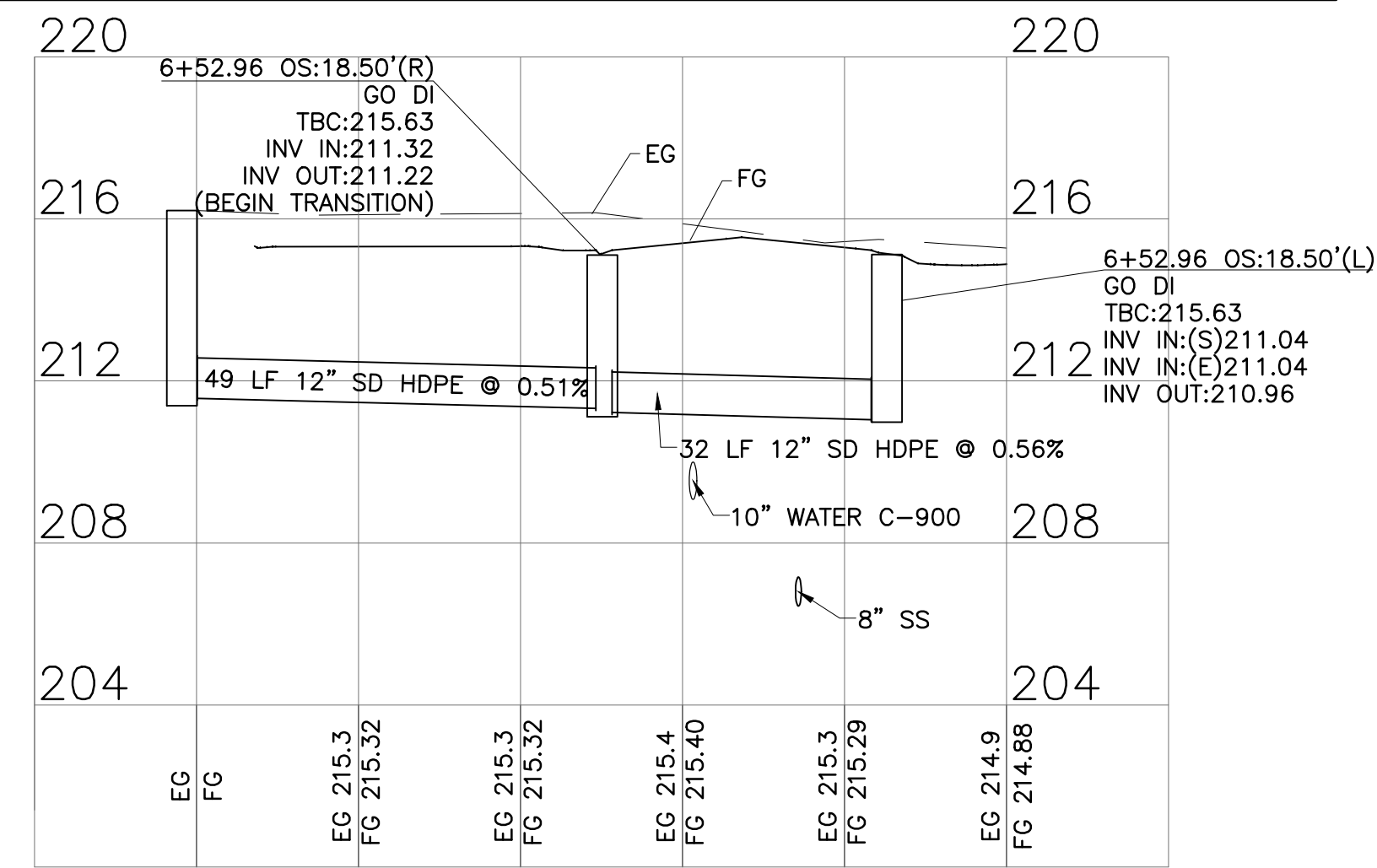
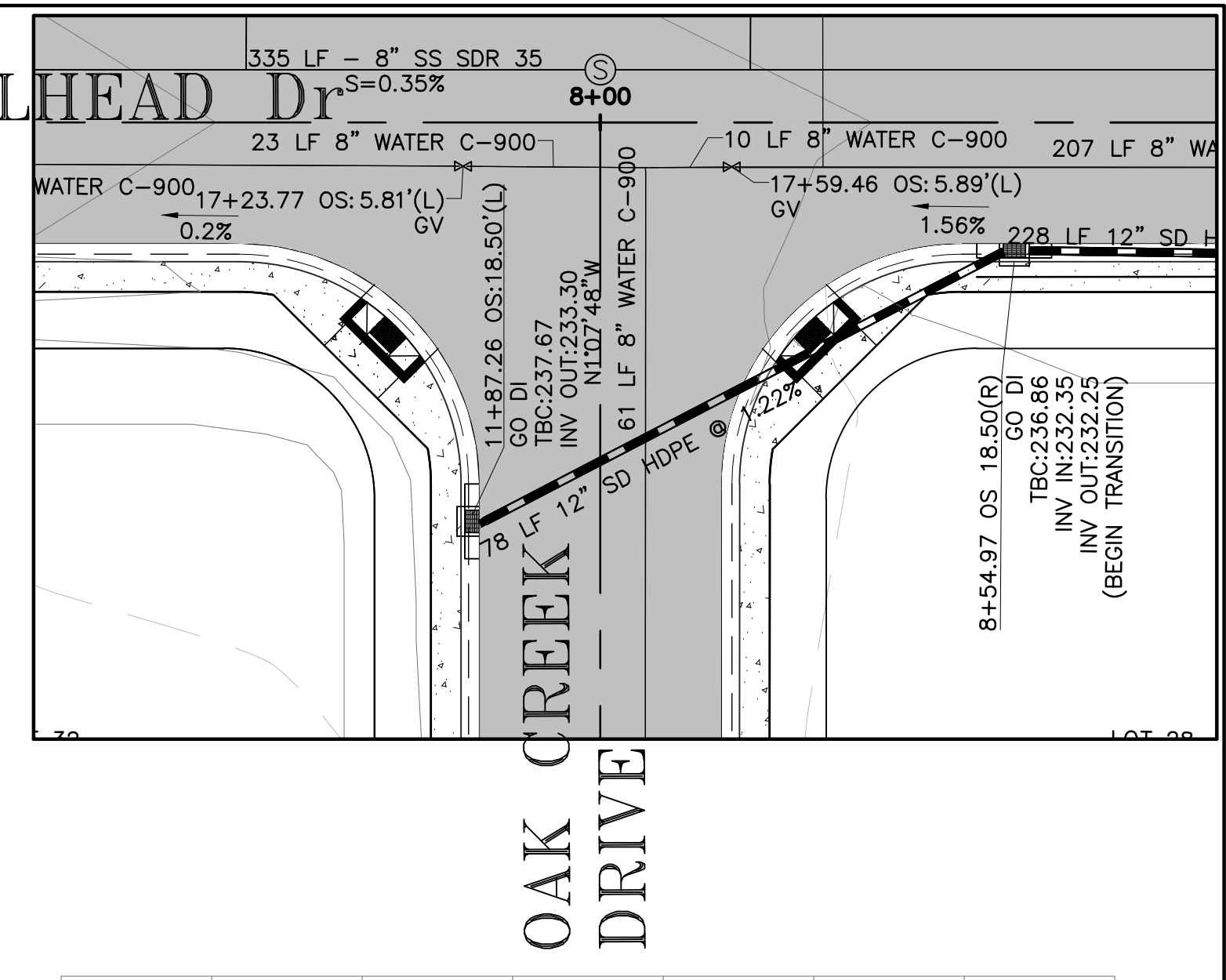
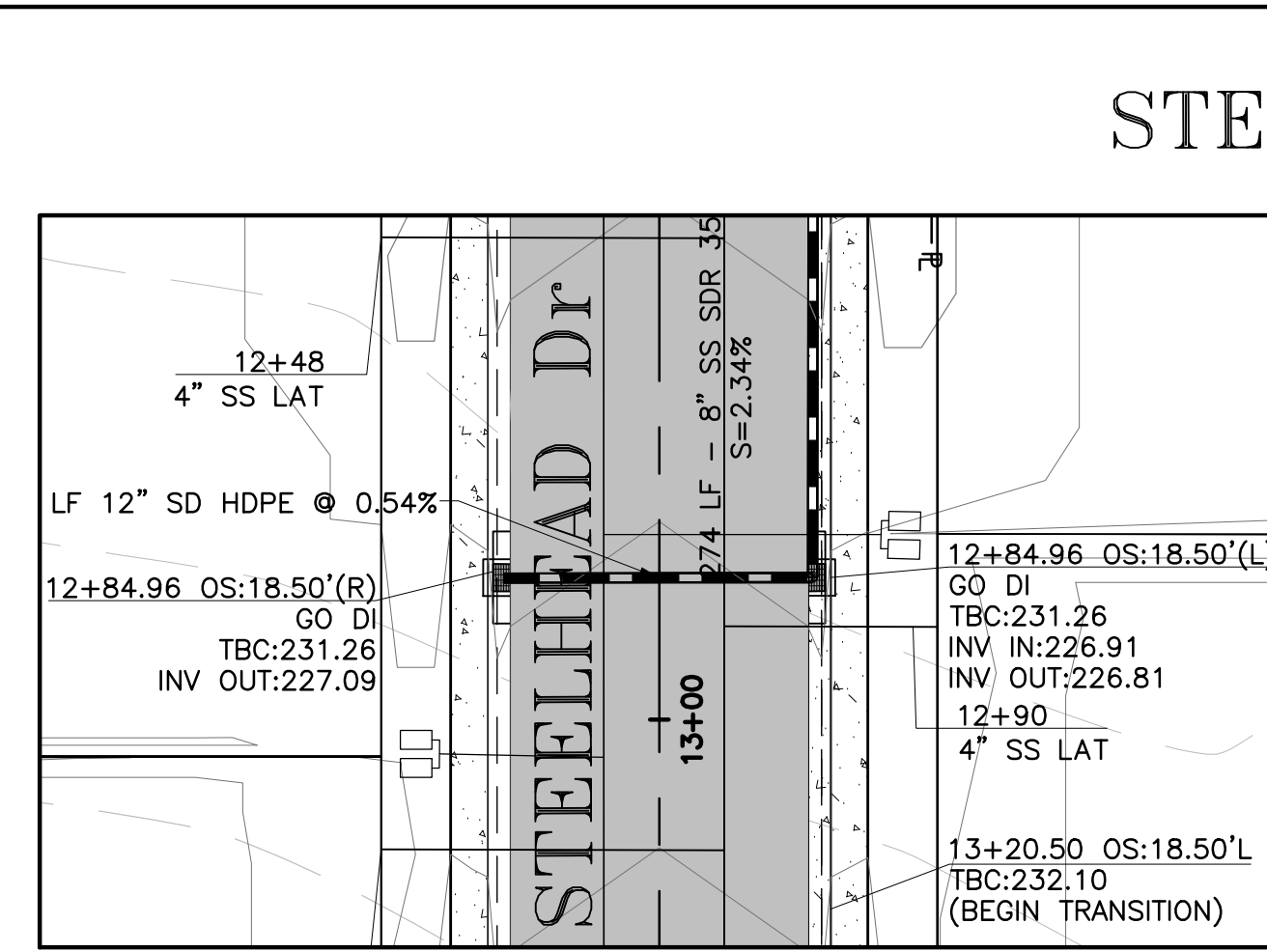
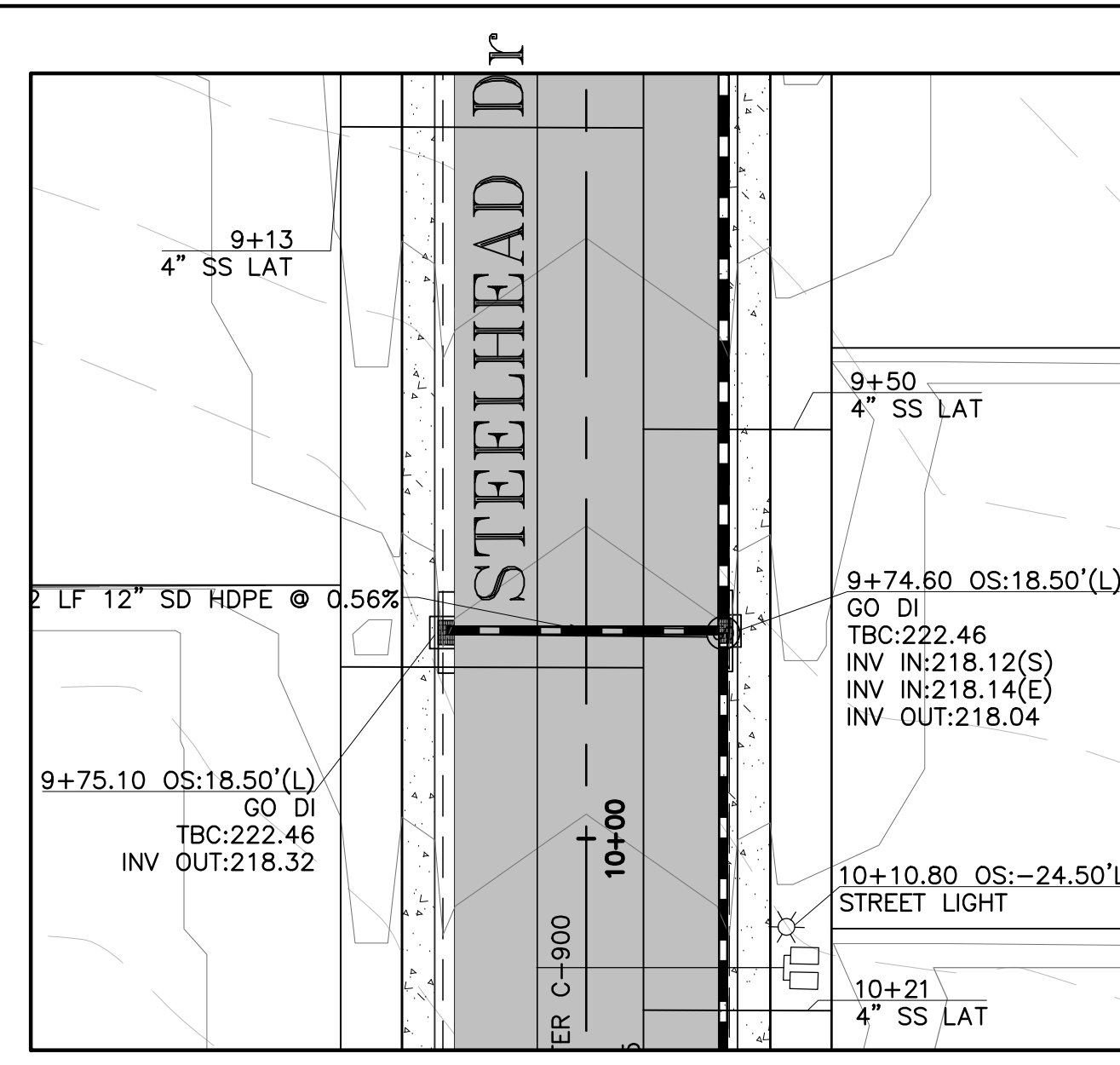
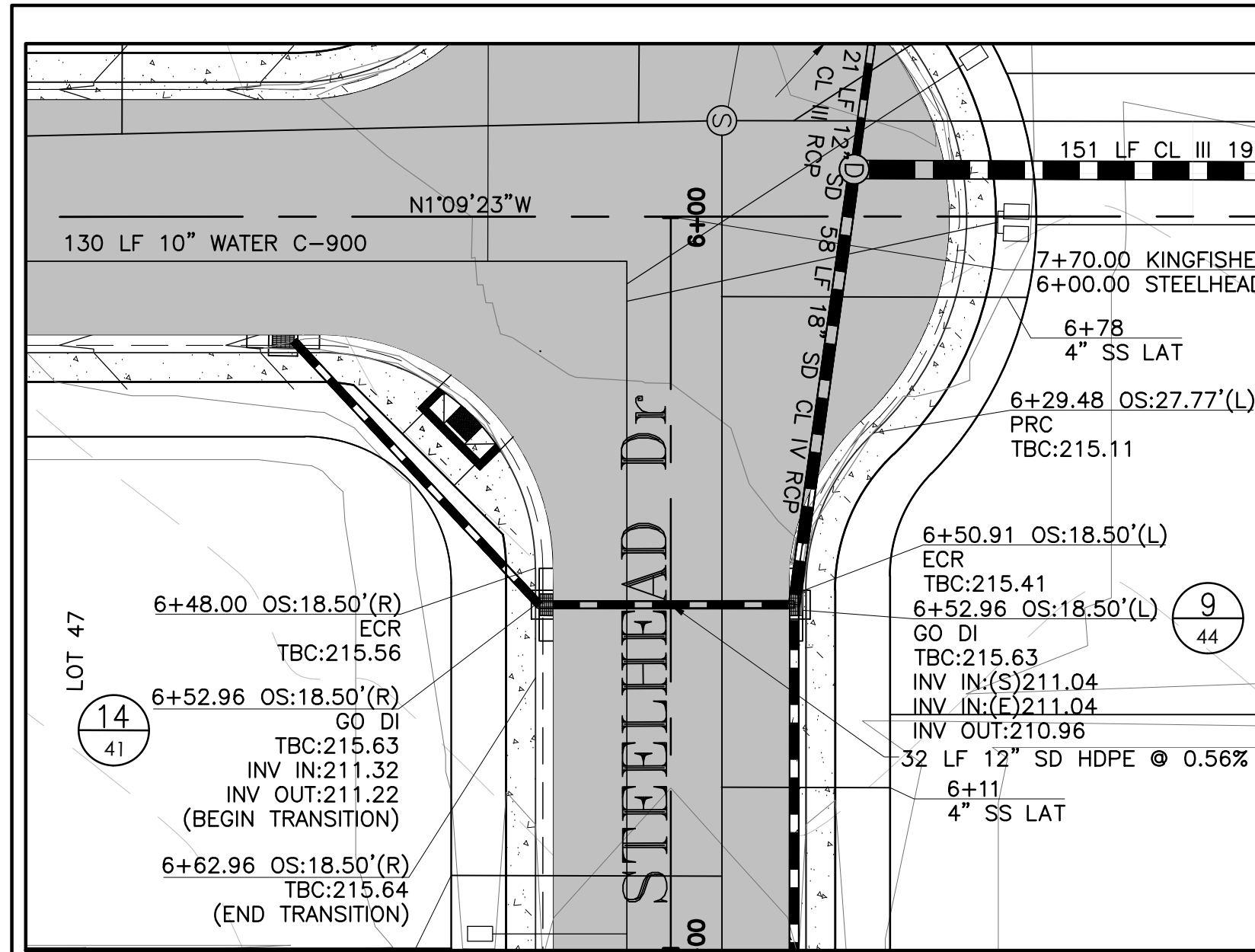
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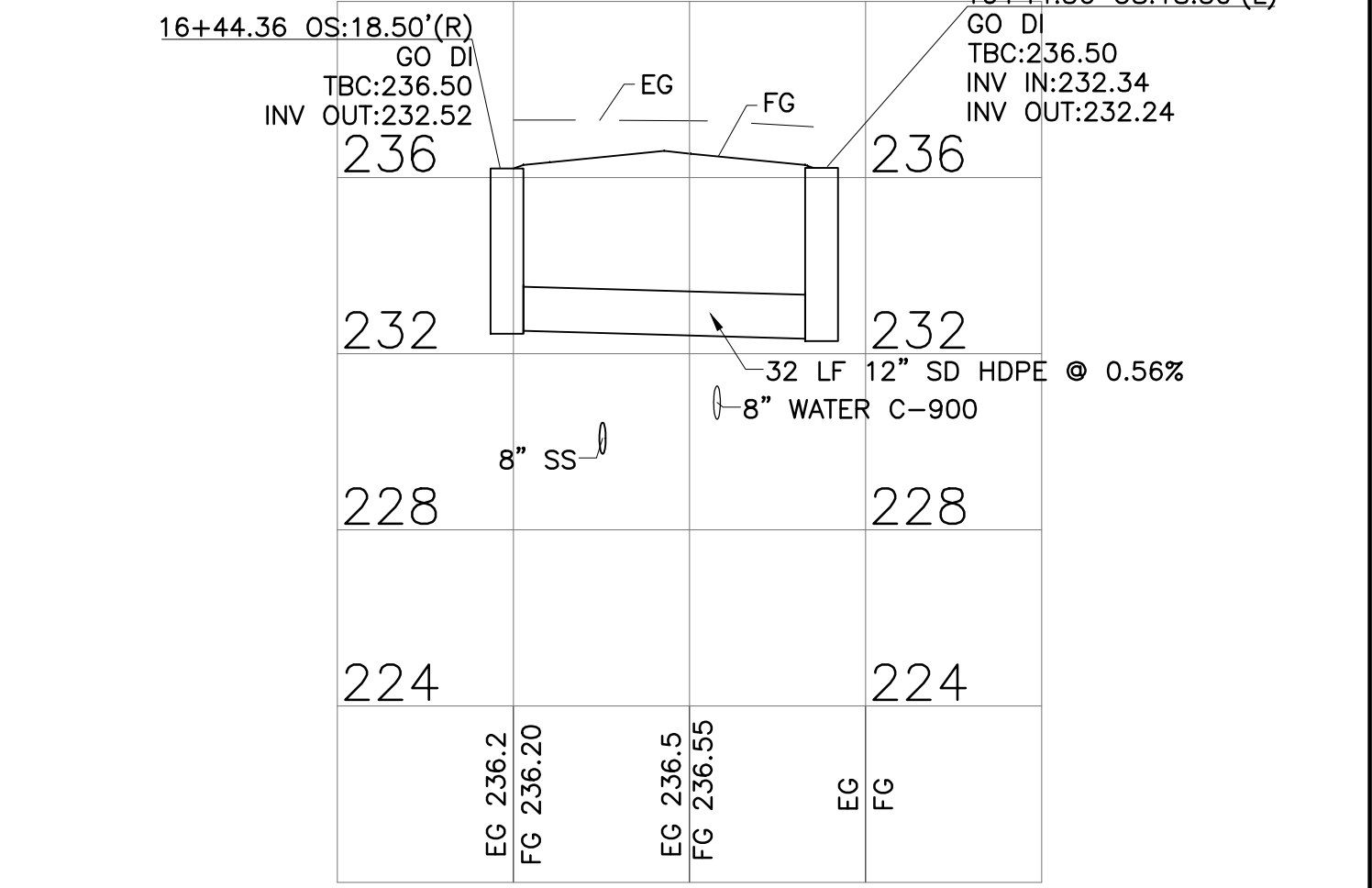
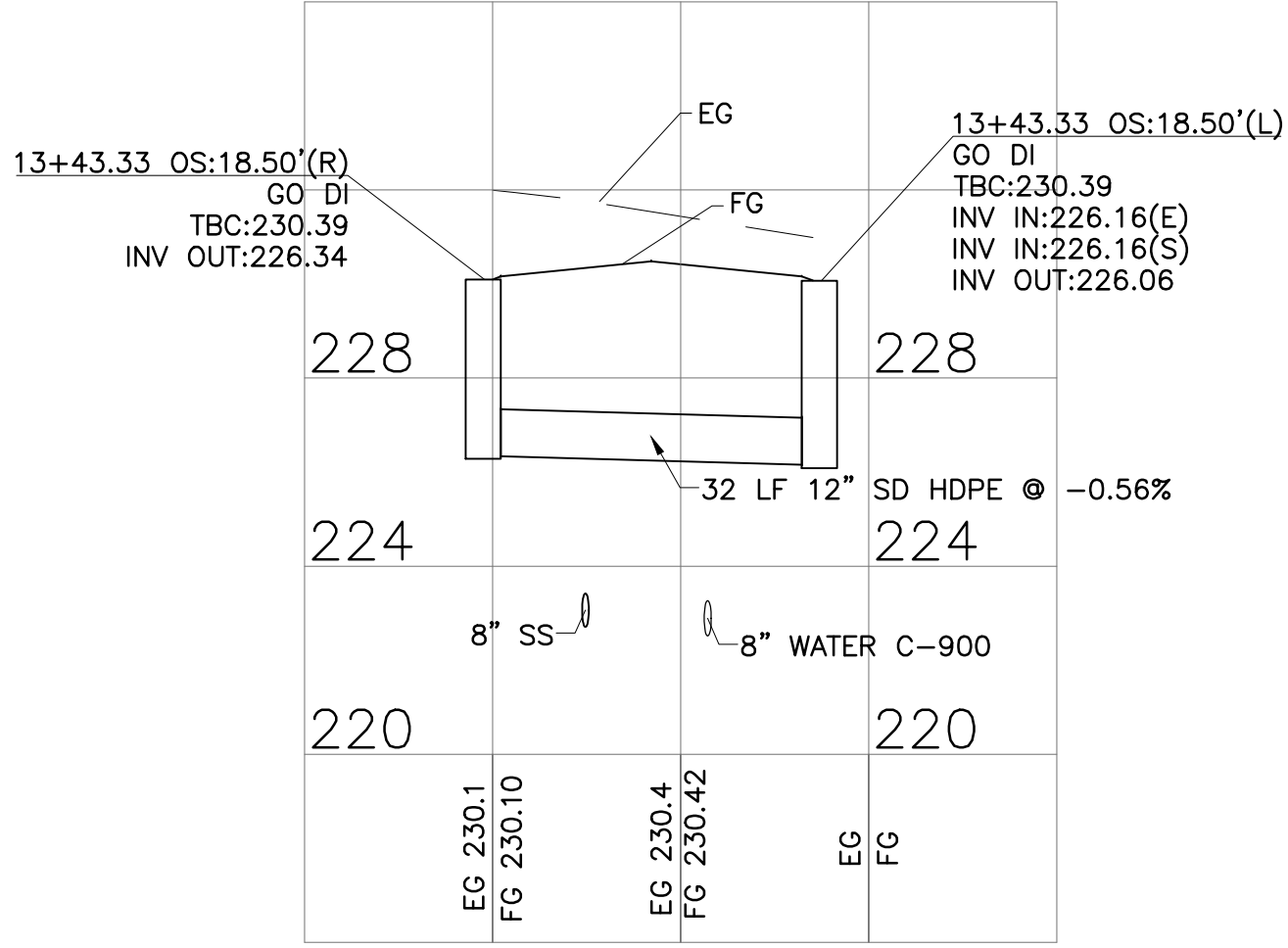
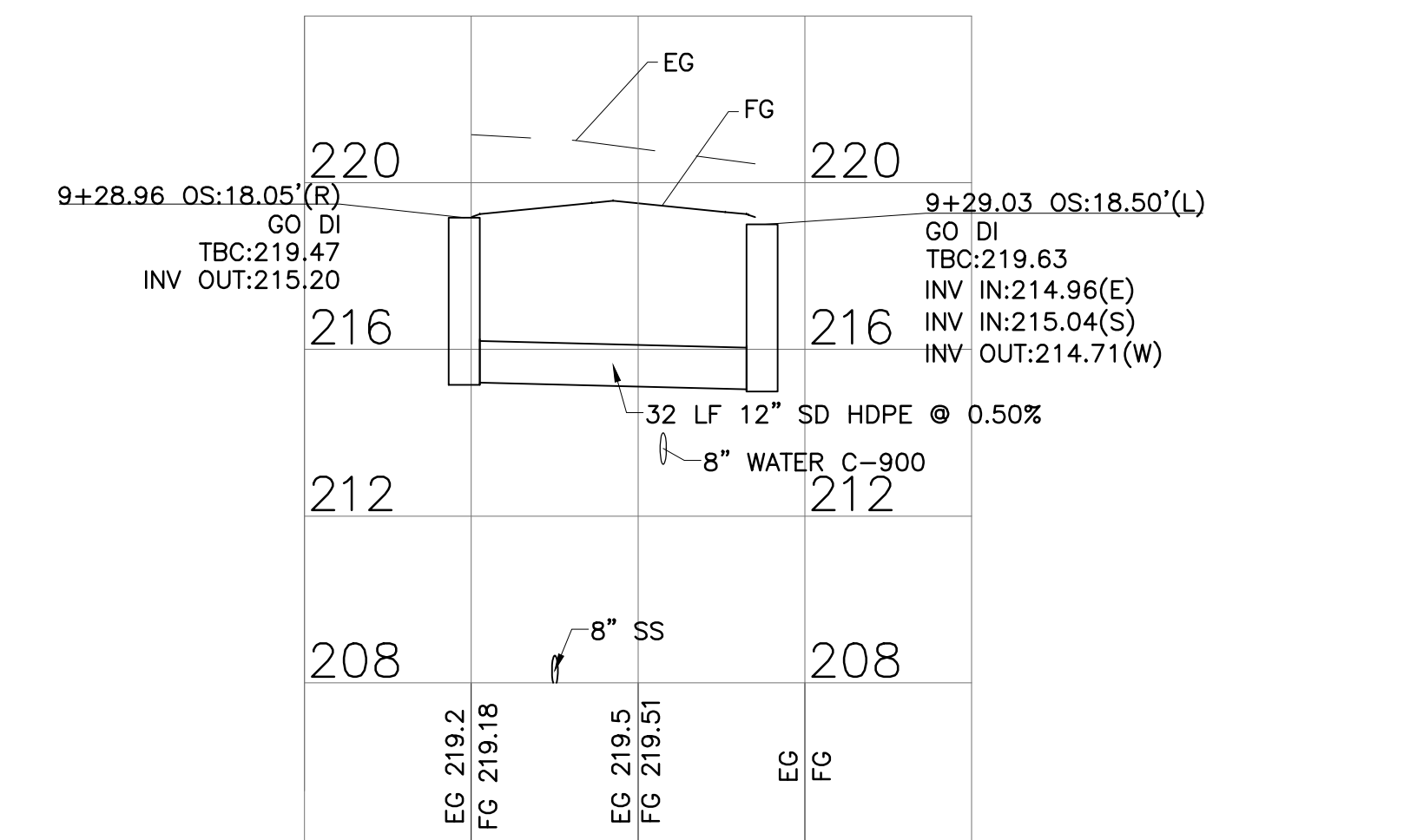
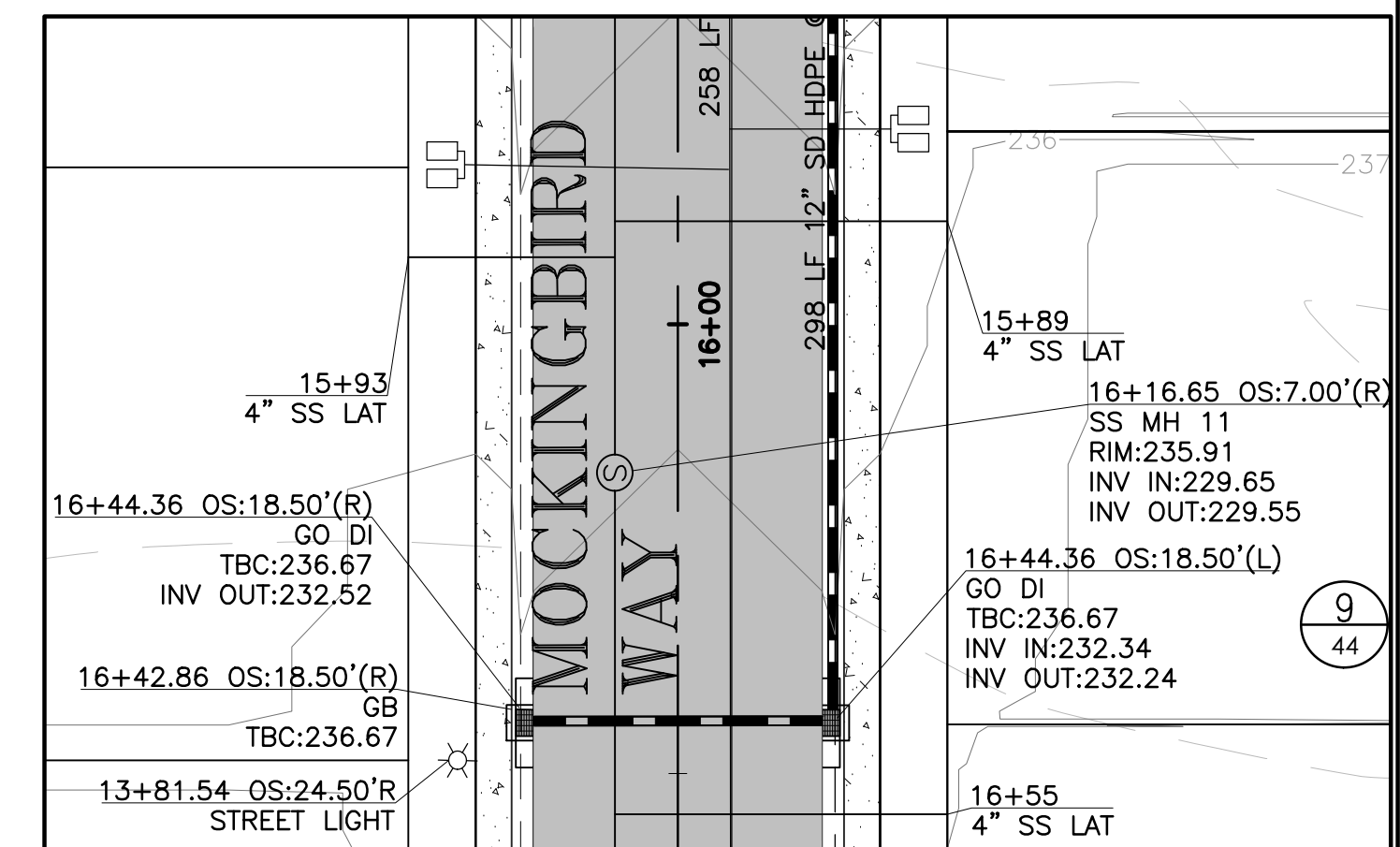
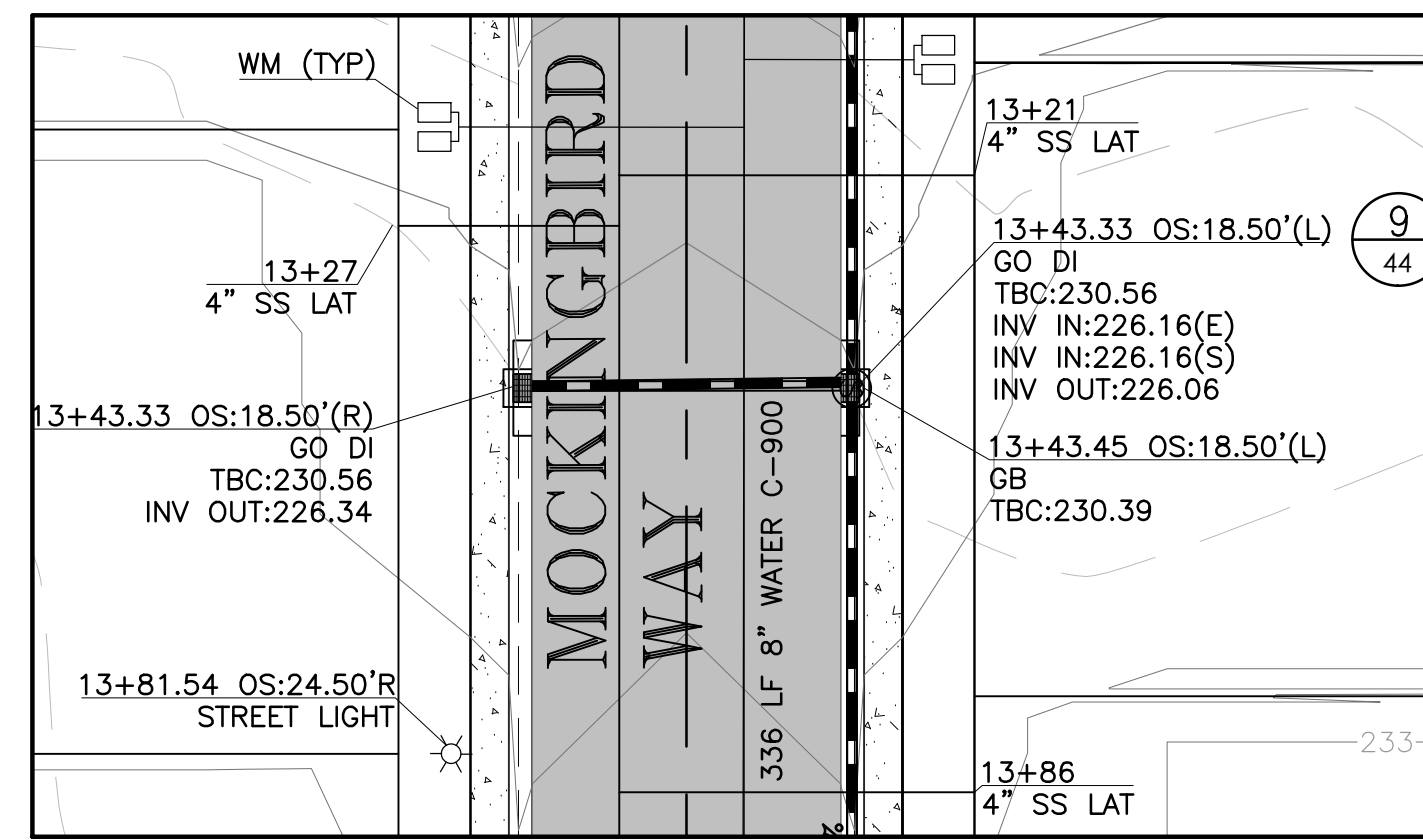
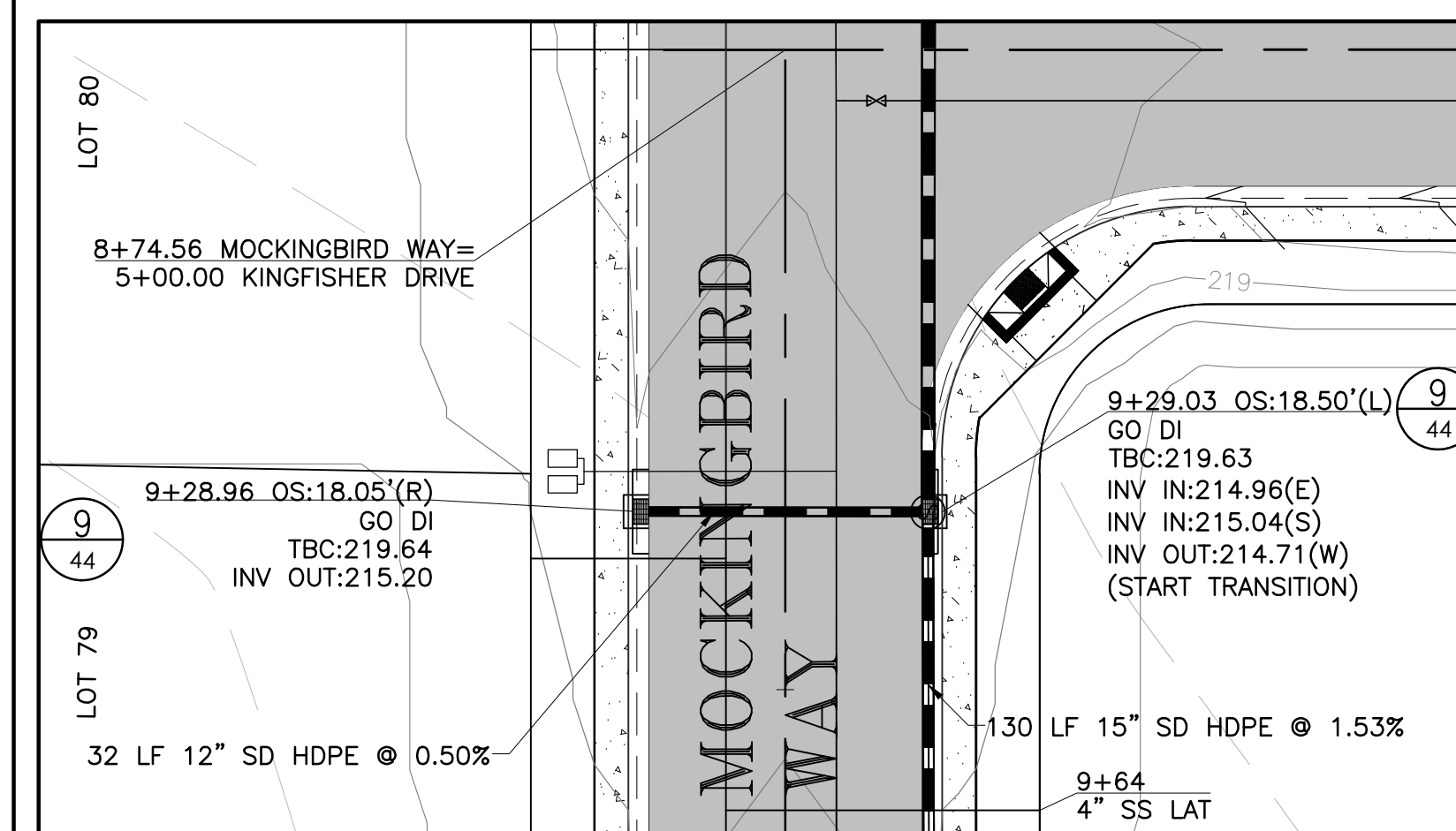
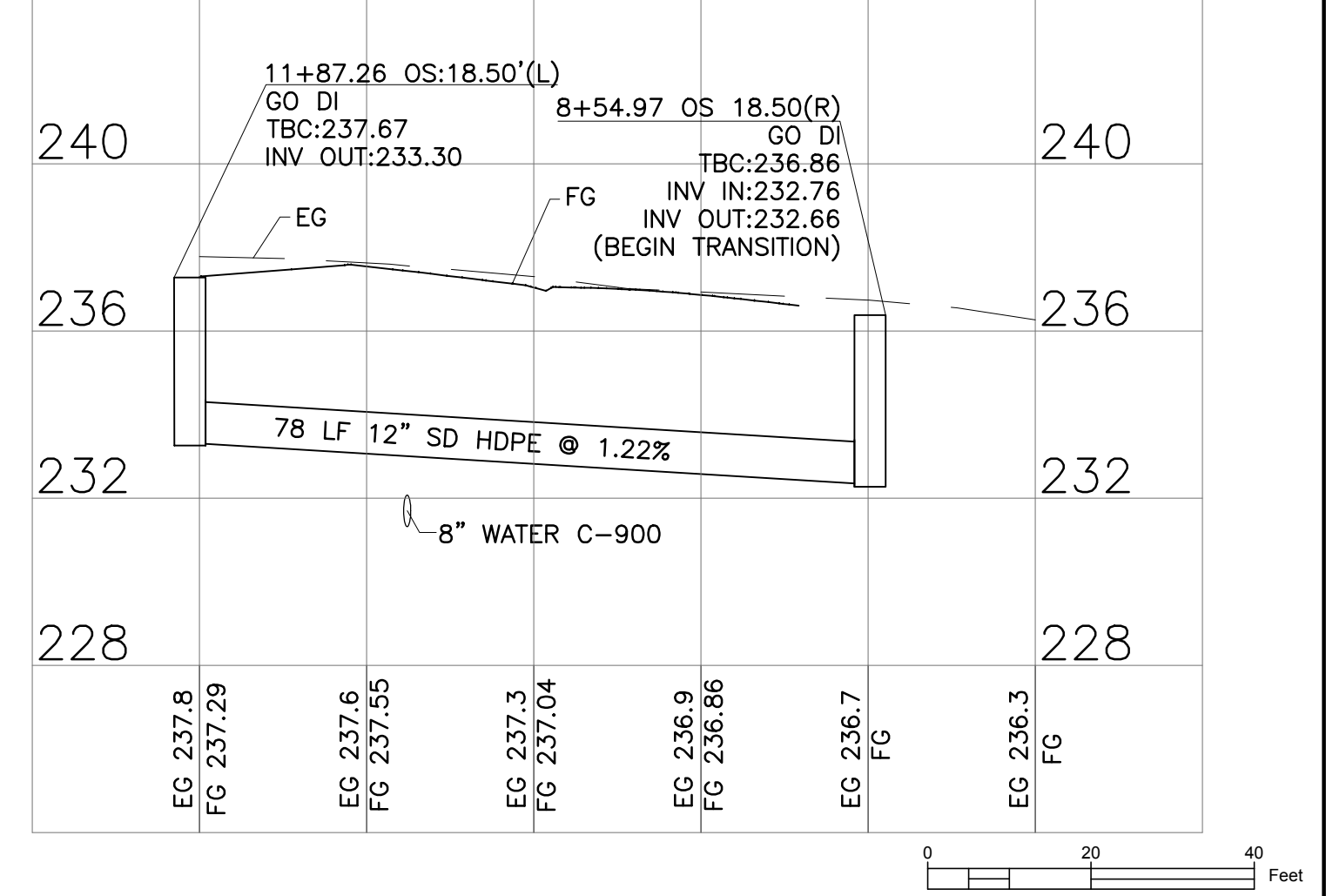
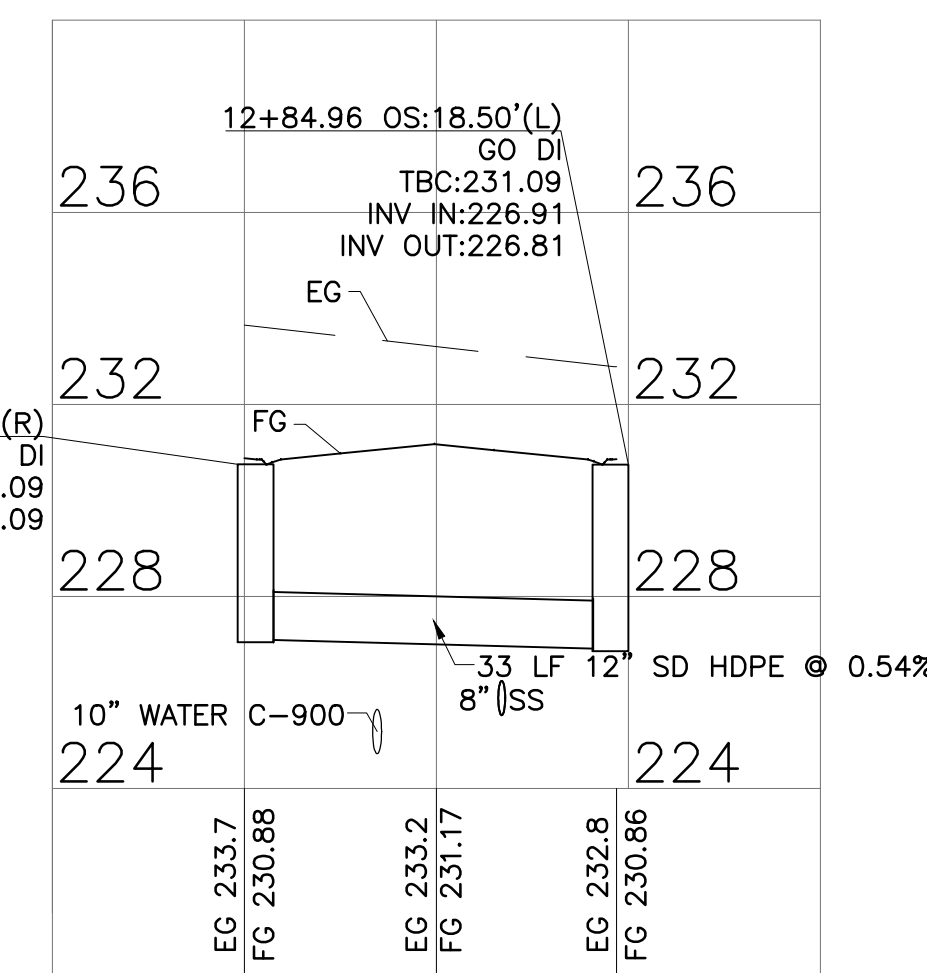
IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**SPARROW LANE-MOCKINGBIRD WAY CROSS SECTION**



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JOB NUMBER	9627.00
DRAWING	



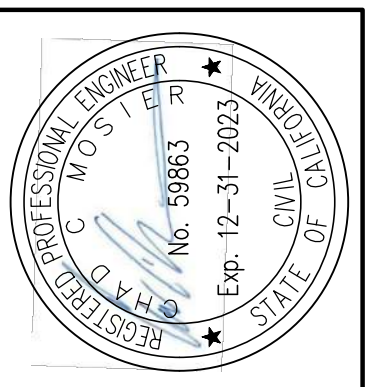
**PLAN**  
SCALE: 1"=20'



**PROFILE**  
HORIZONTAL: 1"=20'  
VERTICAL: 1"=4'

NO.	HISTORY / REVISION	BY	CHK.	DATE

IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**MOCKINGBIRD WAY & STEELHEAD DRIVE PLAN & PROFILE**



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APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	21

MATCHLINE STA 2+20 — SEE SHEET 23



OPHIR ROAD

9+48.02 OS:5.77'(L)  
STRM MANHOLE  
RIM:215.76  
TBC:214.12  
INV IN EAST: 210.53  
INV IN SOUTH: 209.90  
INV OUT:209.80

N88°52'05"E

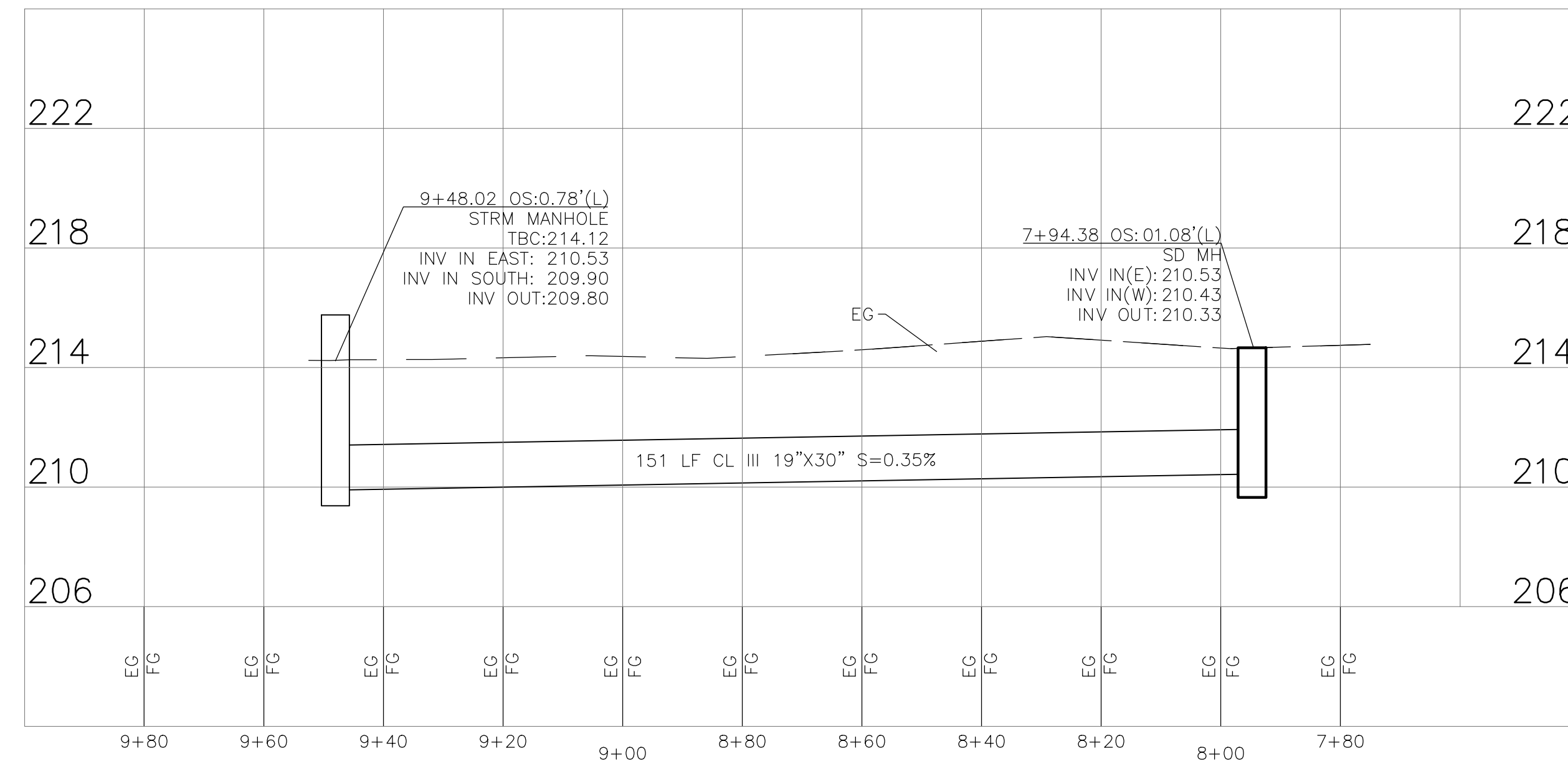
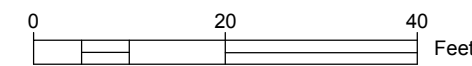
**NOT A PART**

20' WIDE STORM DRAIN EASEMENT  
TO BE OFFERED FOR DEDICATION  
ON THE FINAL MAP  
151 LF CL III 19"x30" S=0.35%

KINGFISHER DR

19"x30" STRM DRAIN 7+80 - 9+80

SCALE: 1"=20'



**PROFILE**

HORIZONTAL: 1"=20'  
VERTICAL: 1"=4'

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NO.	HISTORY / REVISION	BY	CHK.	DATE

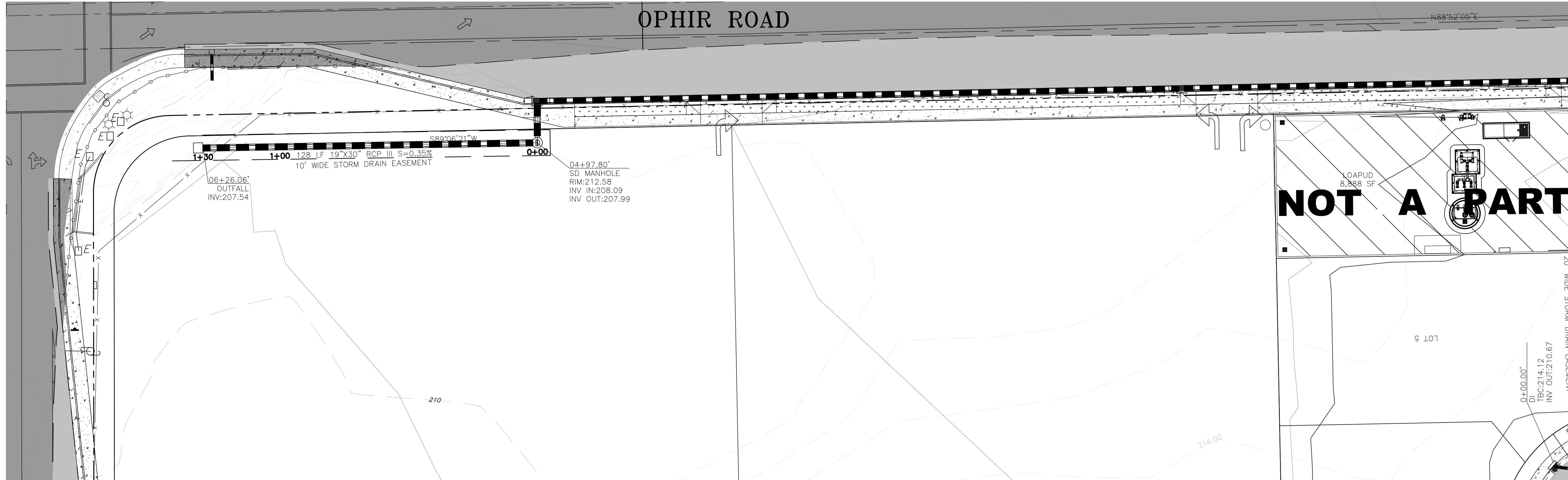
IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA

**19"x30" STRM DRAIN. PLAN & PROFILE**  
7+80 TO 9+80

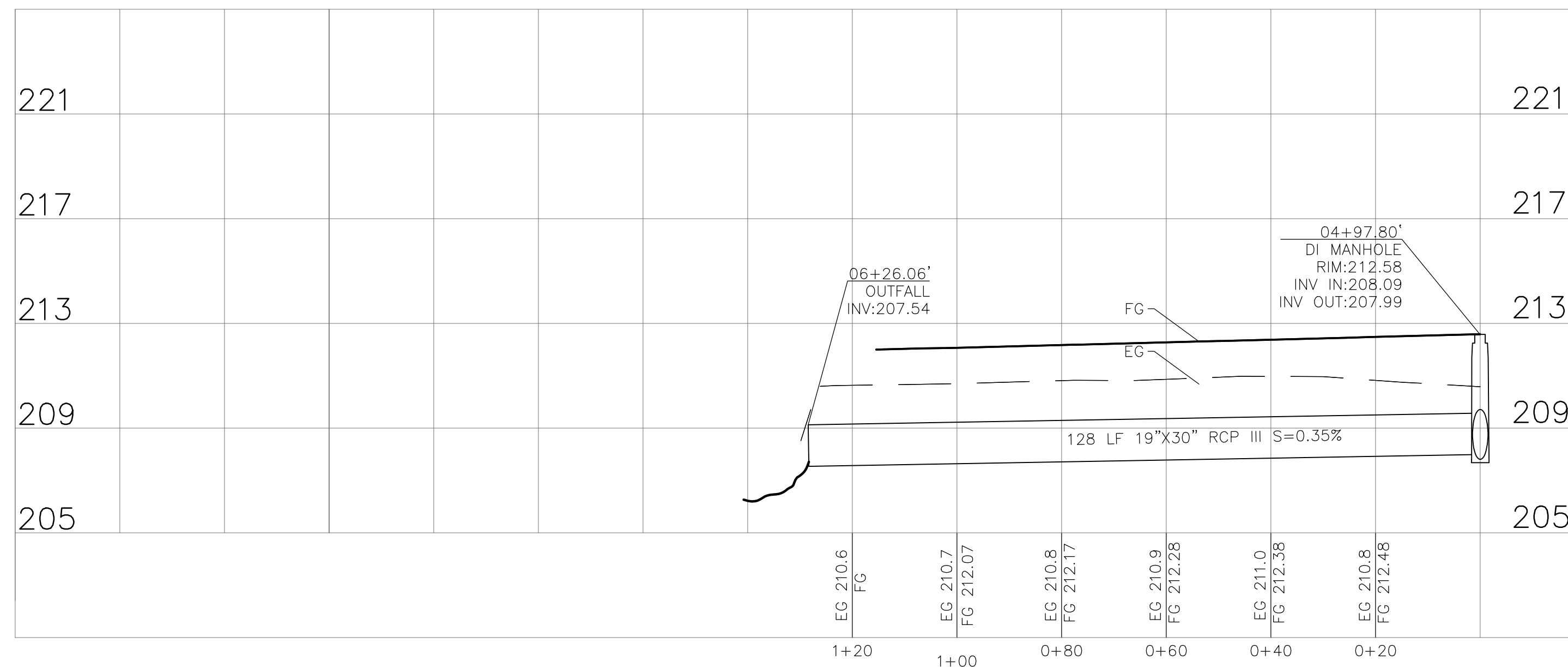
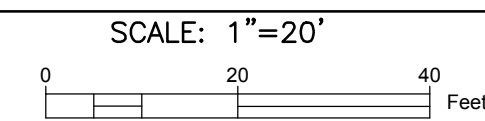


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JOB NUMBER	9627.00
DRAWING	

July 13, 2021 4:46:06pm  
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**COMMERCIAL STRM DRAIN 2+20 - 6+25**

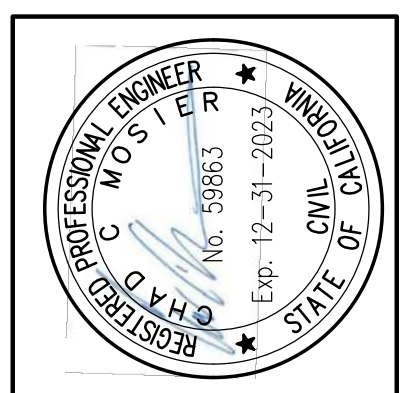


**PROFILE**

HORIZONTAL: 1"=20'  
VERTICAL: 1"=4'

NO.	HISTORY / REVISION	BY	CHK.	DATE




IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**COMMERCIAL STRM DRAIN. PLAN & PROFILE**  
2+20 TO 6+26

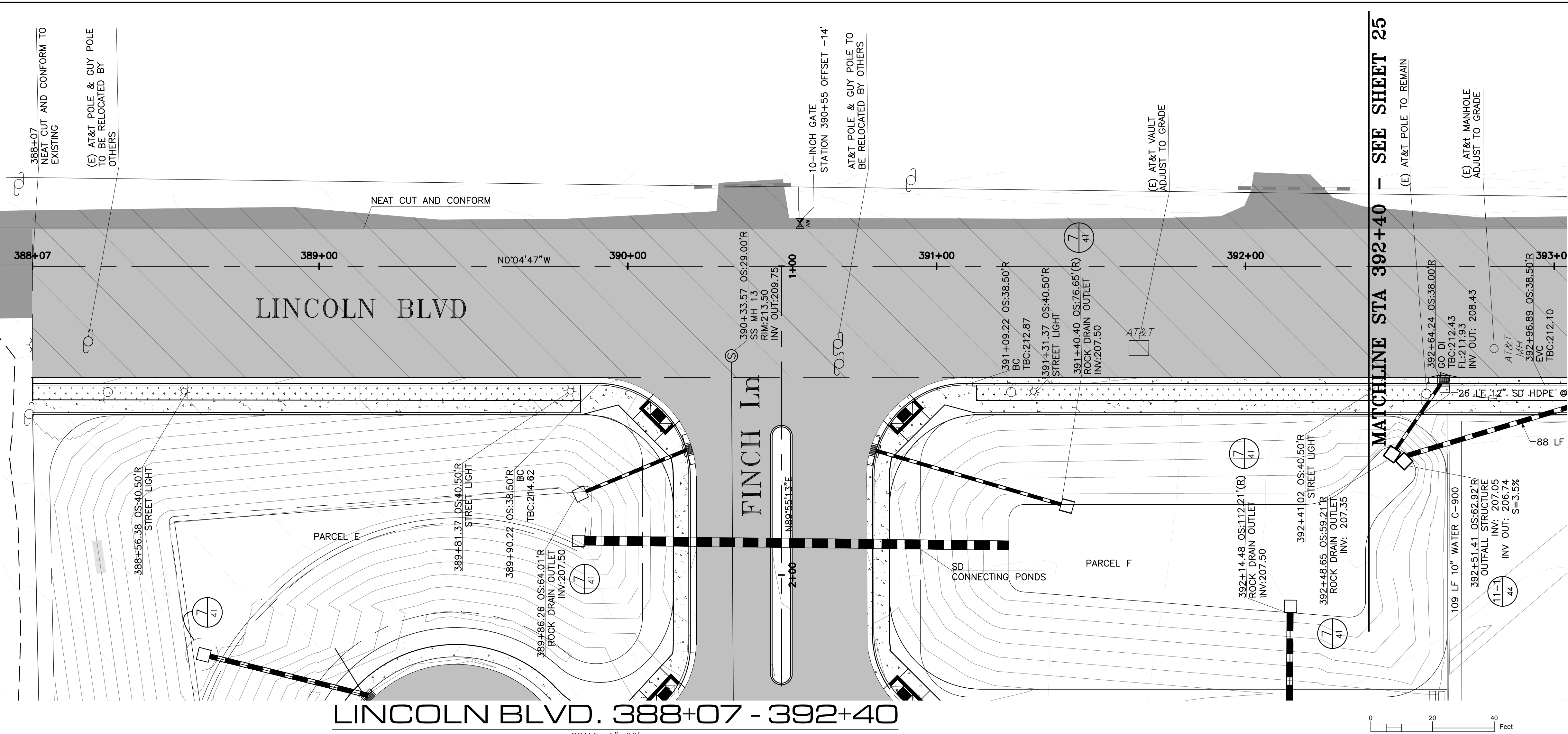


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DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	

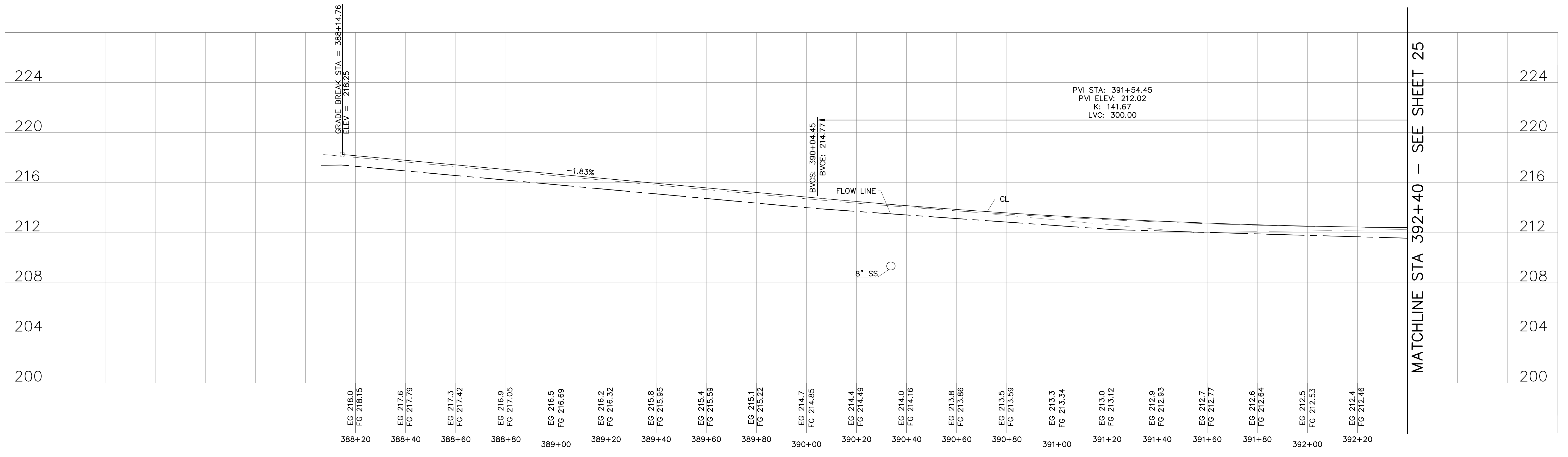
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OPHIR ROAD &  
LINCOLN AVE  
PAVEMENT LEGEND

-  EXISTING AC
-  NEW 2" AC/16" AB
-  NEW 2" AC OVERLAY



LINCOLN BLVD. 388+07 - 392+40  
SCALE: 1"=20'



PROFILE  
HORIZONTAL: 1"=20'  
VERTICAL: 1"=4'

**LACO**  
EUREKA • UKIAH • SANTA ROSA • CHICO  
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NO.	HISTORY / REVISION	BY / CHK.	DATE

IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**LINCOLN BLVD. PLAN & PROFILE**  
388+07 TO 392+40

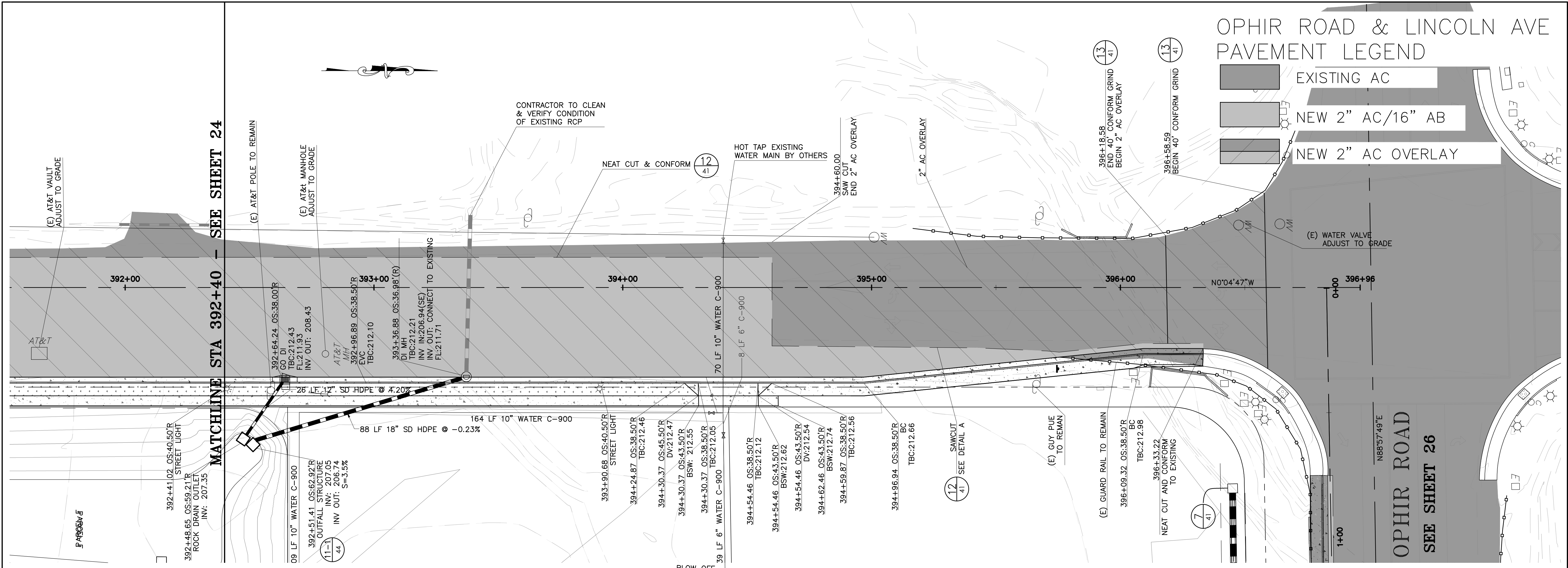


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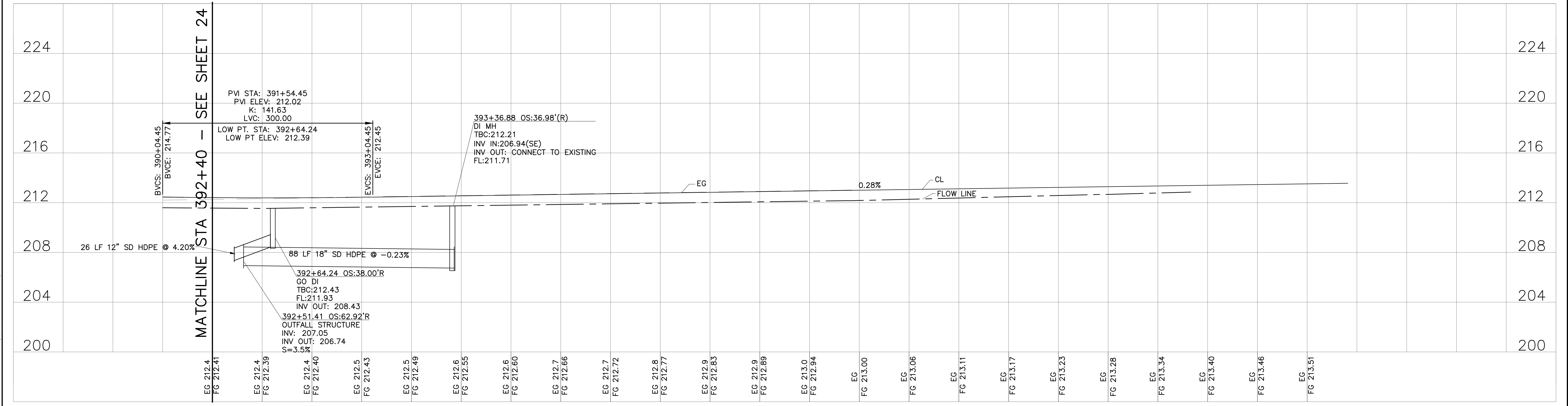
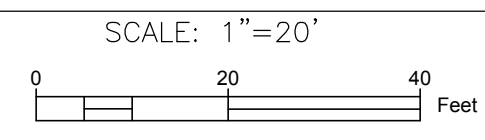
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 Plot Subtitle: RIVER RANCH SUBDIVISION  
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 Plot Date: 7/30/2021  
 Plot Job Number: 9627.00  
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**LINCOLN BLVD. 392+40 - 396+96**



**PROFILE**

HORIZONTAL: 1"=20'  
 VERTICAL: 1"=4'

**OPHIR ROAD & LINCOLN AVE  
 PAVEMENT LEGEND**

- EXISTING AC
- NEW 2" AC/16" AB
- NEW 2" AC OVERLAY

**LACO**

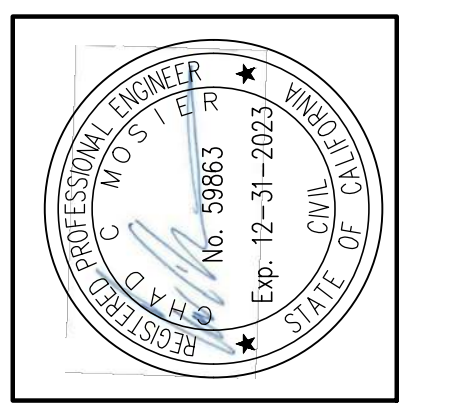
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1-800-515-5054 www.lacosocieties.com

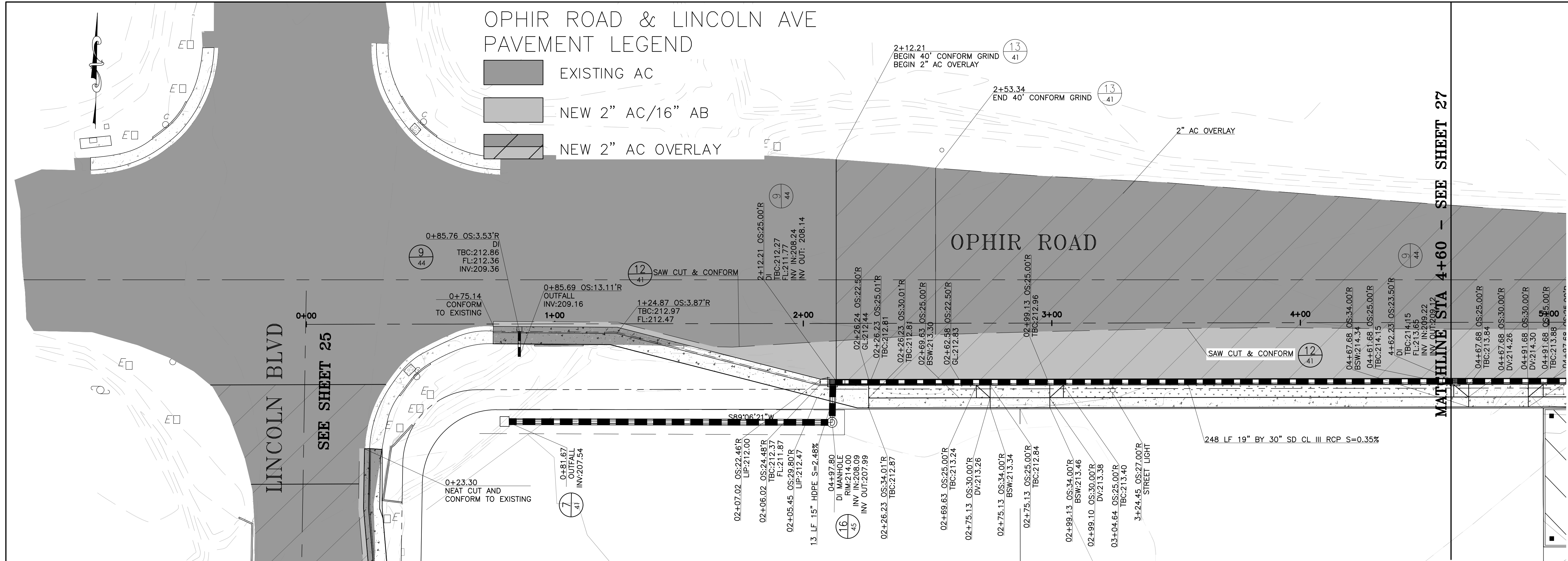
NO.	HISTORY / REVISION	BY	CHK.	DATE

IMPROVEMENT PLANS  
 RIVER RANCH SUBDIVISION  
 OROVILLE, CALIFORNIA

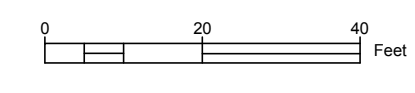
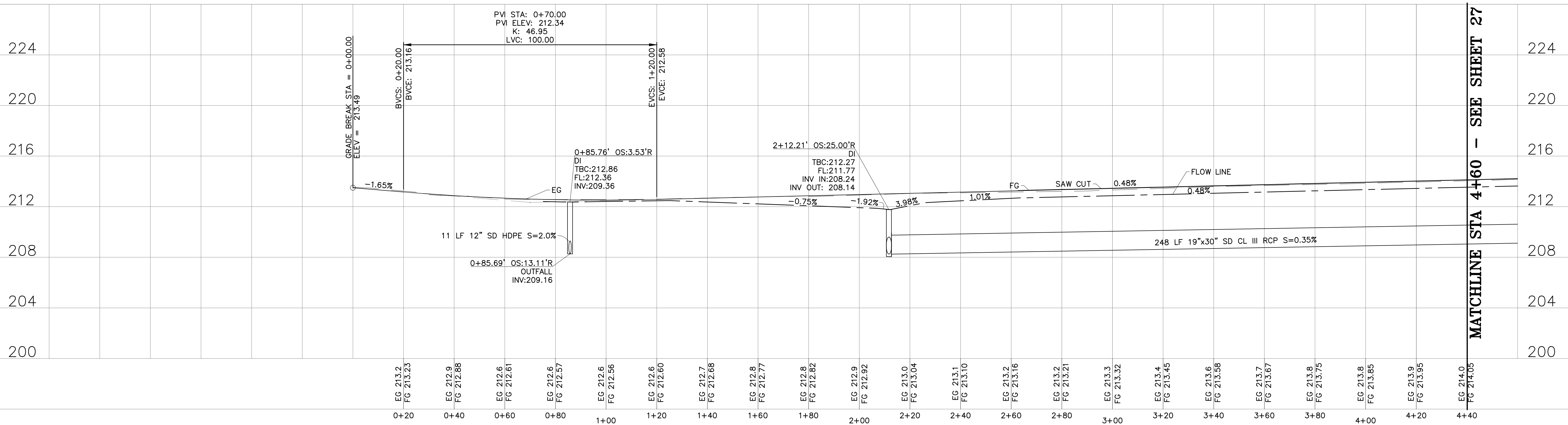
**LINCOLN BLVD. PLAN & PROFILE**  
 392+40 TO 396+96



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DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	25



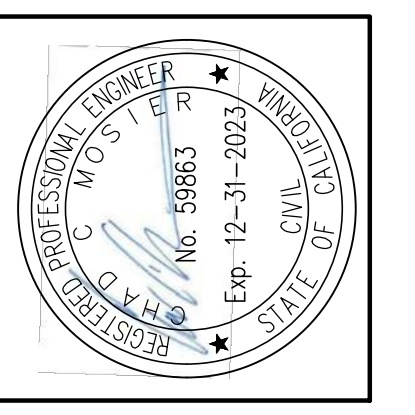
**OPHIR ROAD 0+00 - 4+60**  
SCALE: 1"=20'



NO.	HISTORY / REVISION	BY / CHK.	DATE

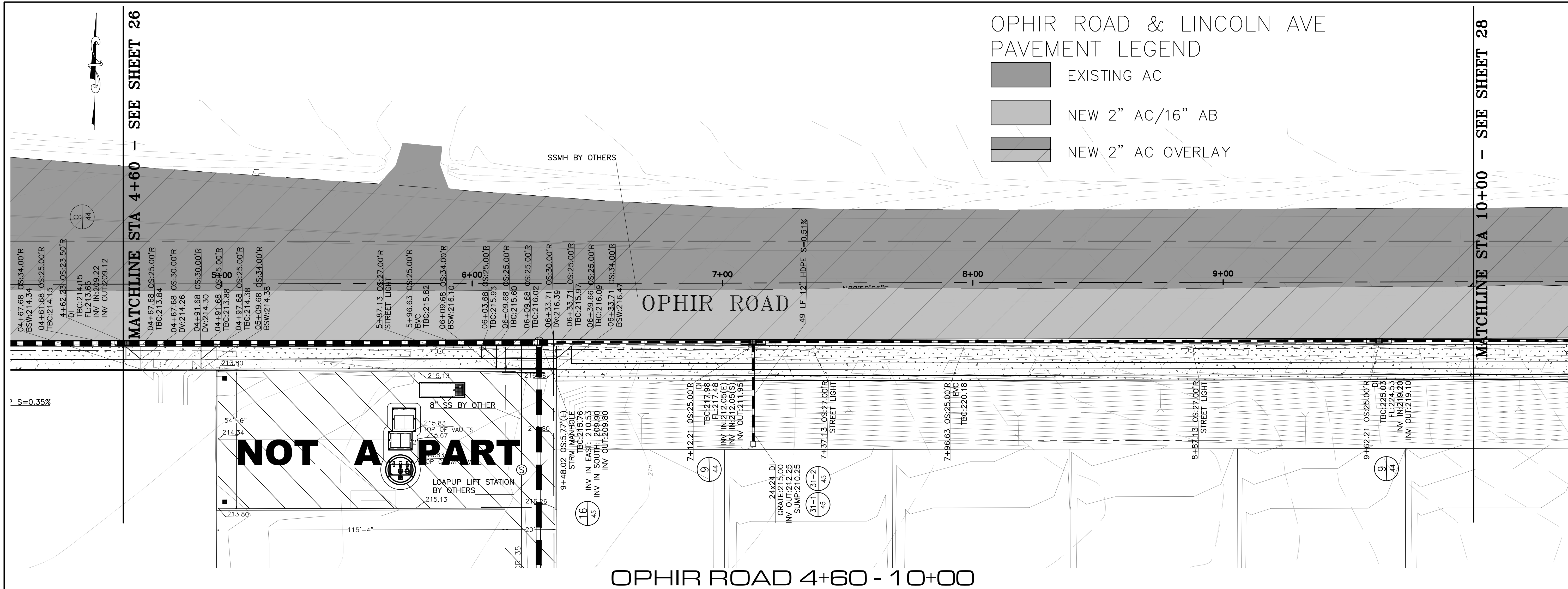
IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA

**OPHIR ROAD PLAN & PROFILE**  
0+00 TO 4+60

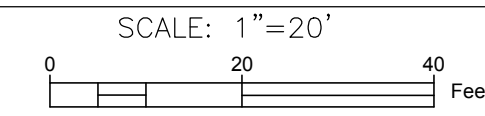


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DATE	7/30/2021
JOB NUMBER	9627.00
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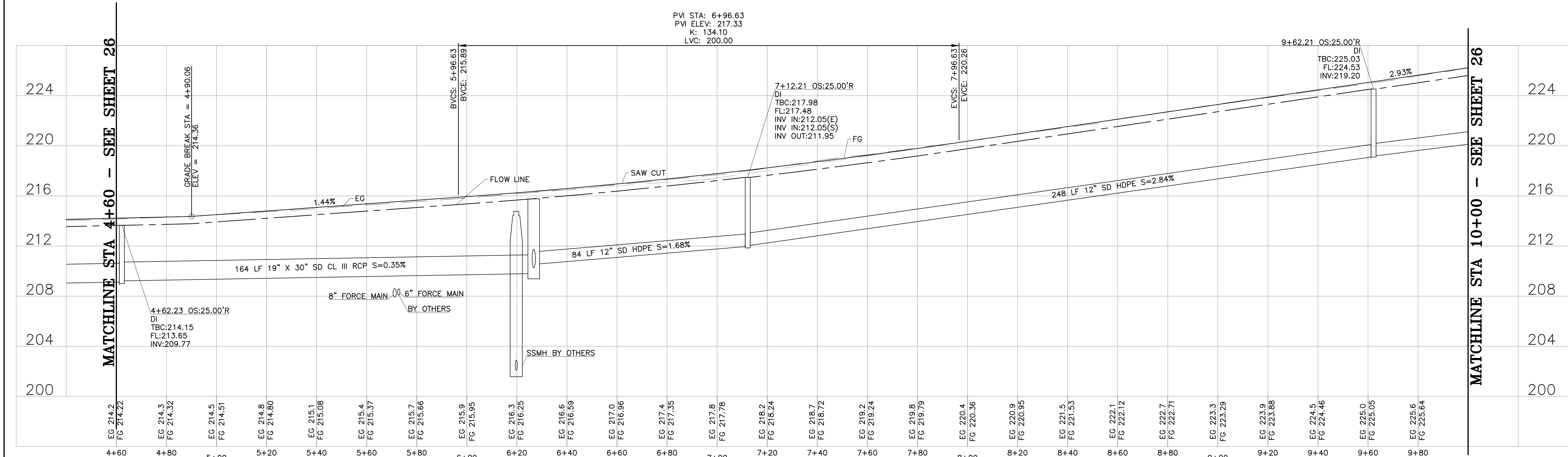
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**OPHIR ROAD 4+60 - 10+00**



PVI STA: 6+96.63  
 PVI ELEV: 217.33  
 K: 134.10  
 LVC: 200.00



**PROFILE**

HORIZONTAL: 1"=20'  
 VERTICAL: 1"=4'

**OPHIR ROAD & LINCOLN AVE  
 PAVEMENT LEGEND**

- EXISTING AC
- NEW 2" AC/16" AB
- NEW 2" AC OVERLAY

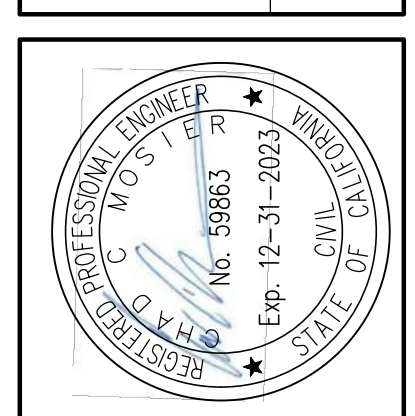
MATCHLINE STA 4+60 - SEE SHEET 26

MATCHLINE STA 10+00 - SEE SHEET 26

NO.	HISTORY/REVISION	BY	CHK.	DATE



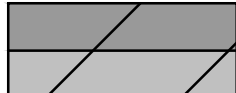
IMPROVEMENT PLANS  
 RIVER RANCH SUBDIVISION  
 OROVILLE, CALIFORNIA

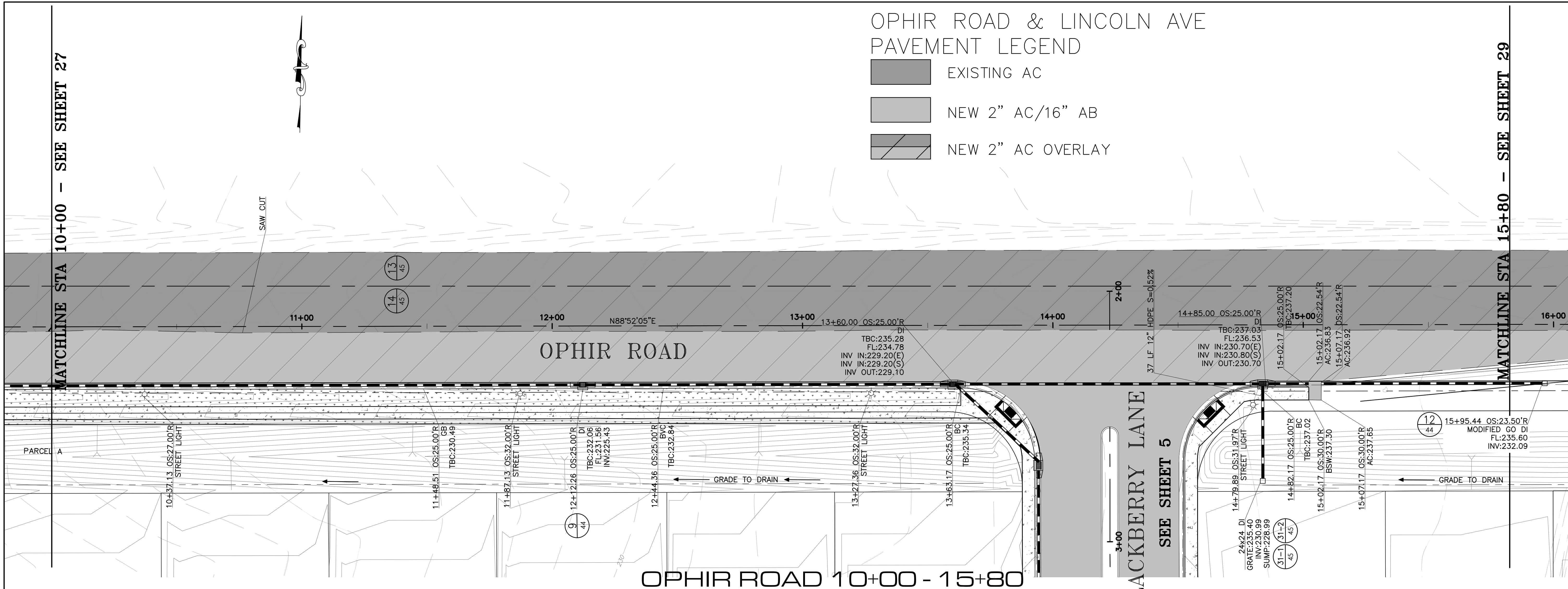
**OPHIR ROAD PLAN & PROFILE**  
 4+60 TO 10+00



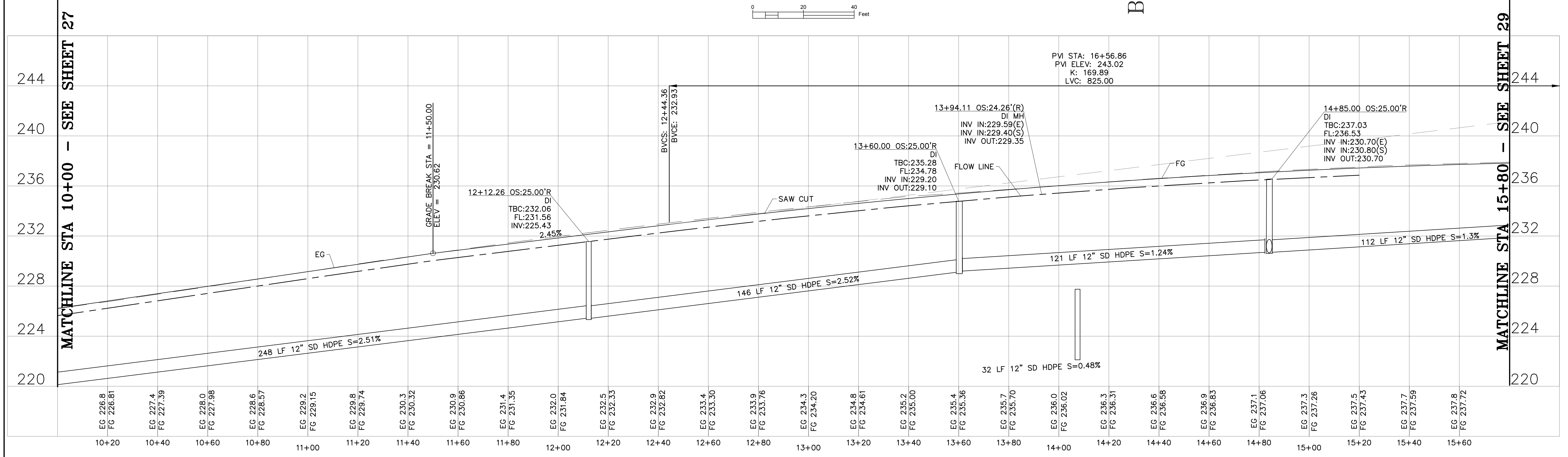
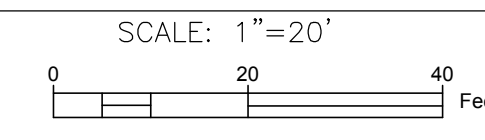
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DATE	7/30/2021
JOB NUMBER	9627.001
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OPHIR ROAD & LINCOLN AVE  
PAVEMENT LEGEND

-  EXISTING AC
-  NEW 2" AC/16" AB
-  NEW 2" AC OVERLAY



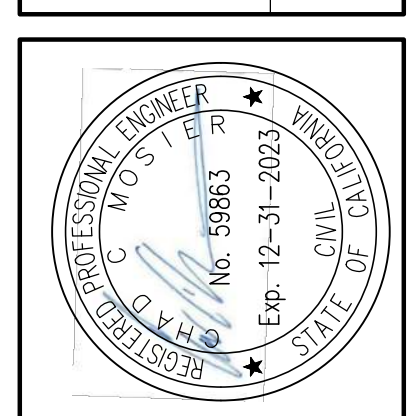
OPHIR ROAD 10+00 - 15+80



PROFILE  
HORIZONTAL: 1"=20'  
VERTICAL: 1"=4'

HISTORY/REVISION	BY	CHK.	DATE

IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**OPHIR ROAD PLAN & PROFILE**  
10+00 TO 15+80



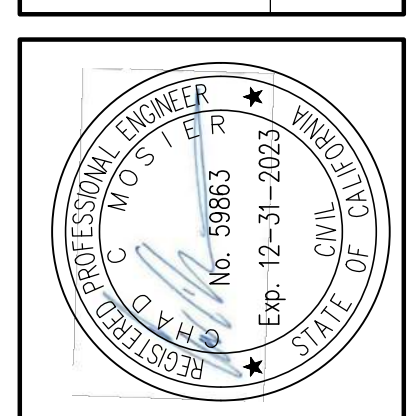
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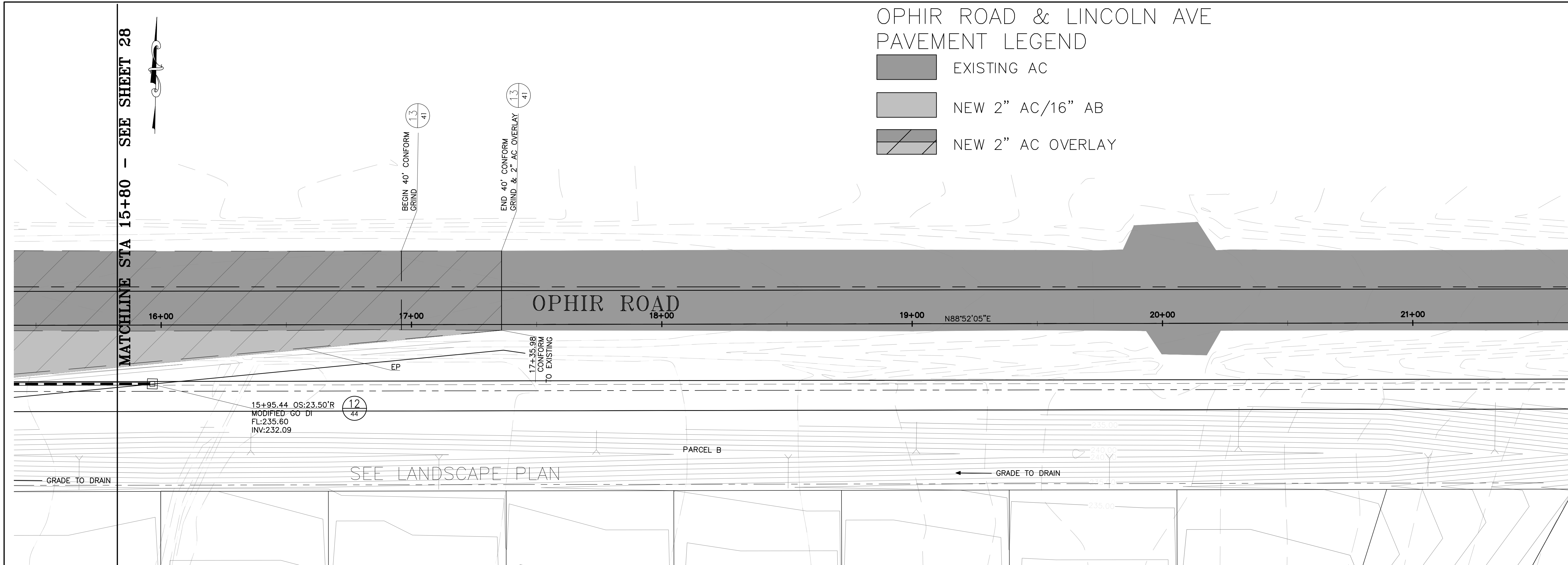
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IMPROVEMENT PLANS  
 RIVER RANCH SUBDIVISION  
 GROVILLE, CALIFORNIA

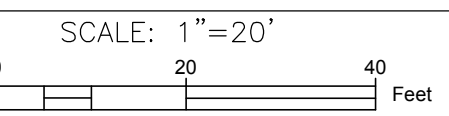
**OPHIR ROAD PLAN & PROFILE**  
 15+80 TO 21+00



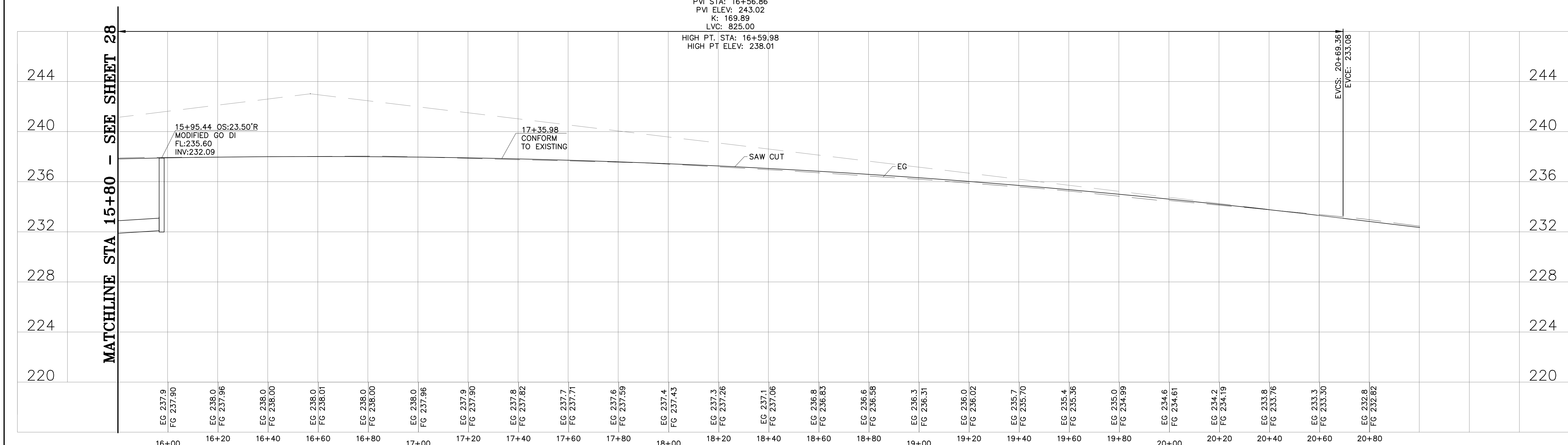
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JOB NUMBER	9627.00
DRAWING	



**OPHIR ROAD 15+80 - 21+00**



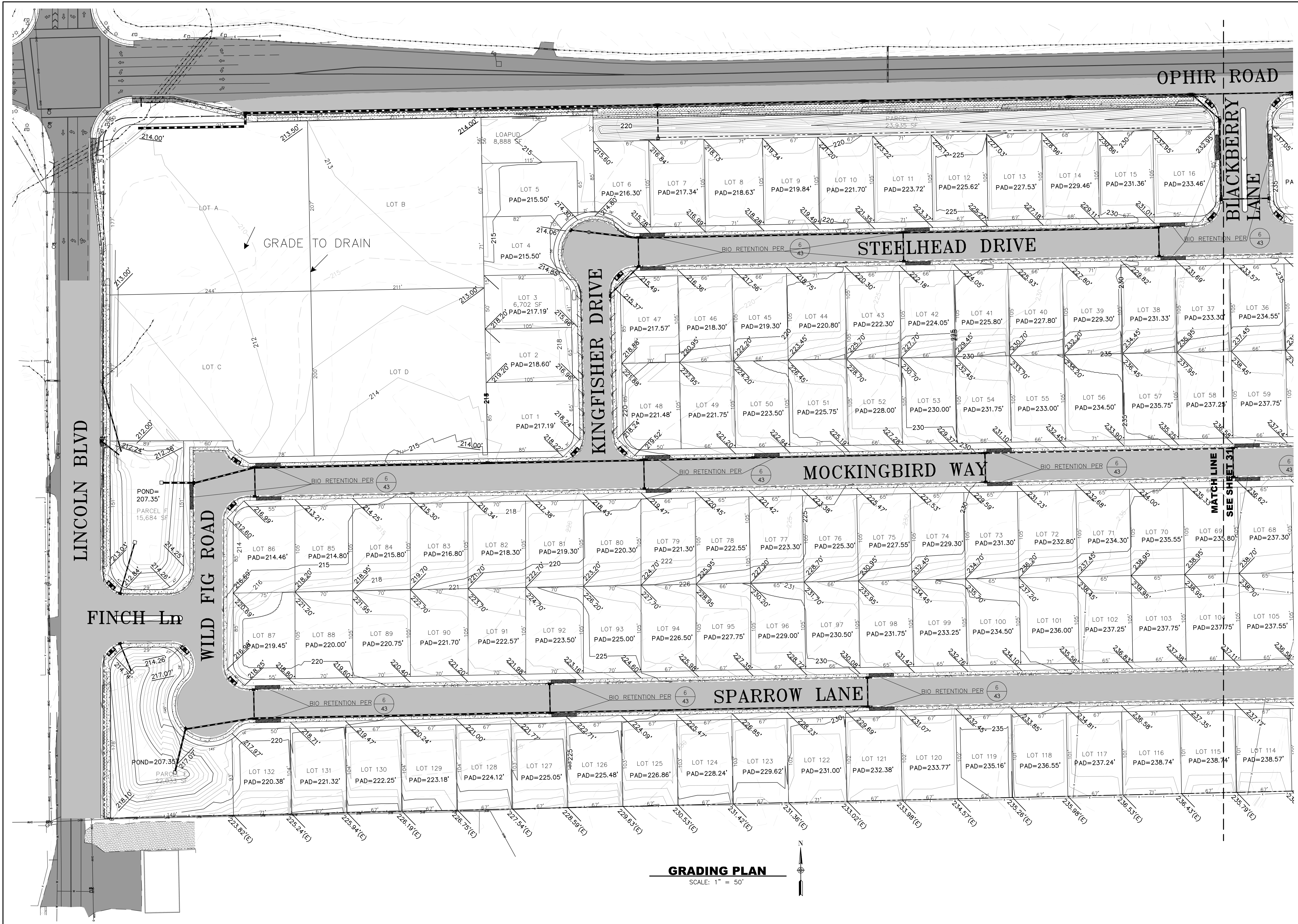
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 PVI ELEV: 243.02  
 K: 169.89  
 LVC: 825.00  
 HIGH PT. STA: 16+59.98  
 HIGH PT. ELEV: 238.01



**PROFILE**

HORIZONTAL: 1"=20'  
 VERTICAL: 1"=4'

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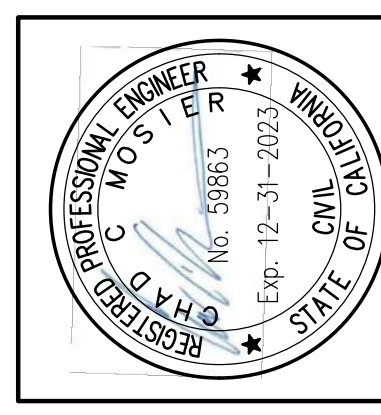
**GRADING PLAN**  
SCALE: 1" = 50'



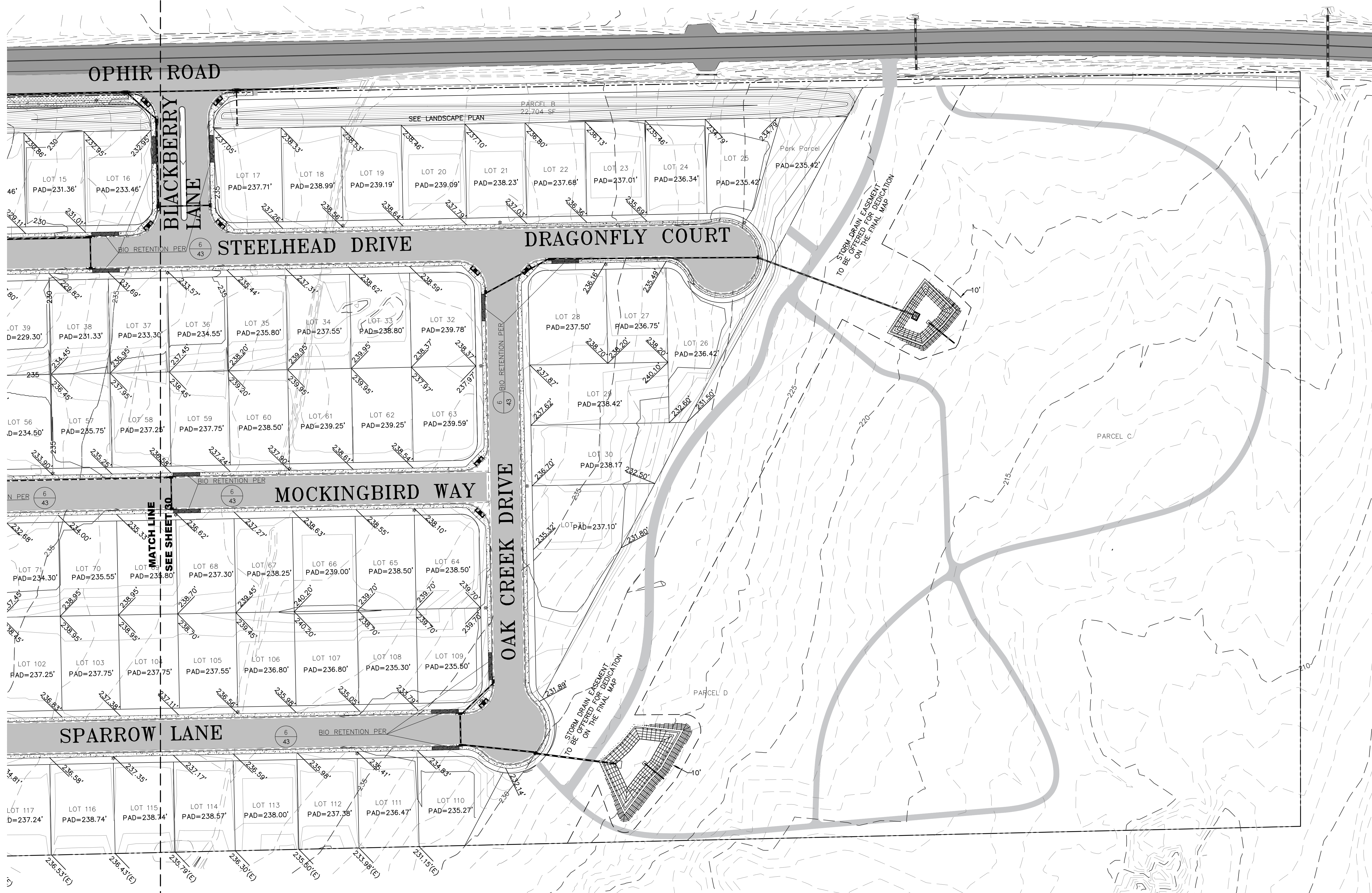
NO.	HISTORY / REVISION	BY	CHK.	DATE

IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA

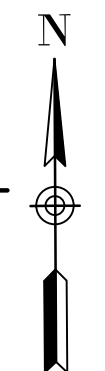
**GRADING PLAN**



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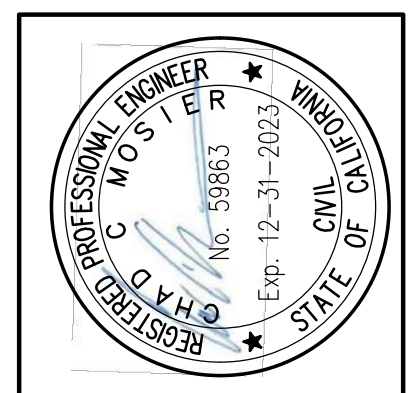
**GRADING PLAN**  
SCALE: 1" = 50'



NO.	HISTORY / REVISION	BY / CHK.	DATE

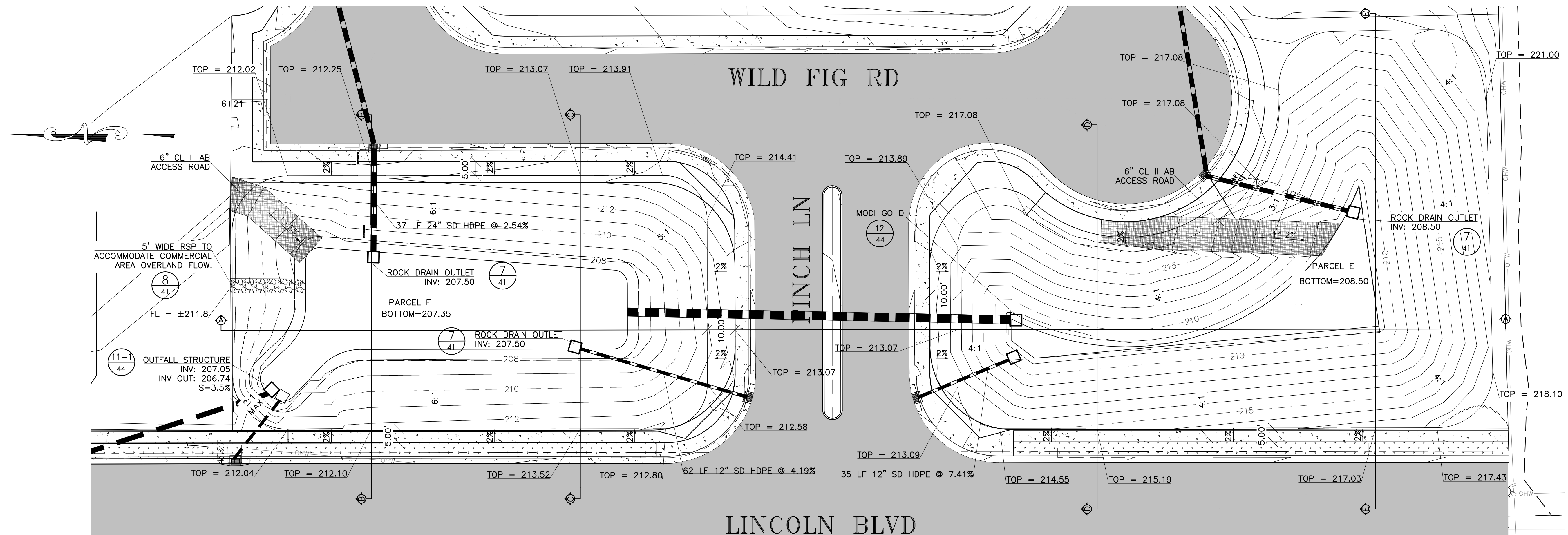
IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA

**GRADING PLAN 2**



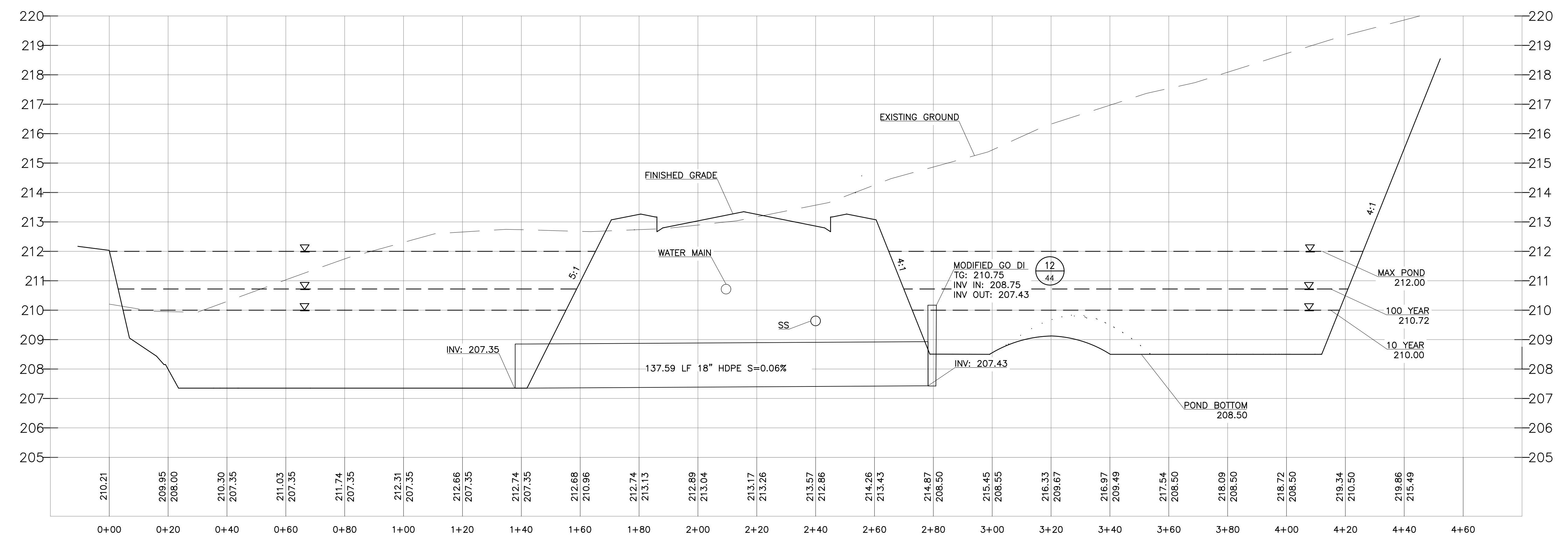
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JOB NUMBER	9627.00
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**PLAN**

SCALE: 1"=20'  
0 20 40 Feet

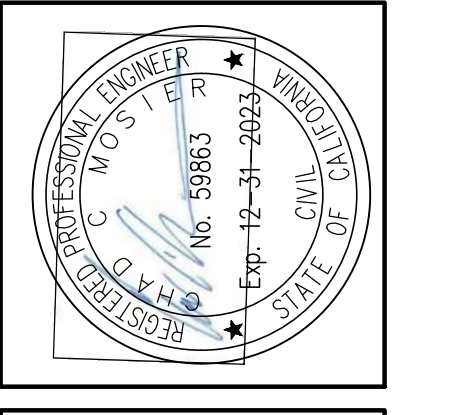


**SECTION A-A**

HORIZONTAL: 1"=20'  
VERTICAL: 1"=2'

NO.	HISTORY / REVISION	BY / CHK.	DATE

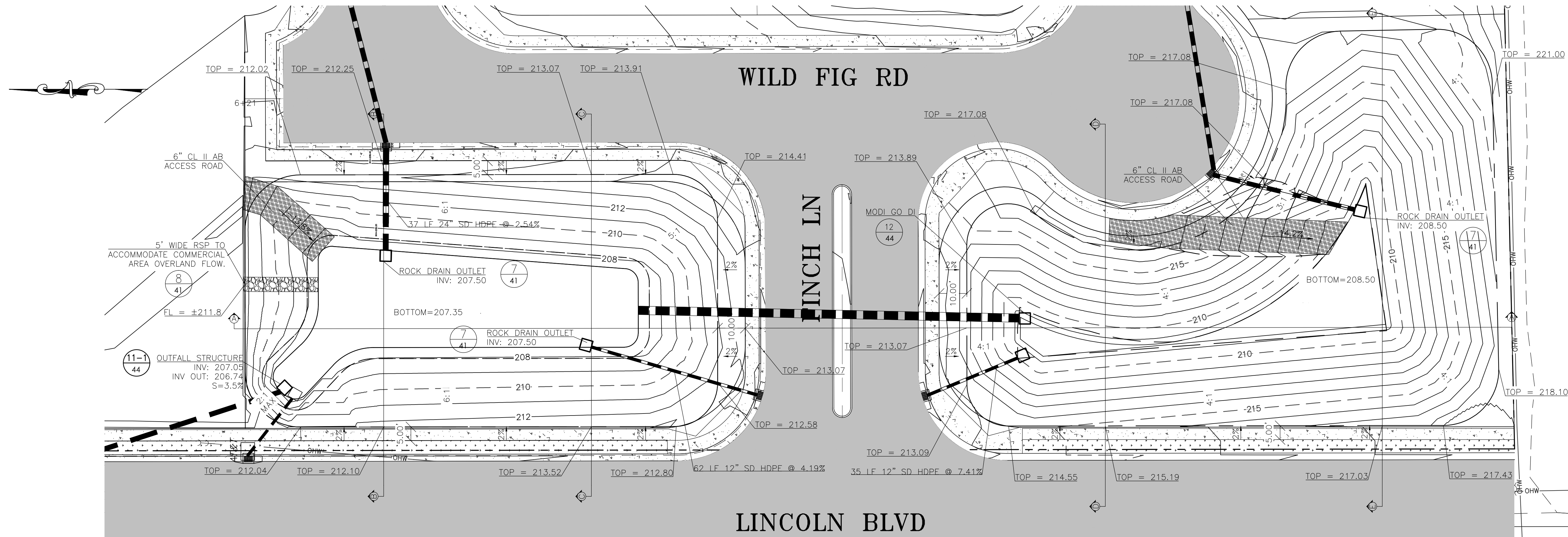
IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**DETENTION BASIN CROSS-SECTIONS 1**



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JOB NUMBER	9627.00
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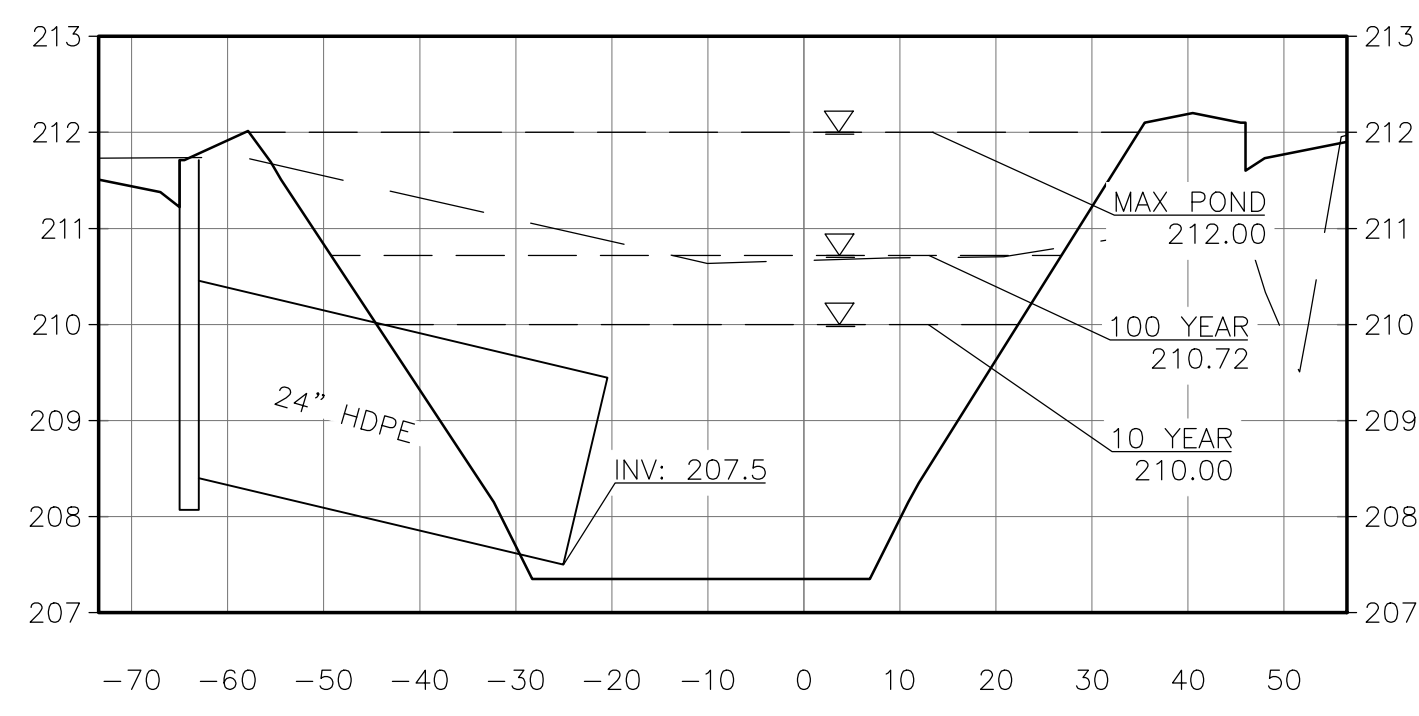




**LINCOLN BLVD**

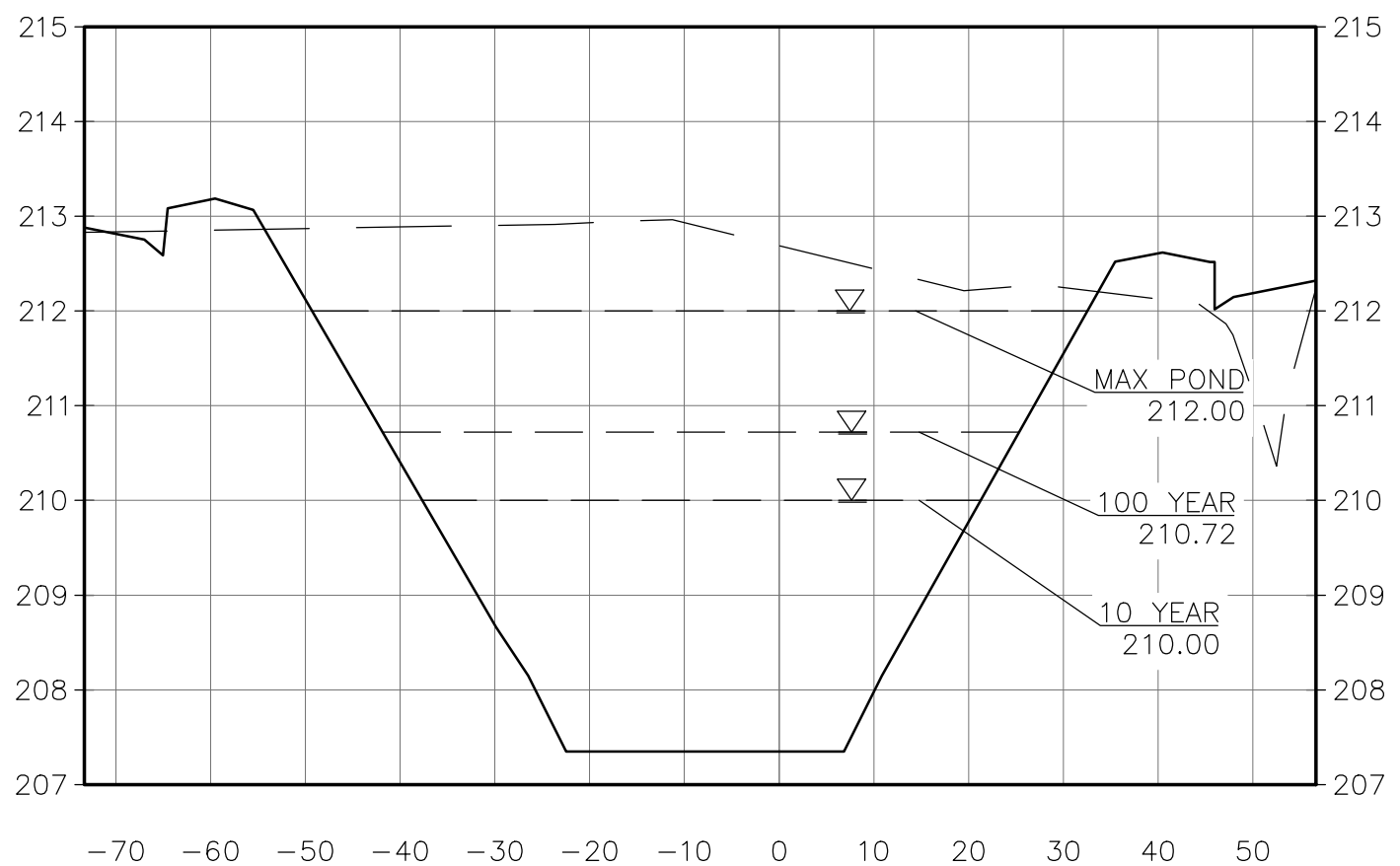
**PLAN**

SCALE: 1"=20'  
0 20 40 Feet



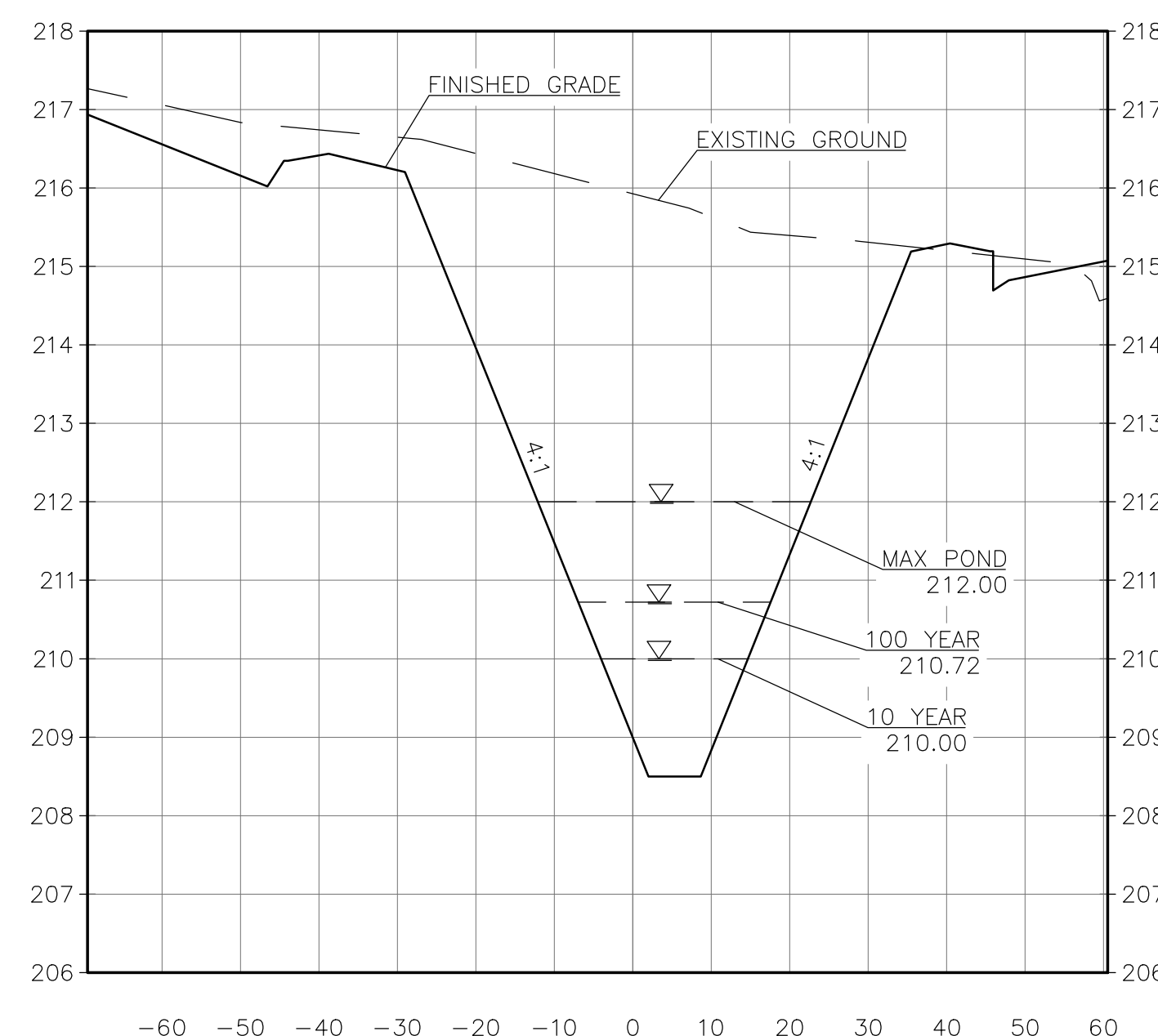
**SECTION B-B**

HORIZONTAL: 1"=20'  
VERTICAL: 1"=2'



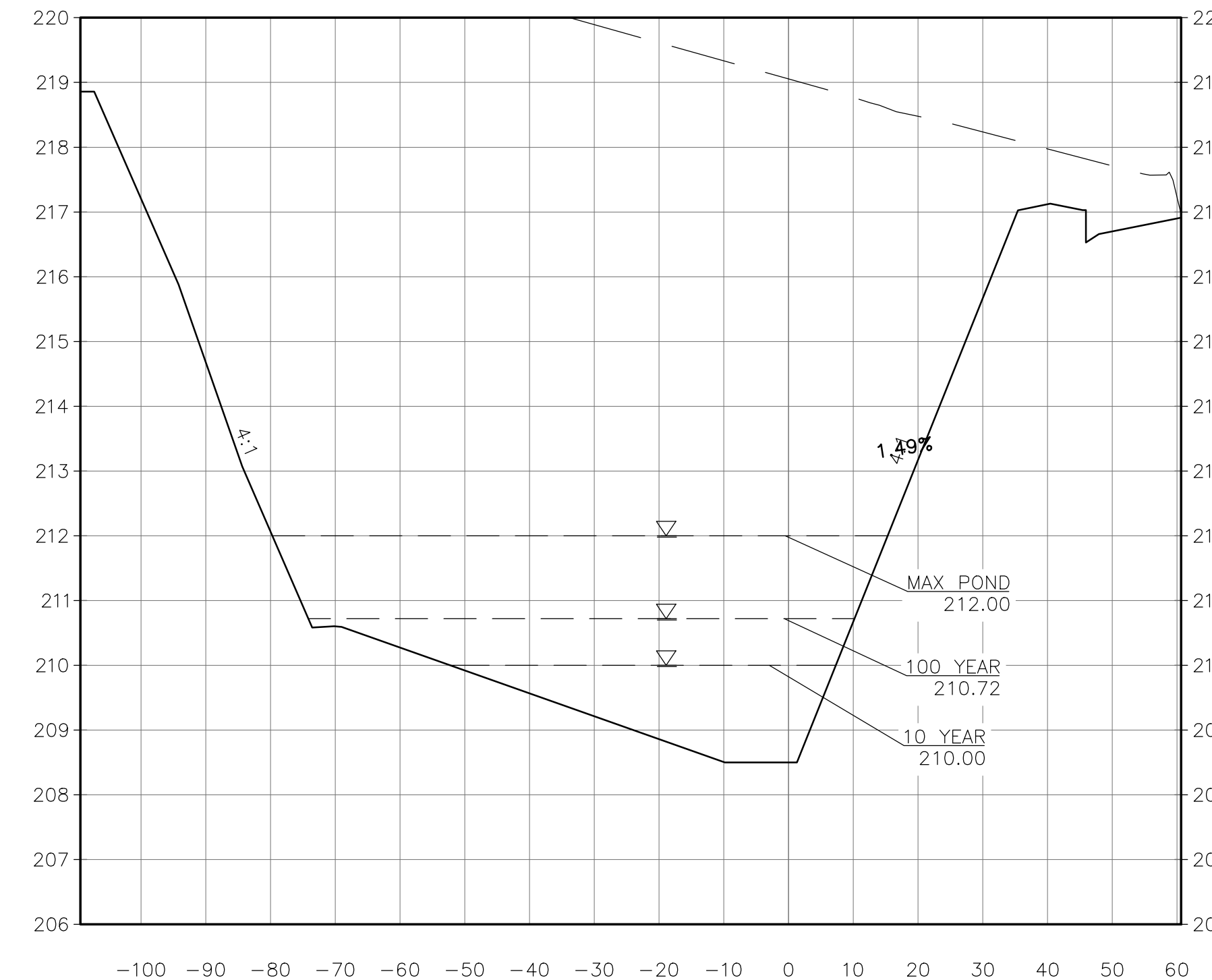
**SECTION C-C**

HORIZONTAL: 1"=20'  
VERTICAL: 1"=2'



**SECTION D-D**

HORIZONTAL: 1"=20'  
VERTICAL: 1"=2'



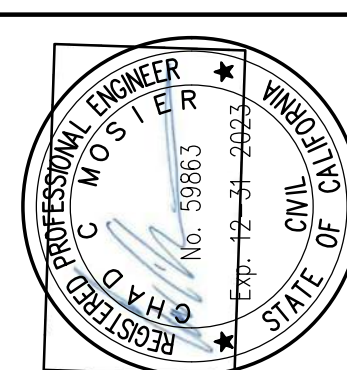
**SECTION E-E**

HORIZONTAL: 1"=20'  
VERTICAL: 1"=2'

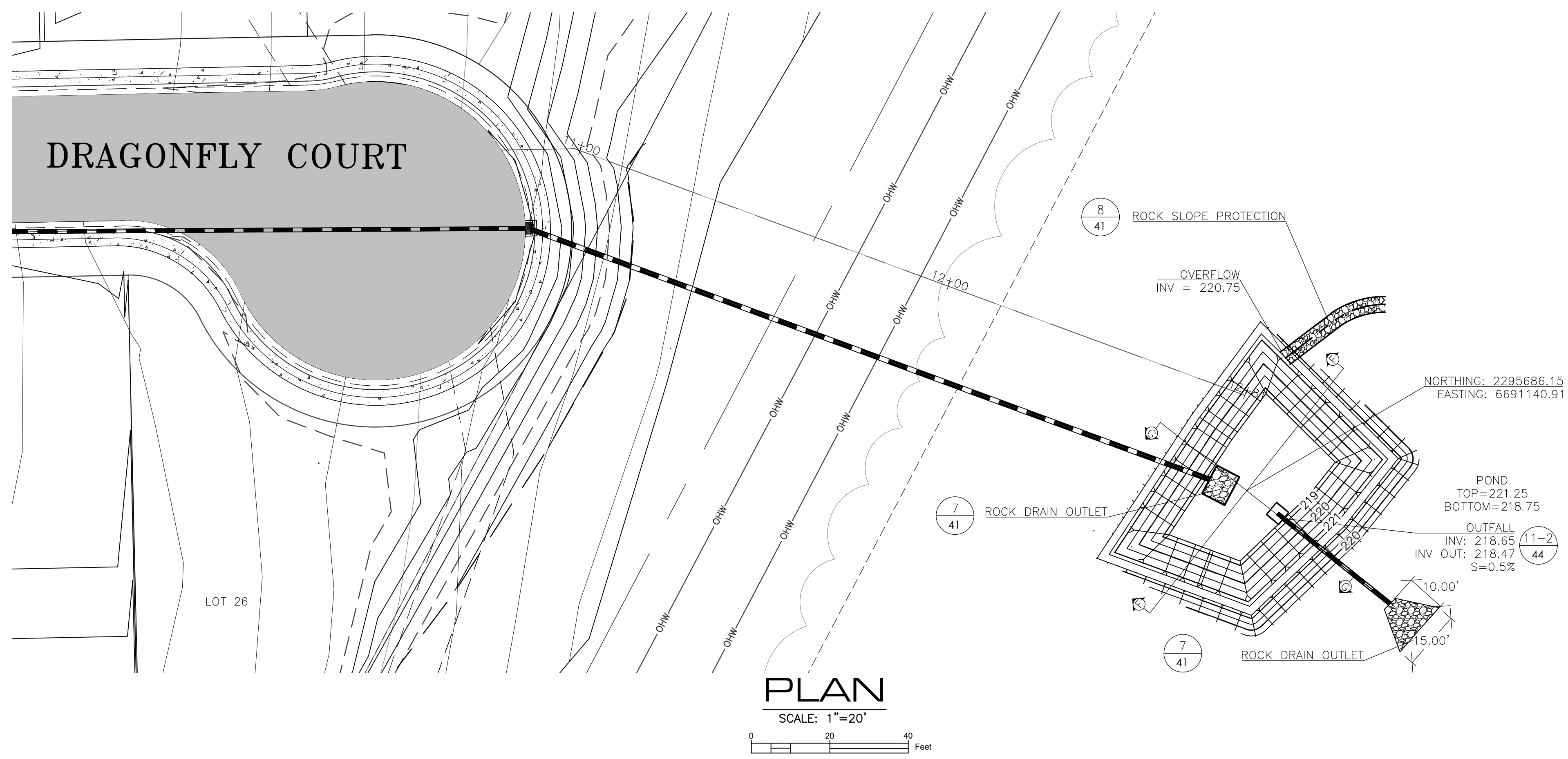
NO.	HISTORY/REVISION	BY	CHK.	DATE

IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA

**DETENTION BASIN CROSS-SECTIONS 2**

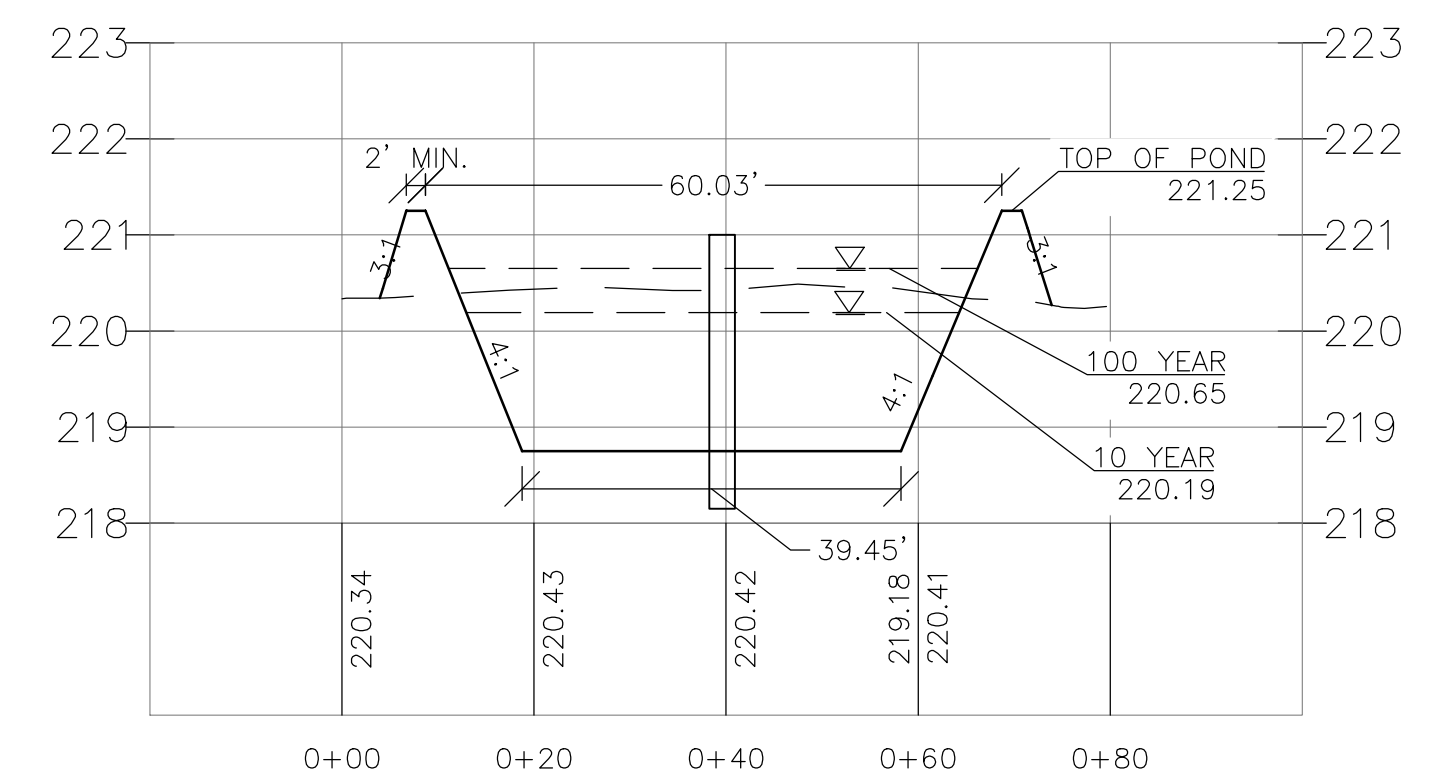


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DATE	7/30/2021
JOB NUMBER	9627.00
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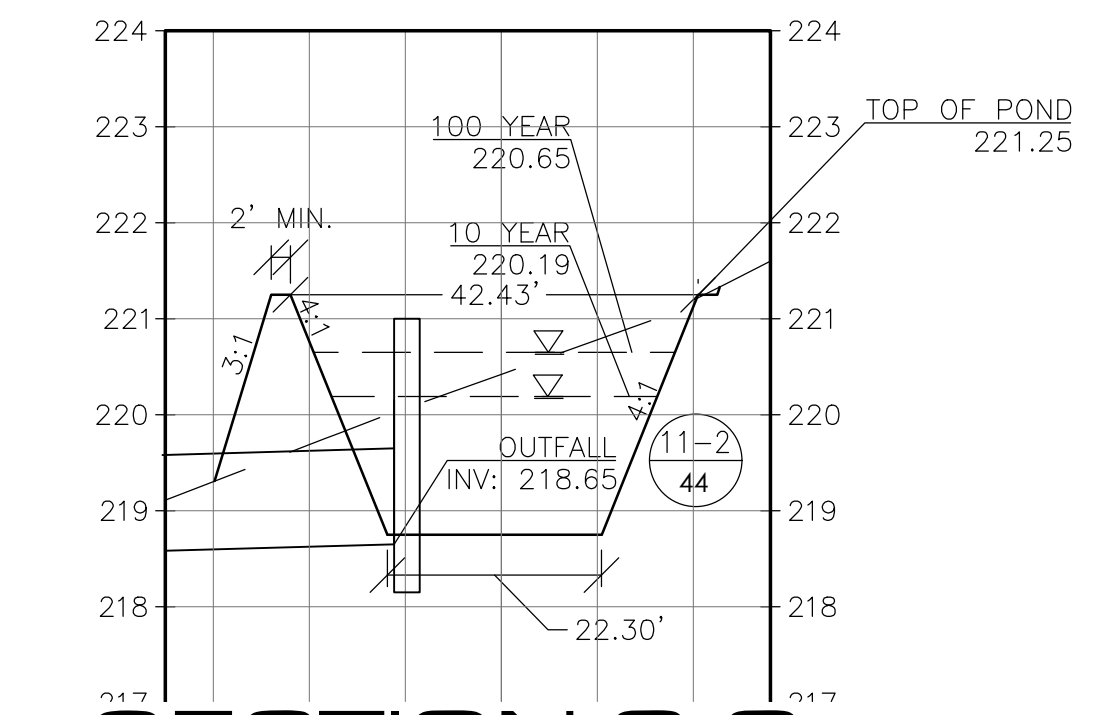
**PLAN**

SCALE: 1"=20'  
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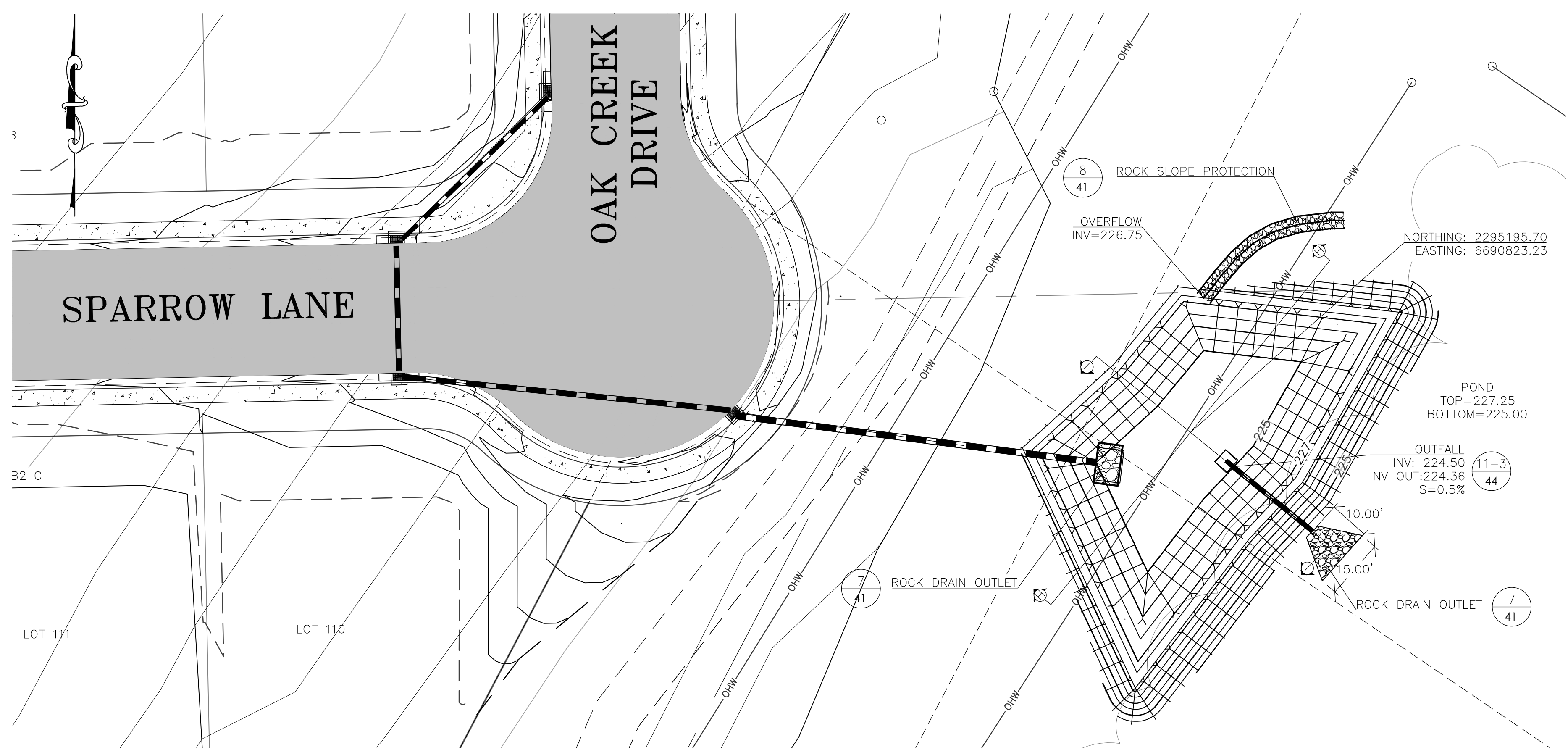
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HORIZONTAL: 1"=20'  
VERTICAL: 1"=2'



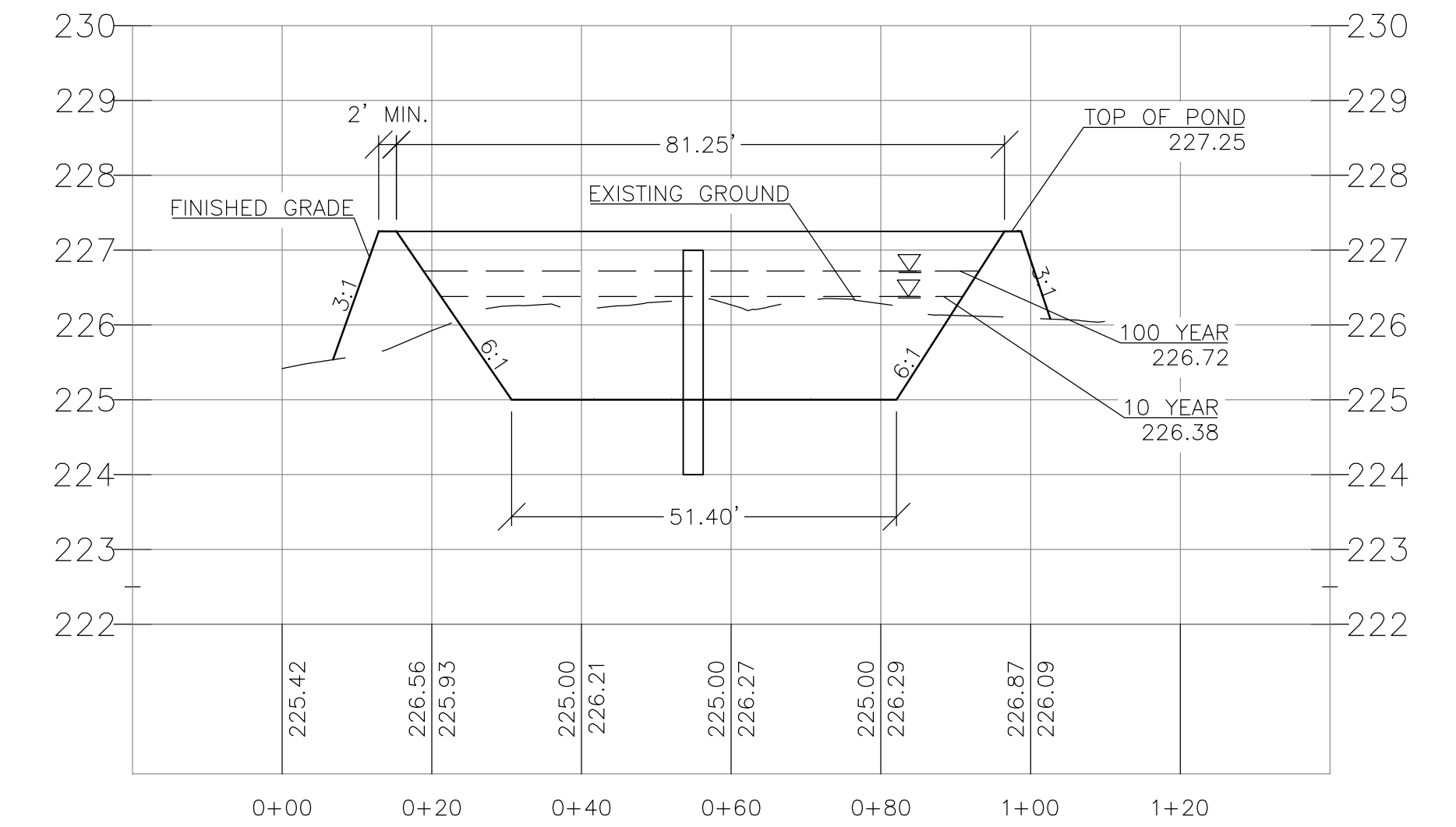
**SECTION G-G**

HORIZONTAL: 1"=20'  
VERTICAL: 1"=2'



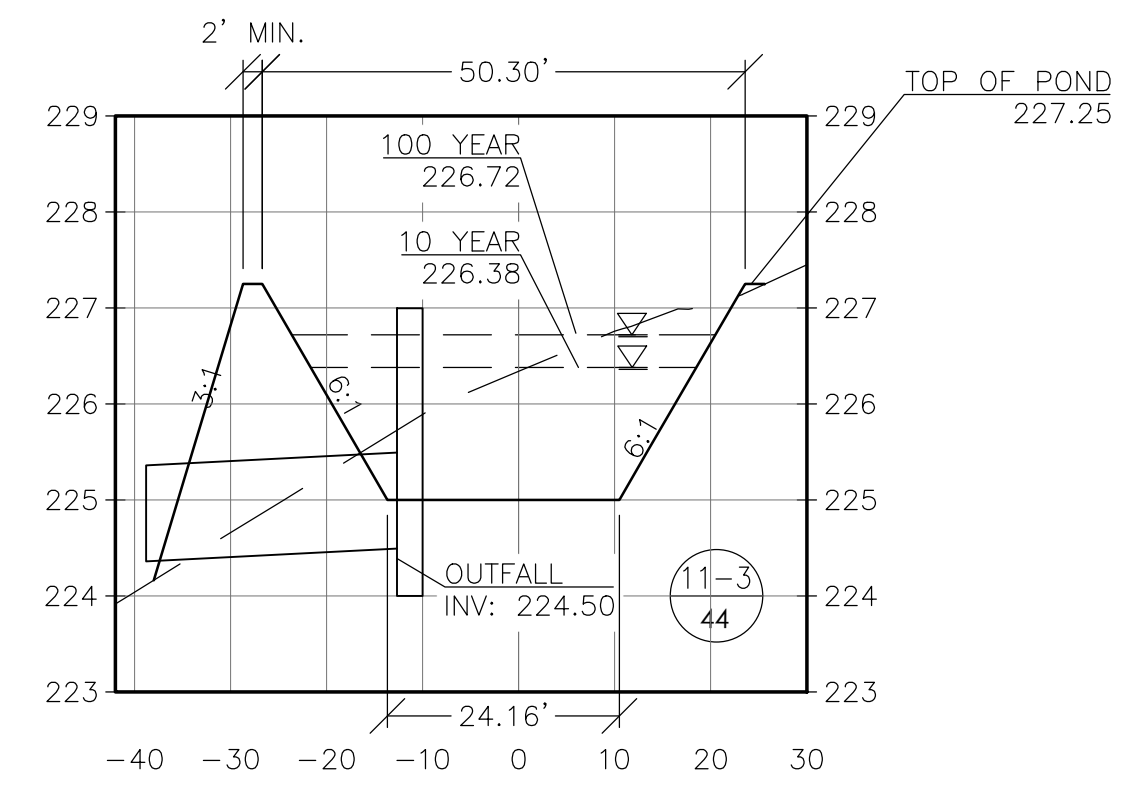
**PLAN**

SCALE: 1"=20'  
0 20 40 Feet



**SECTION H-H**

HORIZONTAL: 1"=20'  
VERTICAL: 1"=2'



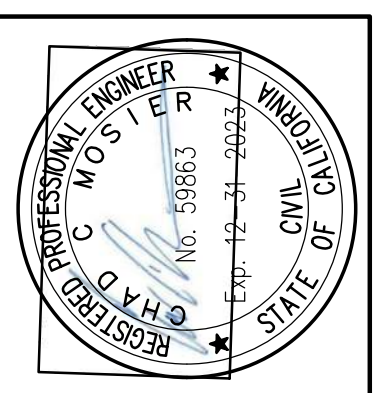
**SECTION I**

HORIZONTAL: 1"=20'  
VERTICAL: 1"=2'

NO.	HISTORY / REVISION	BY / CHK.	DATE

IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA

**DETENTION BASIN CROSS-SECTIONS 3**



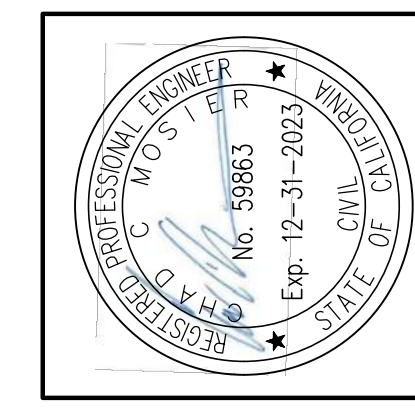
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APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.00
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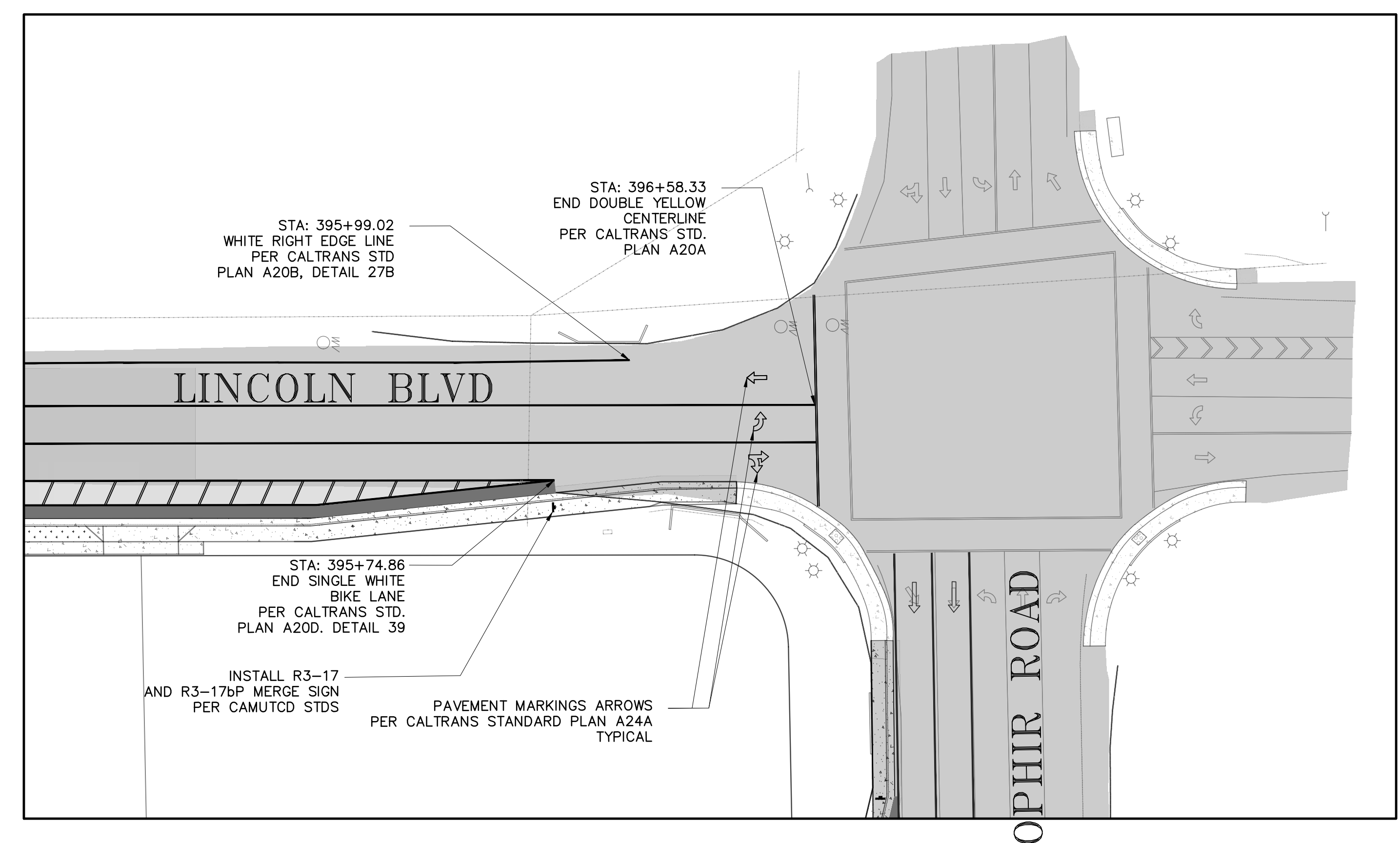
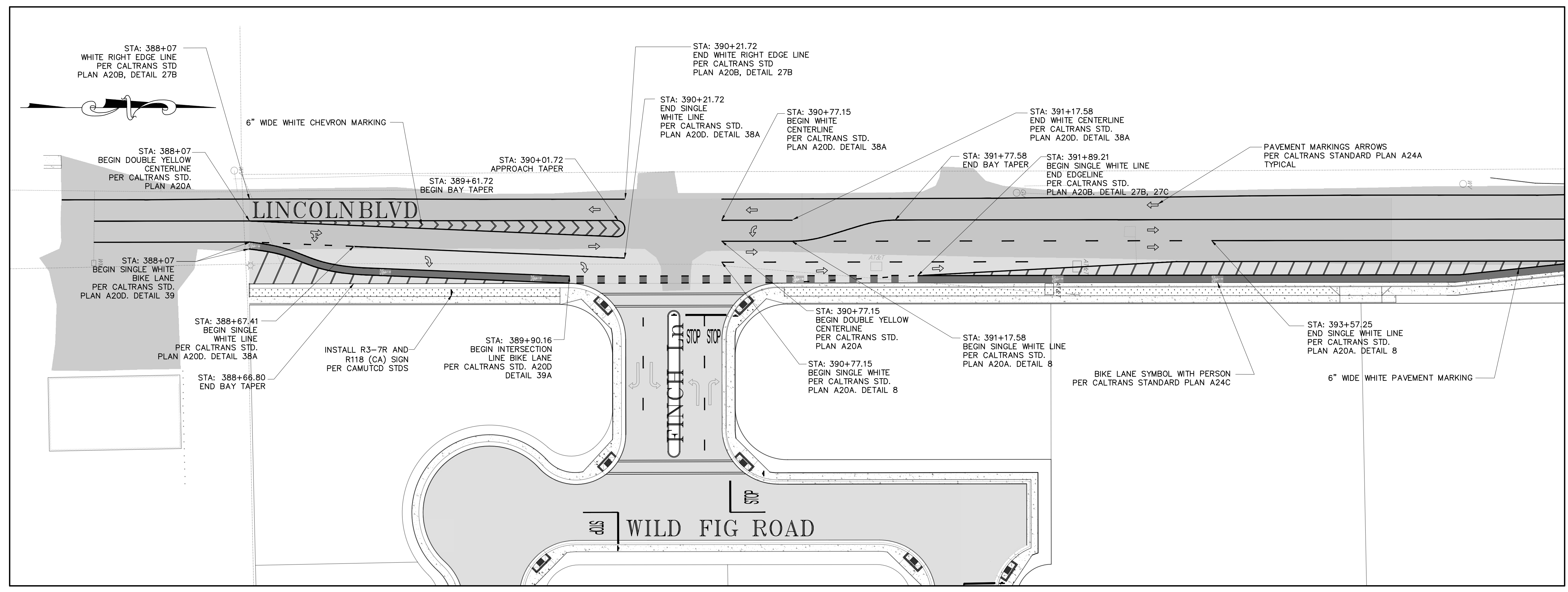


NO.	HISTORY / REVISION	BY	CHK.	DATE

IMPROVEMENT PLANS  
 RIVER RANCH SUBDIVISION  
 OROVILLE, CALIFORNIA  
**STRIPING PLAN 2**

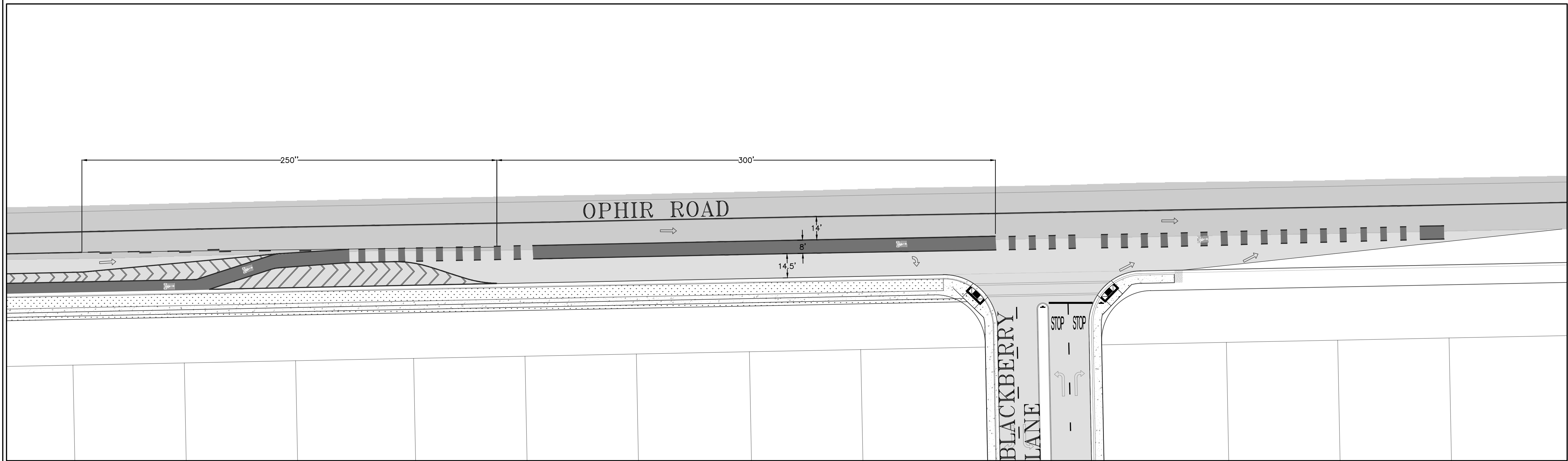
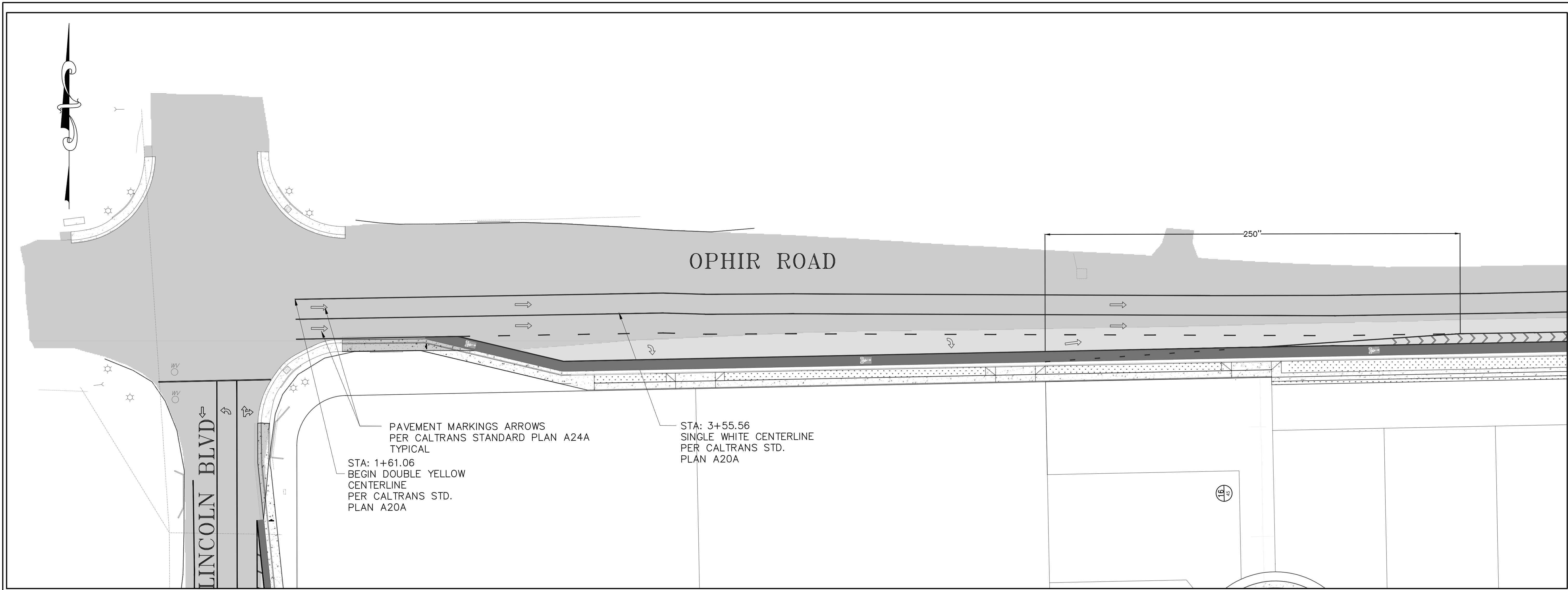


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CHECK	CCM
APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	36



**STRIPING PLAN**  
 SCALE: 1" = 30'

Jul 30, 2021 4:17pm  
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**STRIPING PLAN**

SCALE: 1" = 30'

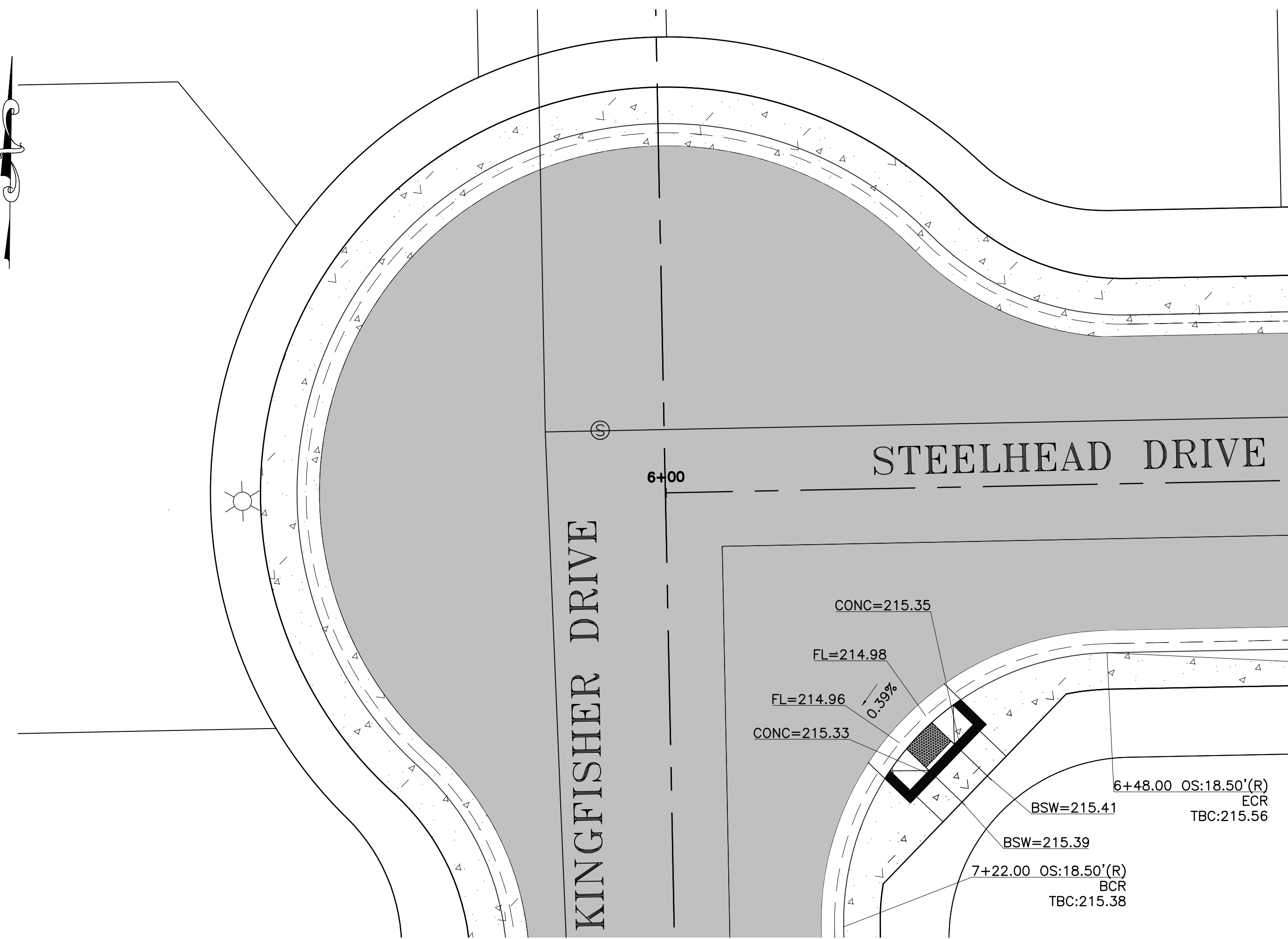
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NO.	HISTORY / REVISION	BY	CHK.	DATE

IMPROVEMENT PLANS  
 RIVER RANCH SUBDIVISION  
 OROVILLE, CALIFORNIA  
**STRIPING PLAN 3**

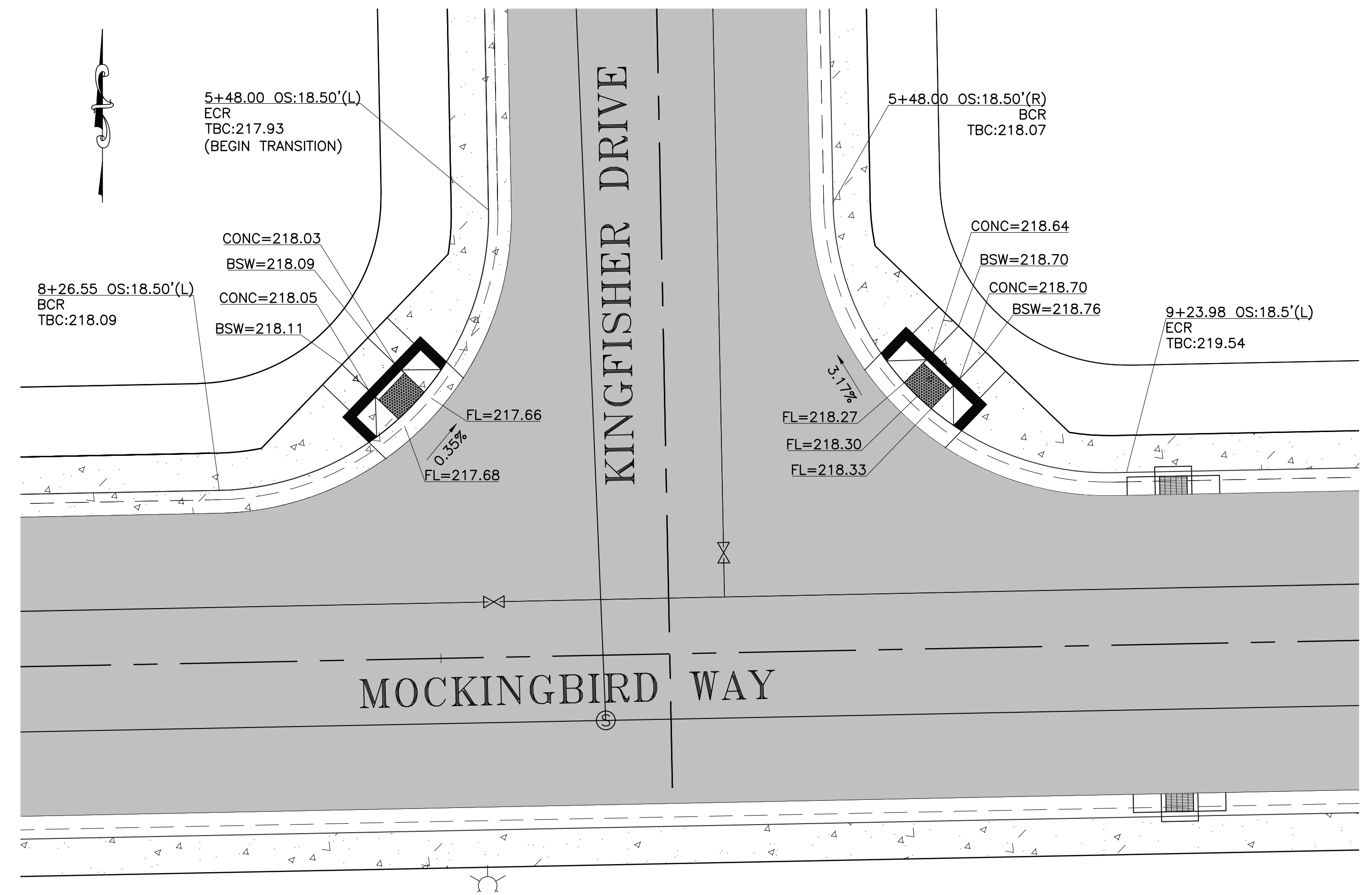


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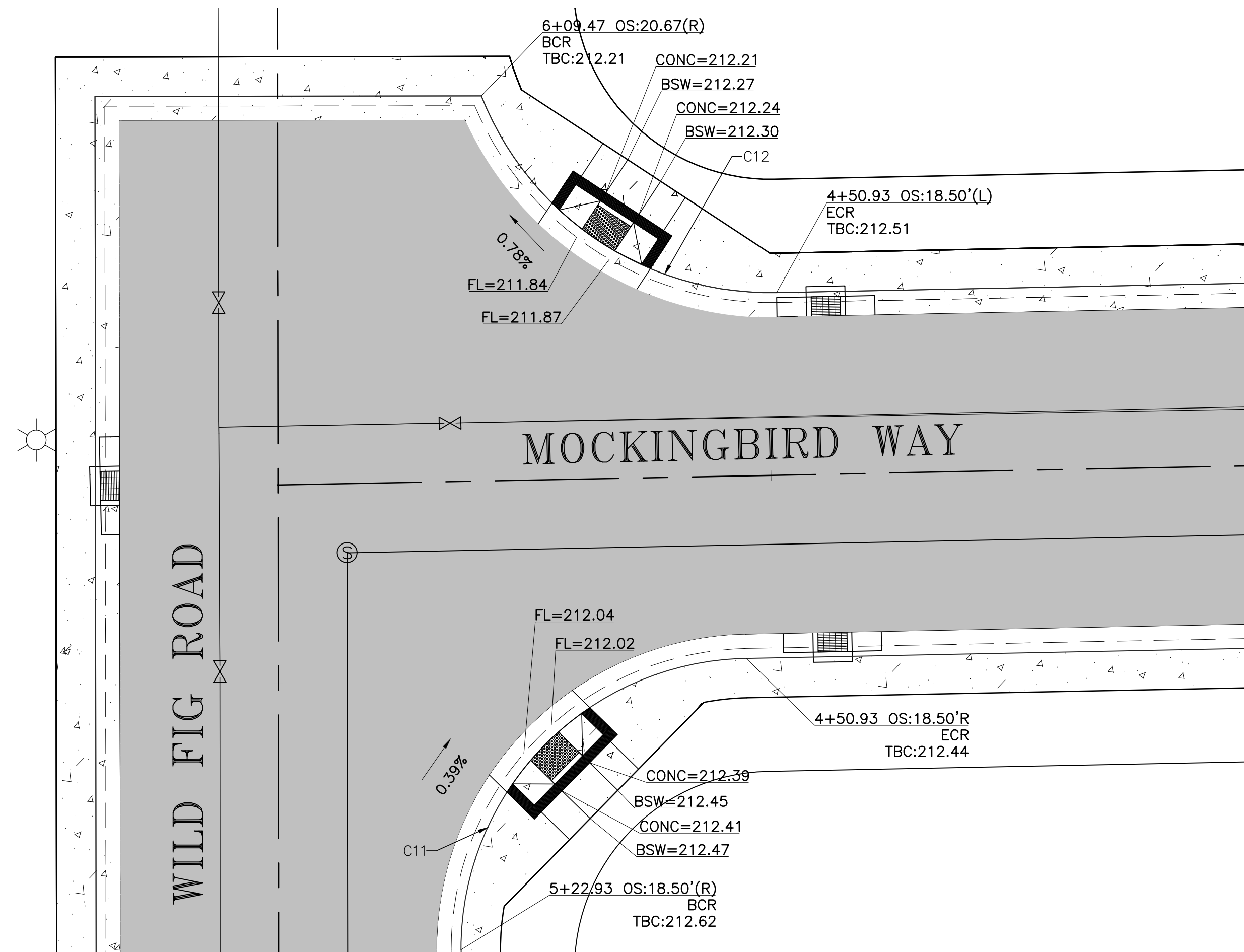
PLAN: KINGFISHER DRIVE & STEELHEAD DRIVE ADA RAMP

SCALE: 1"=10'



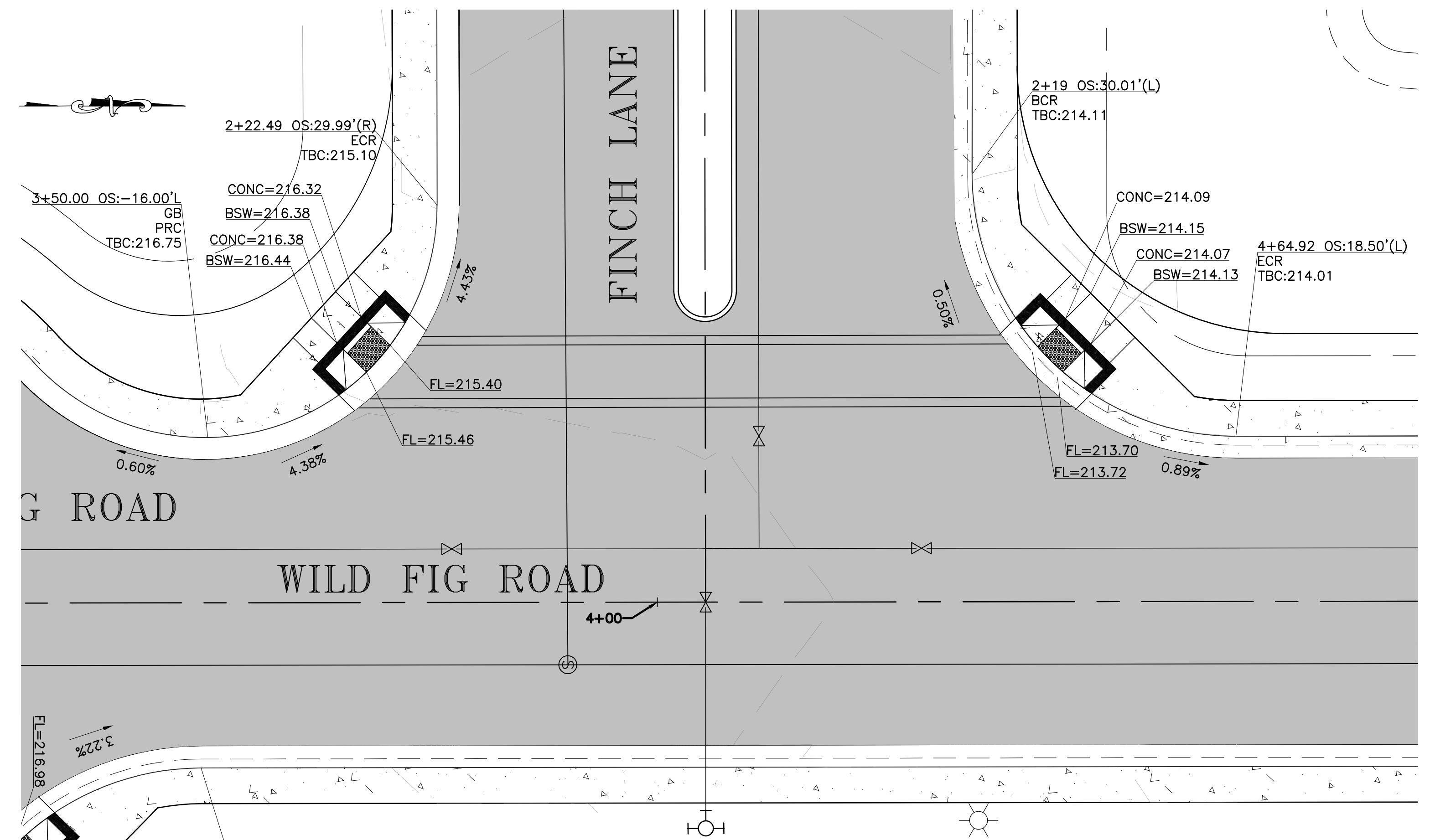
PLAN: KINGFISHER DRIVE & MOCKINGBIRD WAY ADA RAMP

SCALE: 1"=10'



PLAN: WILD FIG ROAD & MOCKINGBIRD WAY ADA RAMP

SCALE: 1"=10'

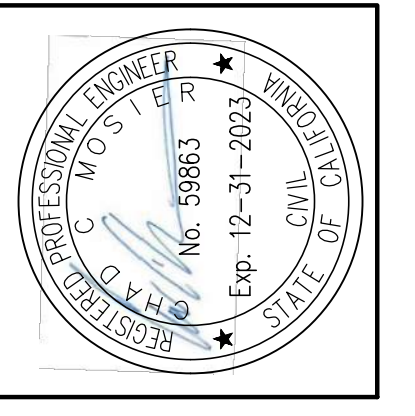


PLAN: WILD FIG ROAD & FINCH LANE ADA RAMP

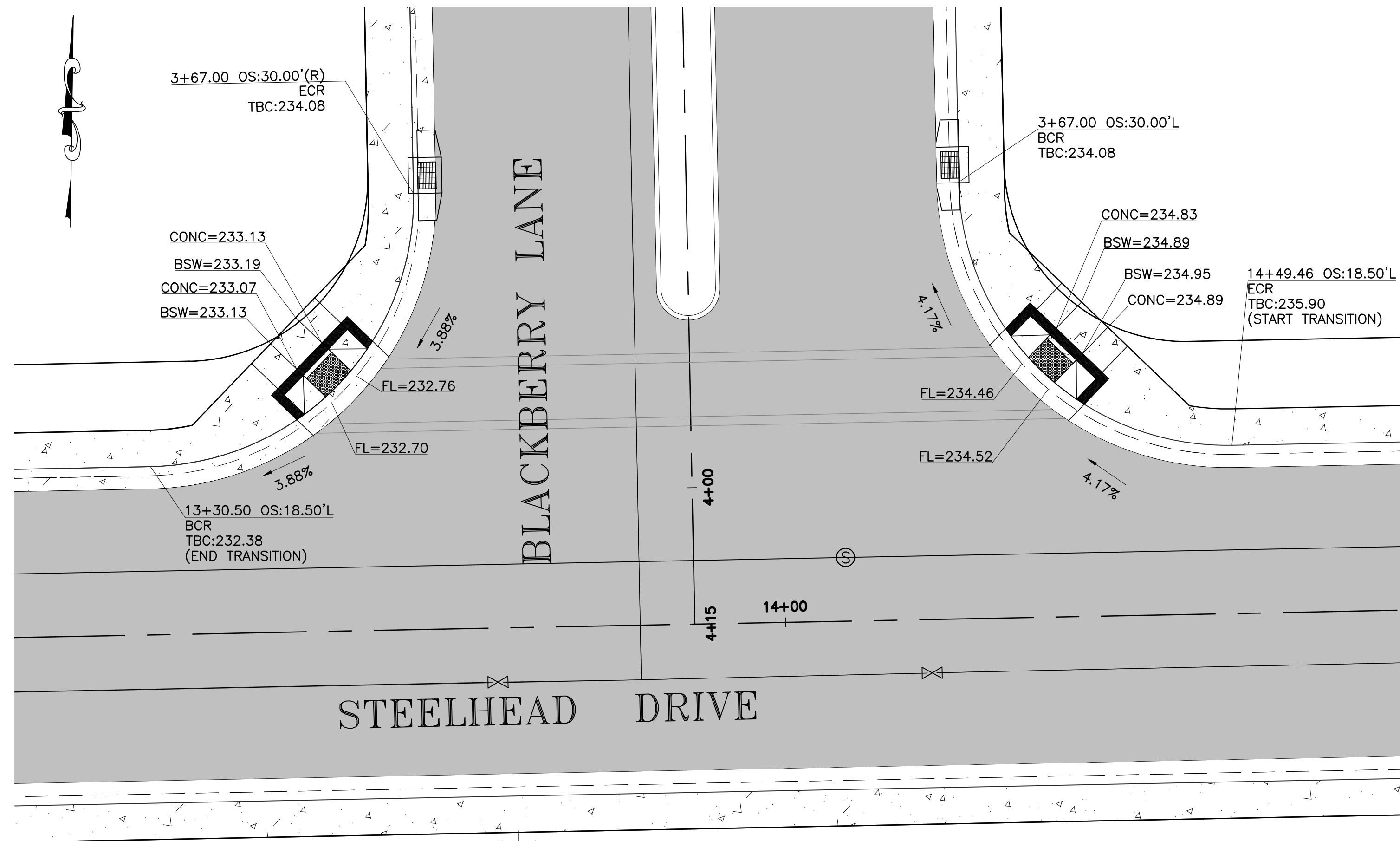
SCALE: 1"=10'

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IMPROVEMENT PLANS  
 RIVER RANCH SUBDIVISION  
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**ADA RAMP**

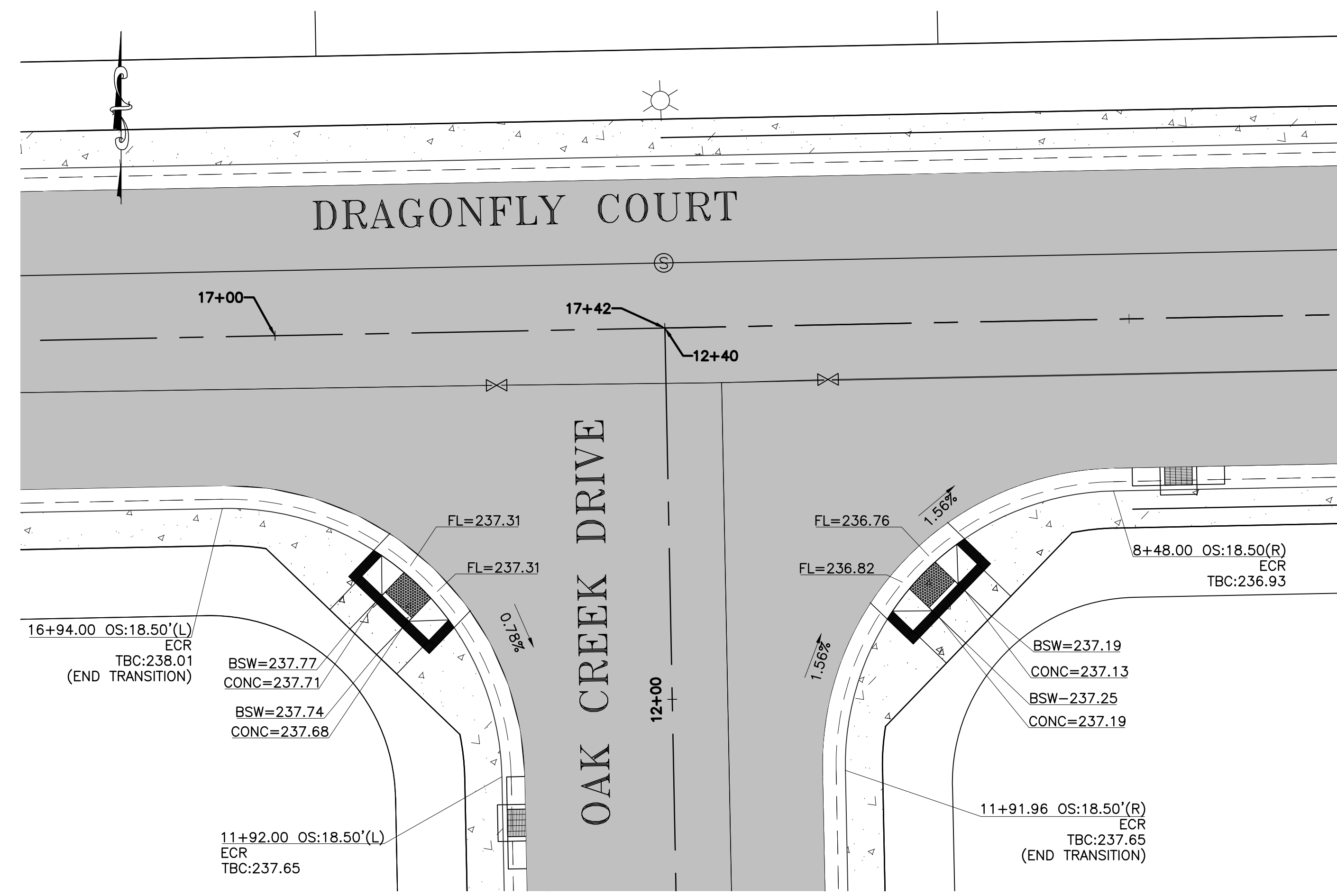


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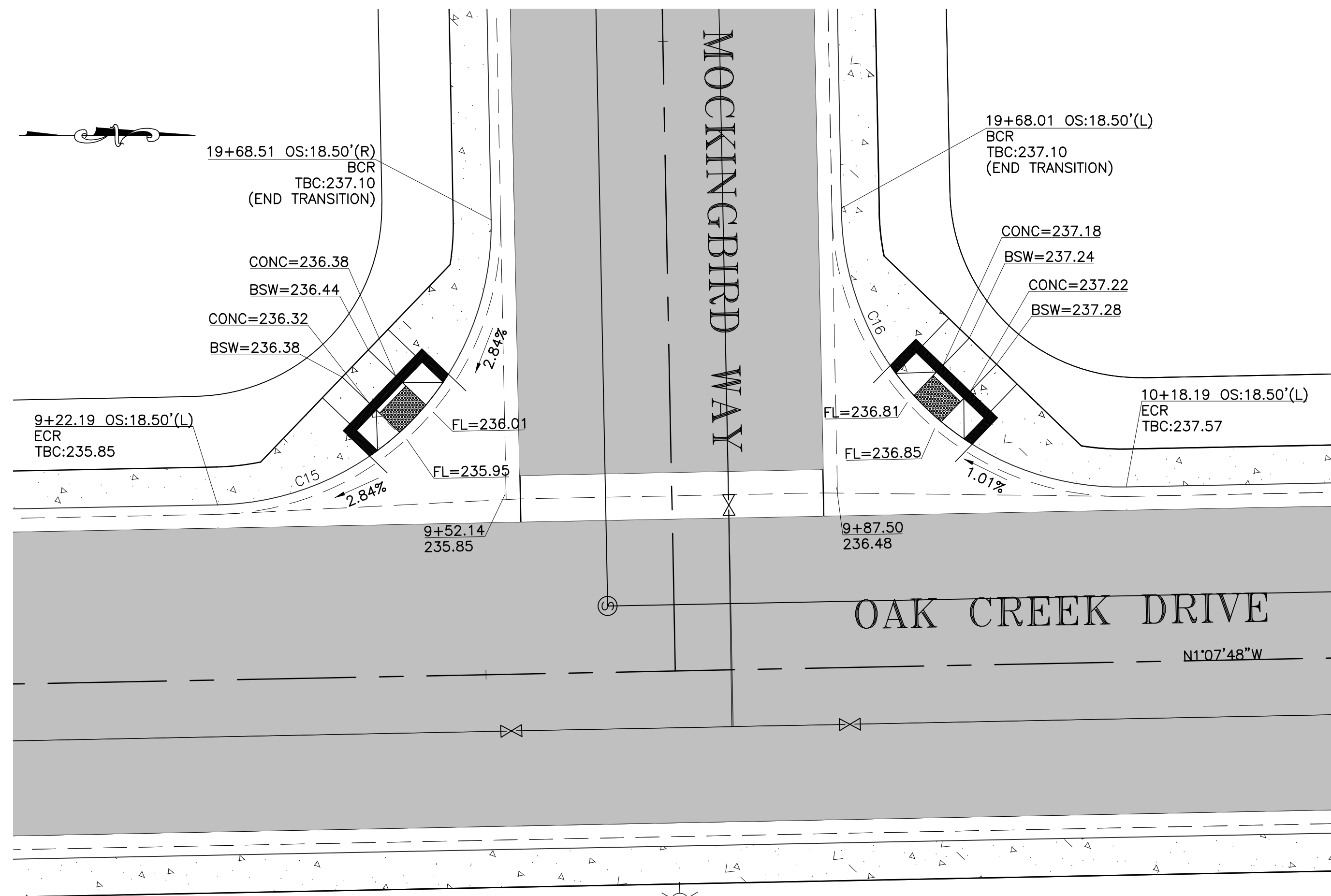
PLAN: STEELHEAD DRIVE & BLACKBERRY LANE ADA RAMP

SCALE: 1"=10'



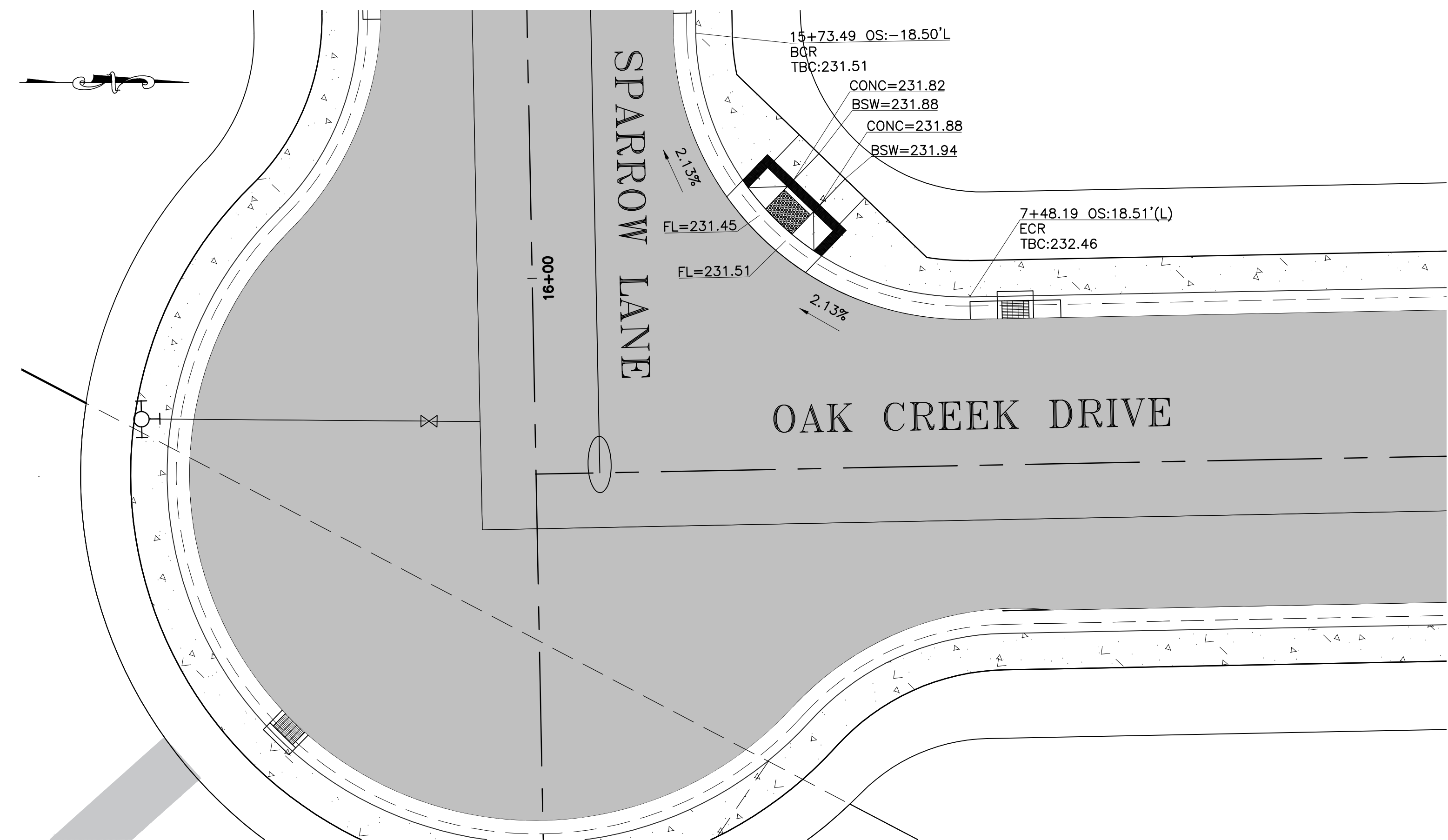
PLAN: DRAGONFLY COURT & OAK CREEK DRIVE ADA RAMP

SCALE: 1"=10'



PLAN: MOCKINGBIRD WAY & OAK CREEK DRIVE ADA RAMP

SCALE: 1"=10'



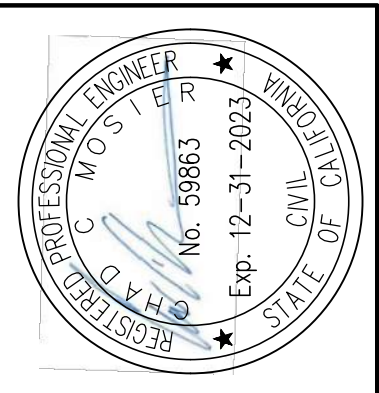
PLAN: SPARROW LANE & OAK CREEK DRIVE ADA RAMP

SCALE: 1"=10'

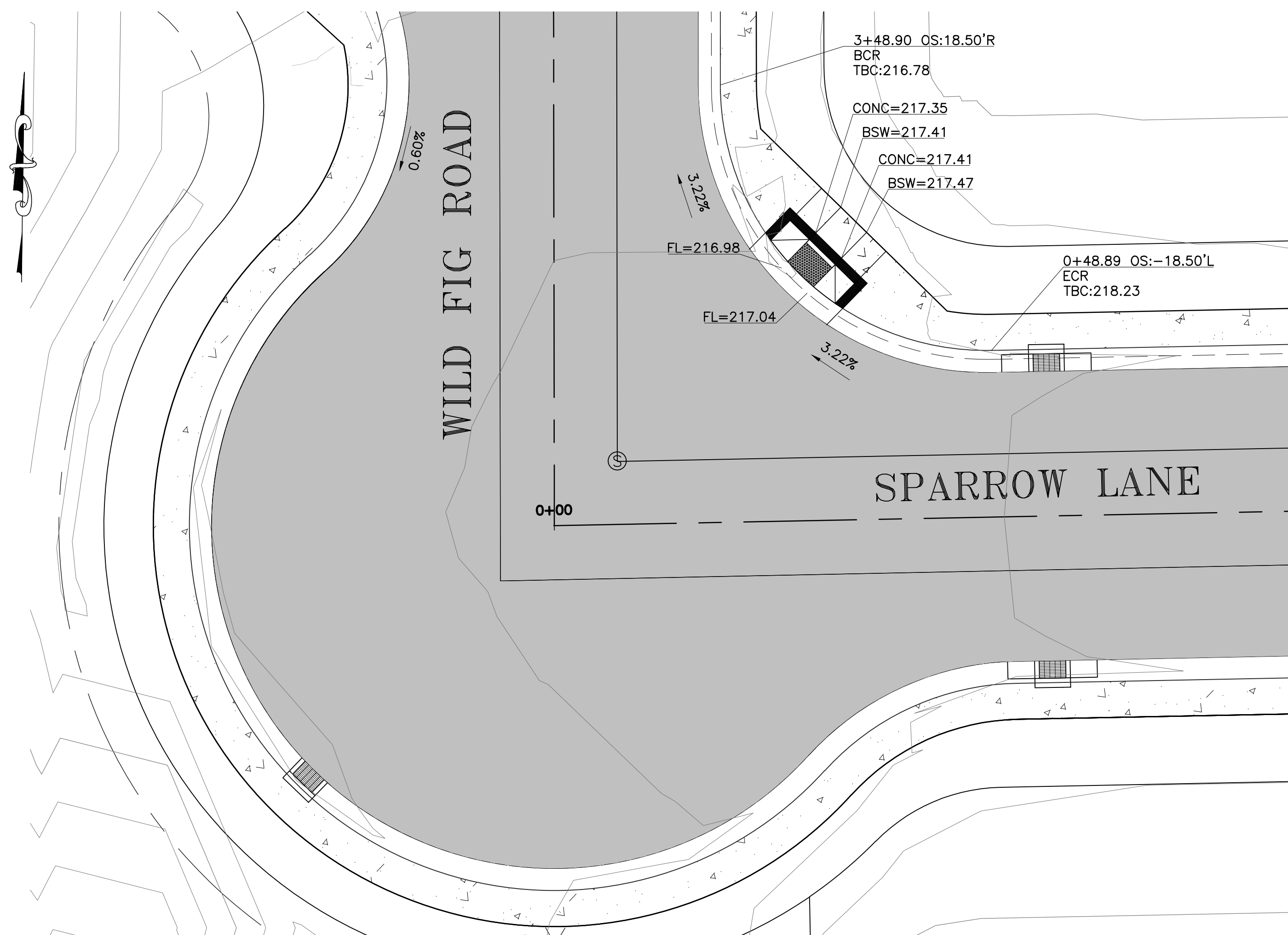
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 OROVILLE, CALIFORNIA

**ADA RAMP 2**

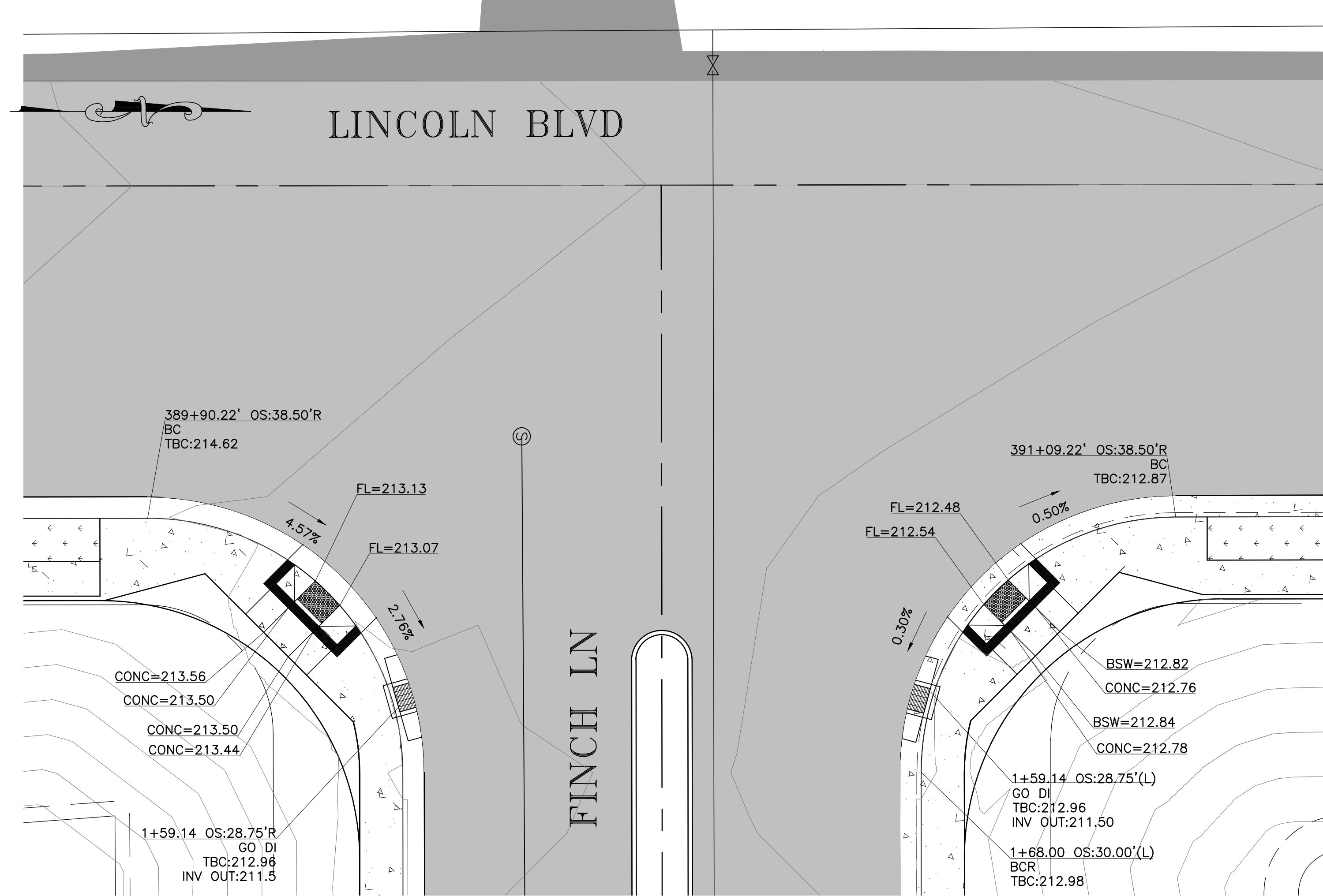


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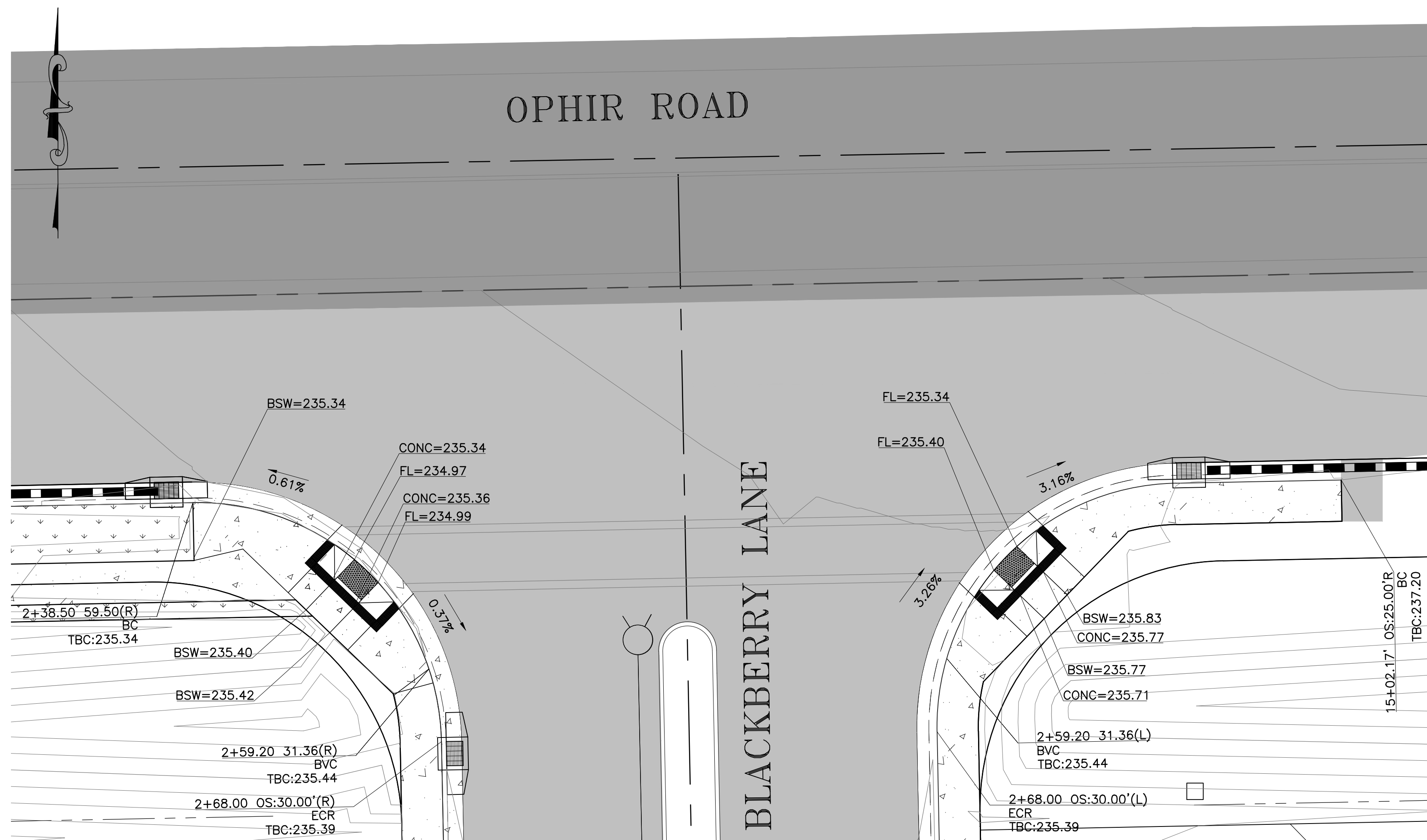
PLAN: WILD FIG ROAD & SPARROW LANE ADA RAMP

SCALE: 1"=10'



PLAN: LINCOLN ROAD & FINCH LANE ADA RAMP

SCALE: 1"=10'

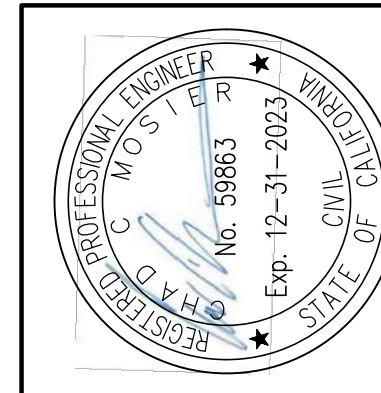


PLAN: OPHIR ROAD & BLACKBERRY LANE ADA RAMP

SCALE: 1"=10'

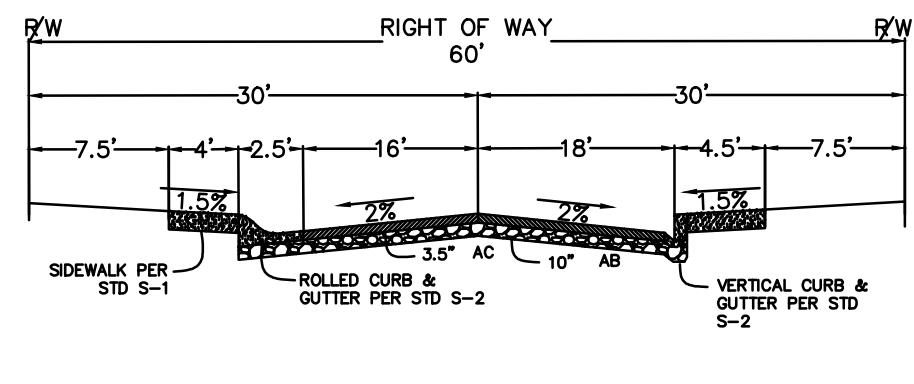
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**ADA RAMP 3**

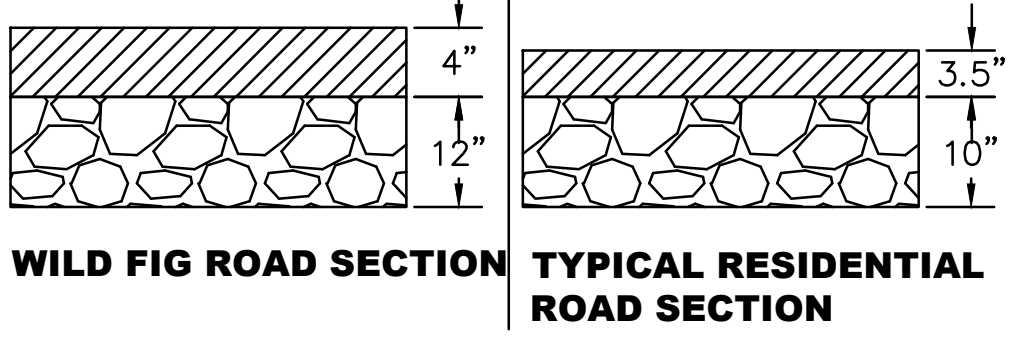


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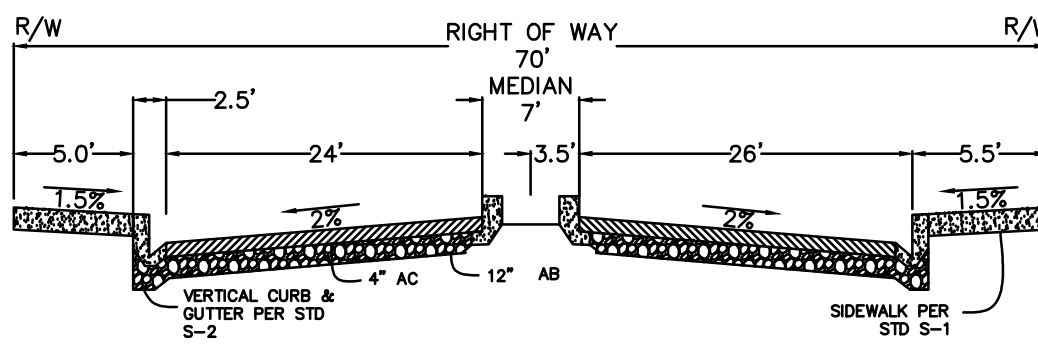


1 TYPICAL RESIDENTIAL ROAD SECTION N.T.S.

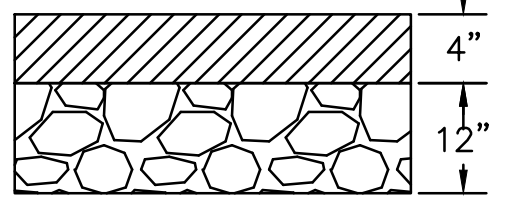


WILD FIG ROAD SECTION TYPICAL RESIDENTIAL ROAD SECTION

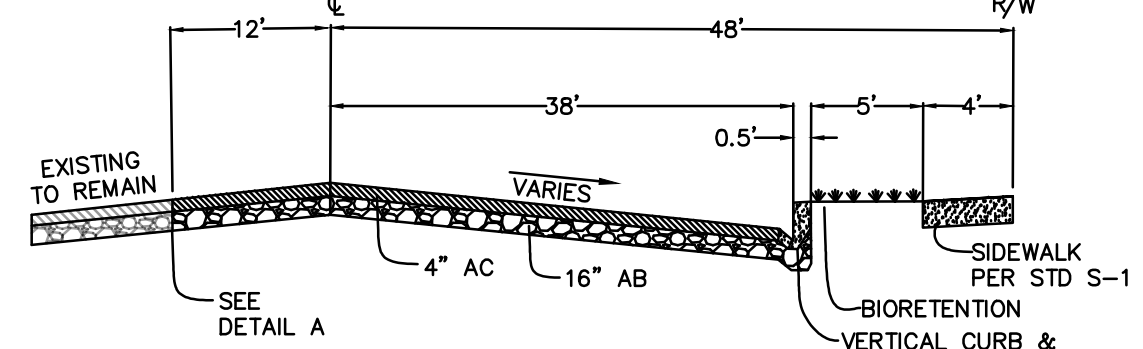
NOTE: PRIME COAT AND FOG SEAL REQUIRED ON ALL FINISH AC SURFACES



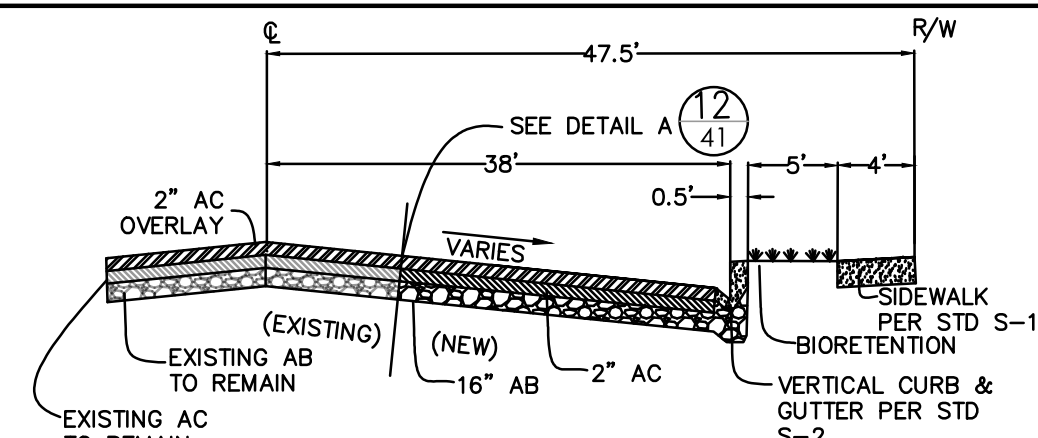
2 TYPICAL FINCH LN & BLACKBERRY LN SECTION N.T.S.



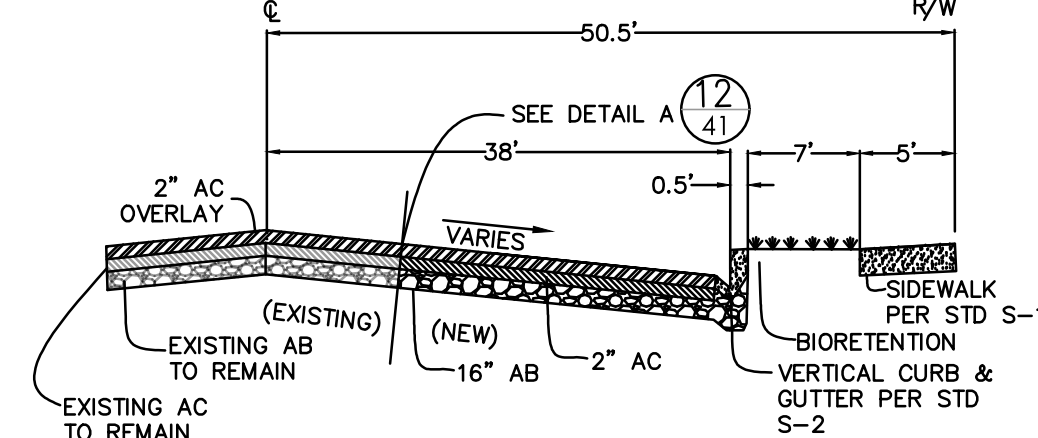
TYPICAL FINCH LN & BLACKBERRY LN SECTION



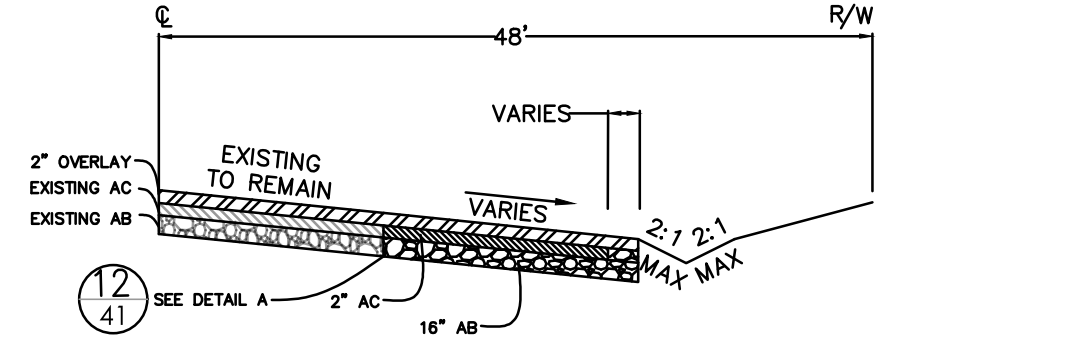
3 TYPICAL LINCOLN BLVD. SECTION N.T.S.



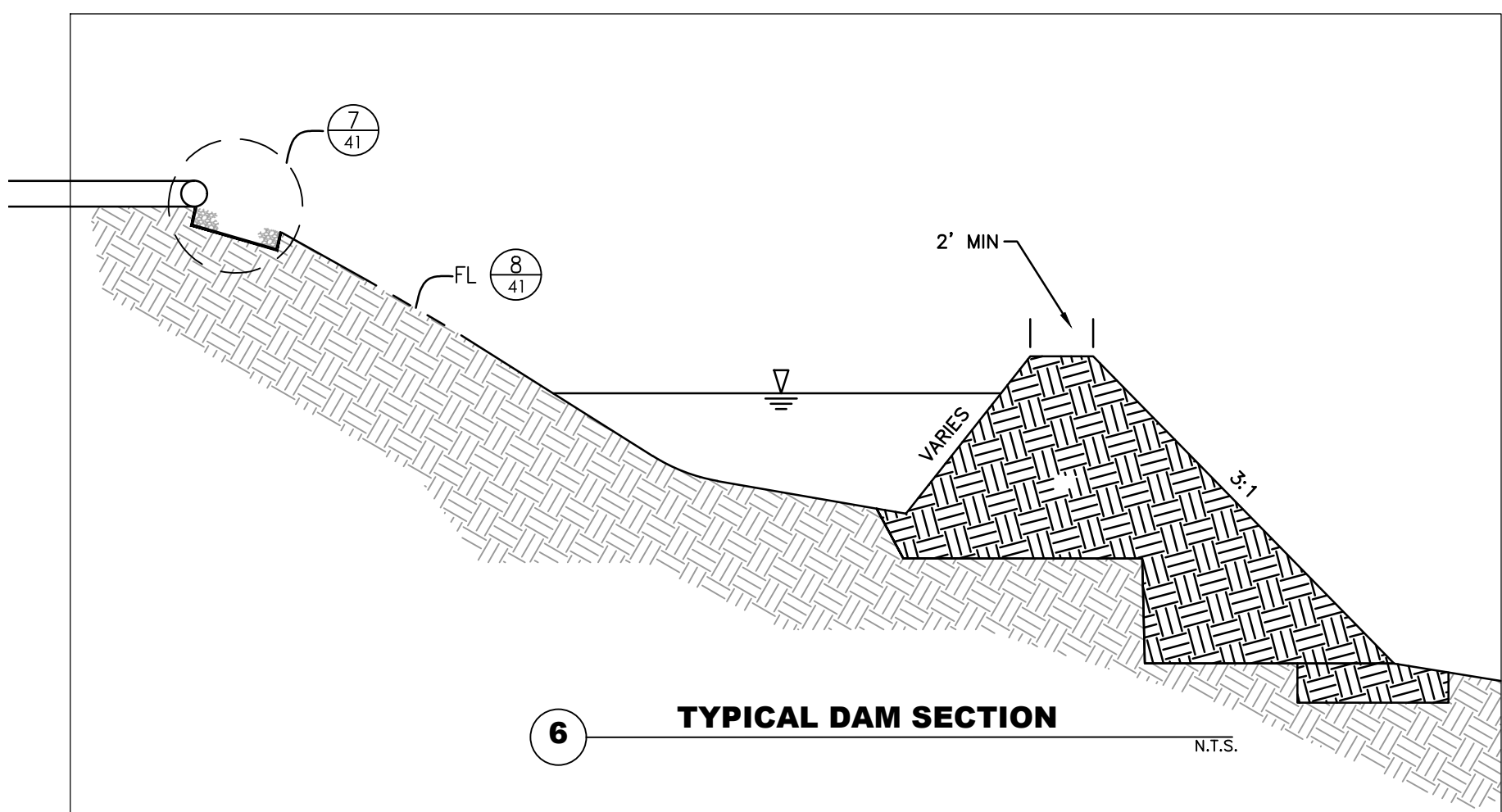
4-1 TYPICAL OPHIR ROAD WEST OF BLACKBERRY LN STA 2+26.23-6+39.66 N.T.S.



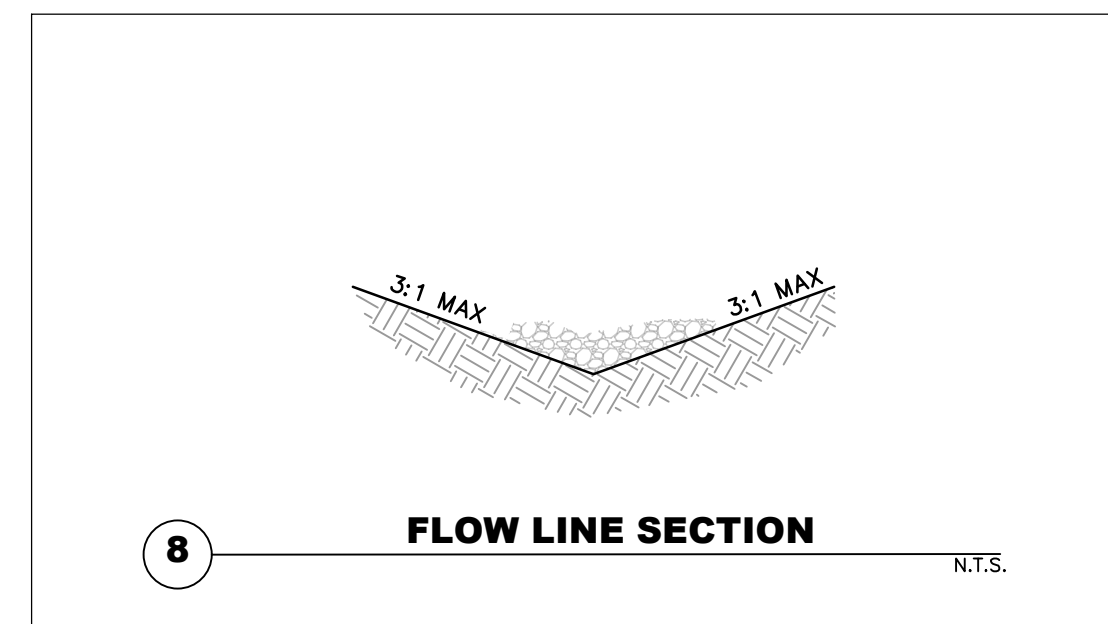
4-2 TYPICAL OPHIR ROAD WEST OF BLACKBERRY LN STA 6+39.66-13.63.17 N.T.S.



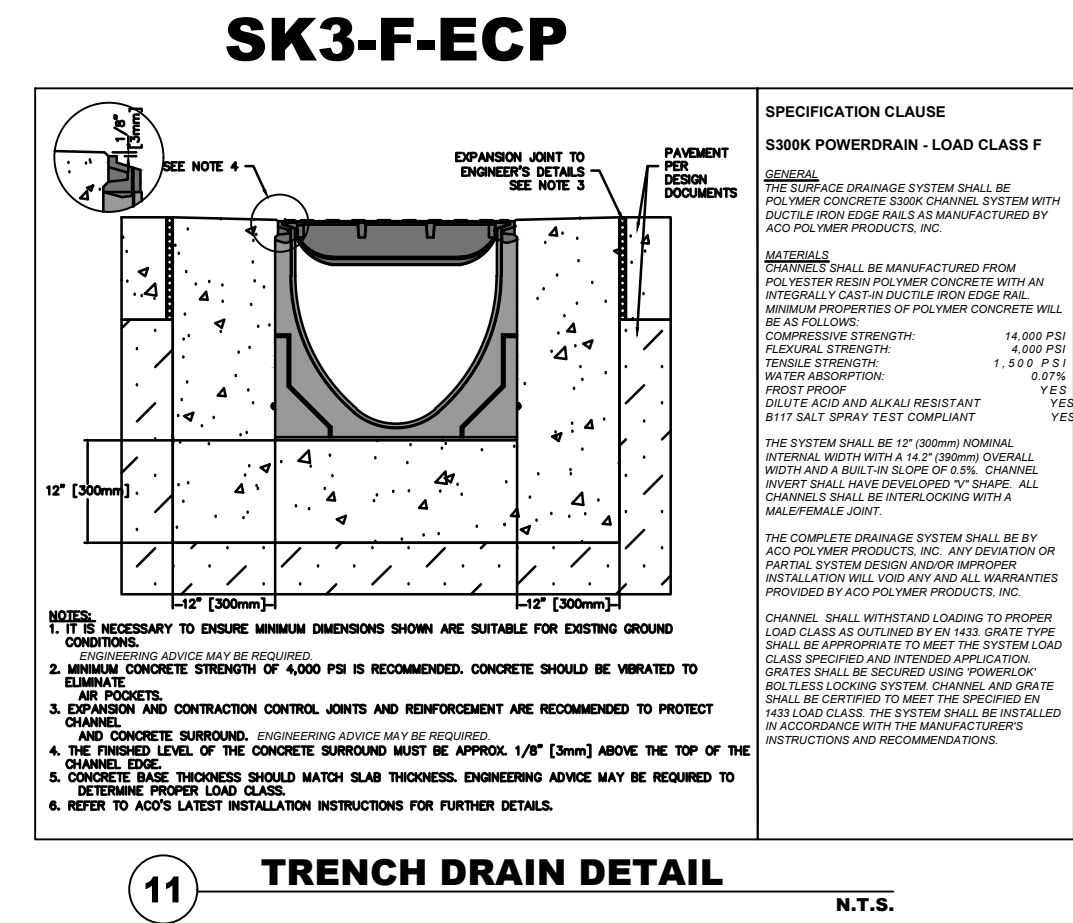
5 TYPICAL OPHIR ROAD EAST OF BLACKBERRY LN N.T.S.



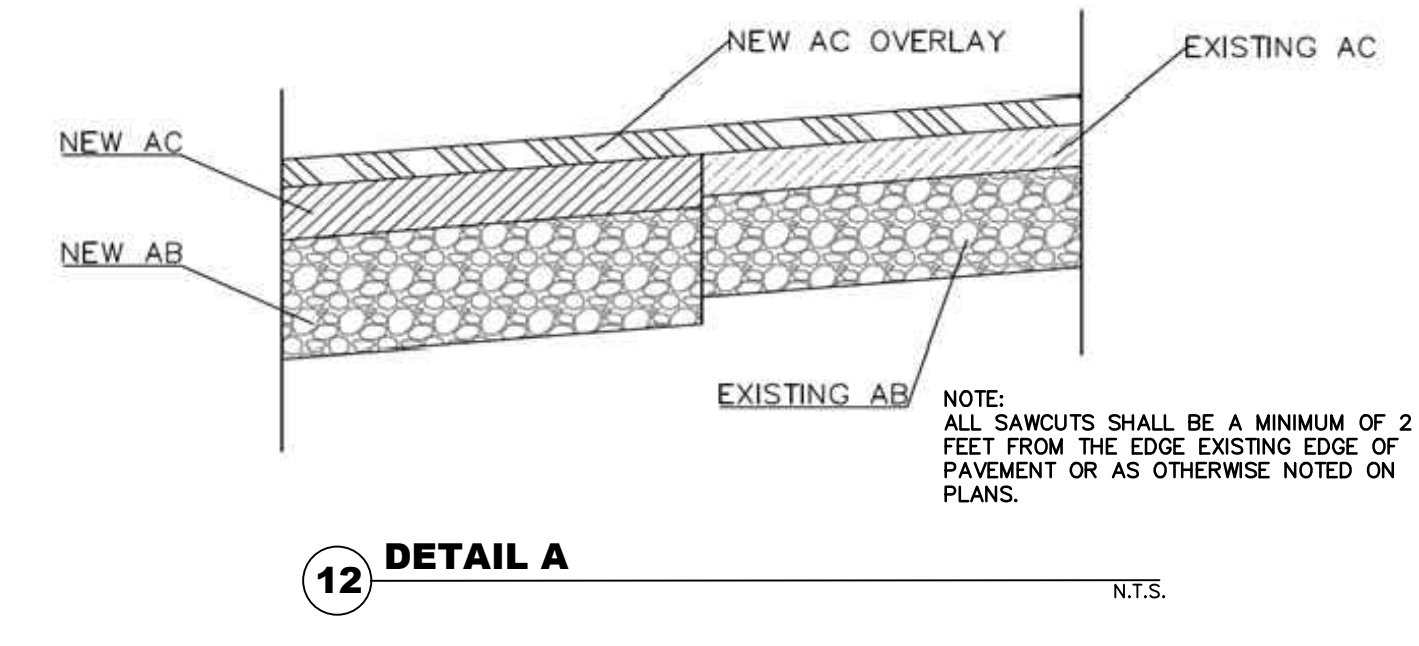
6 TYPICAL DAM SECTION N.T.S.



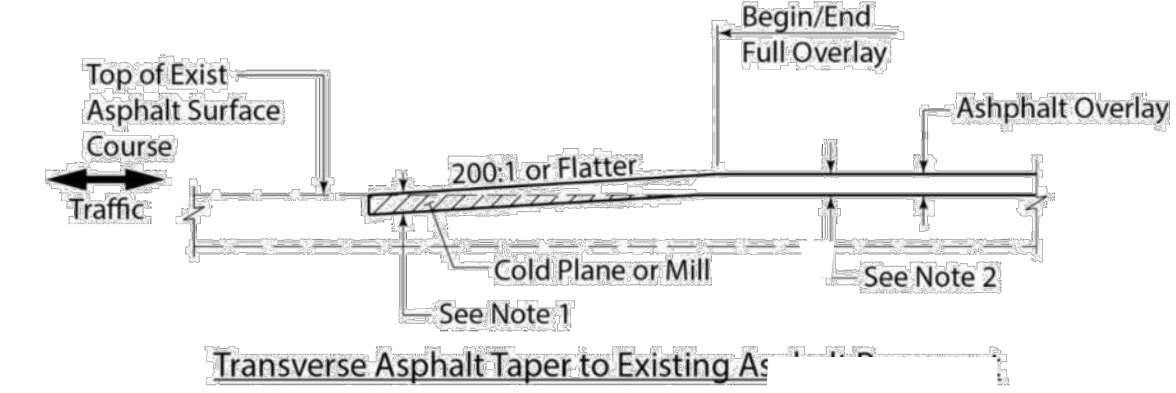
8 FLOW LINE SECTION N.T.S.



11 TRENCH DETAIL N.T.S.

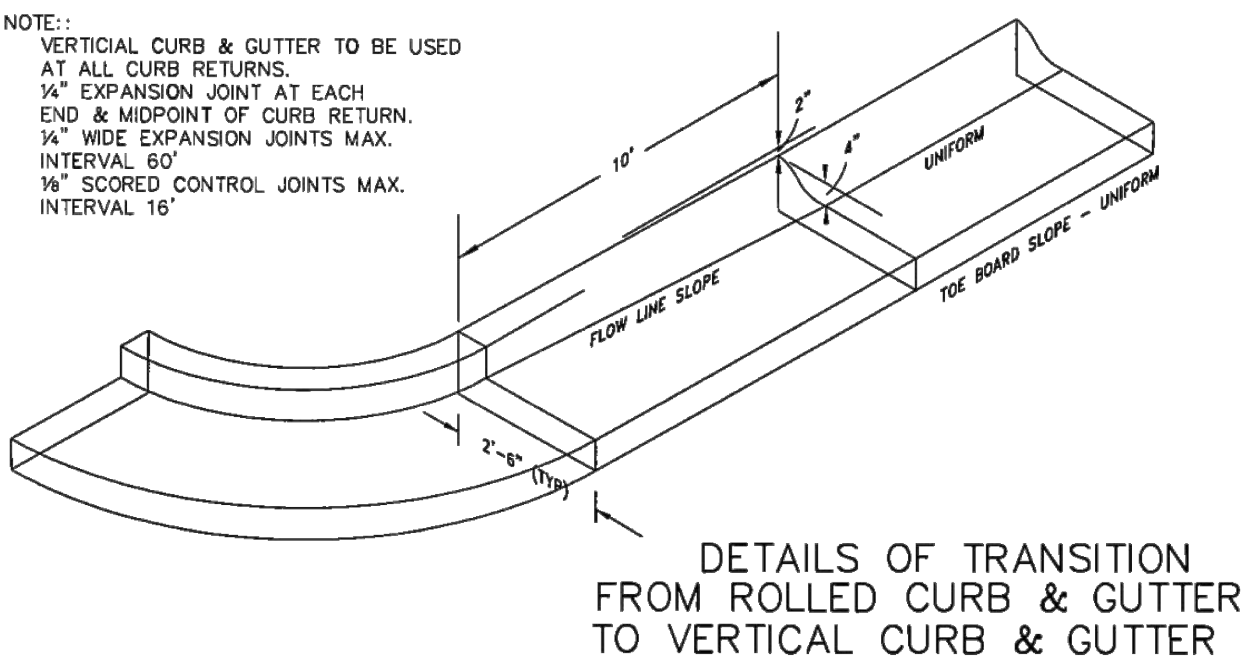


12 DETAIL A N.T.S.

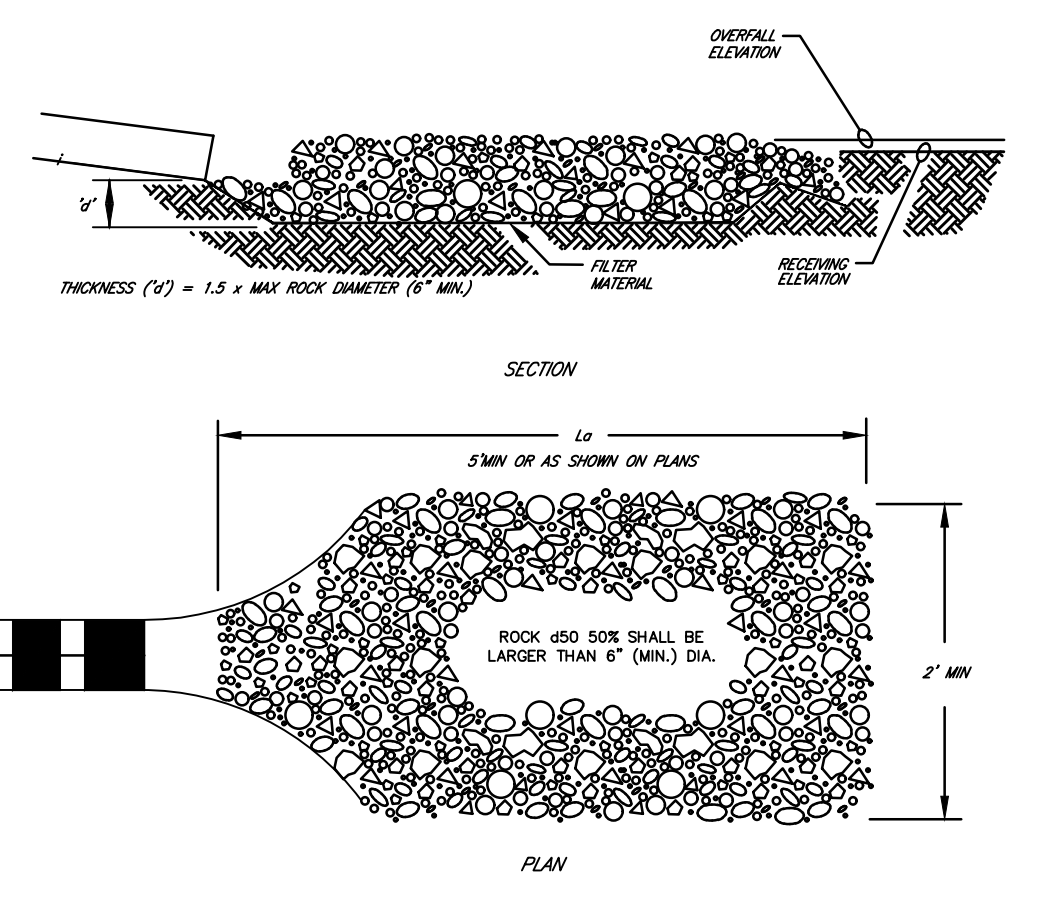


NOTES:  
(1) Minimum thickness should match thickness of the top lift.

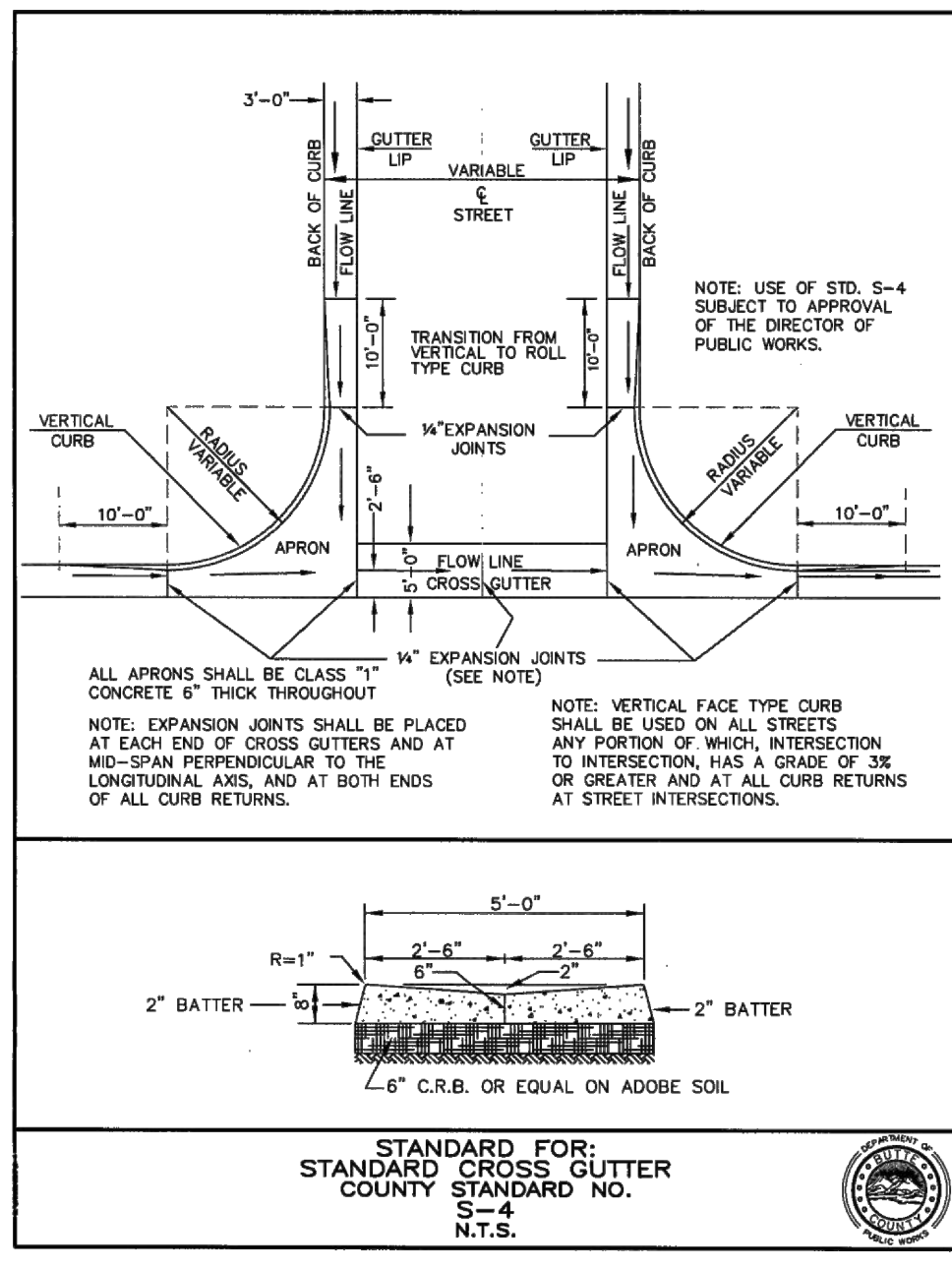
13 OVERLAY TRANSITION PER CALTRANS HDM N.T.S.



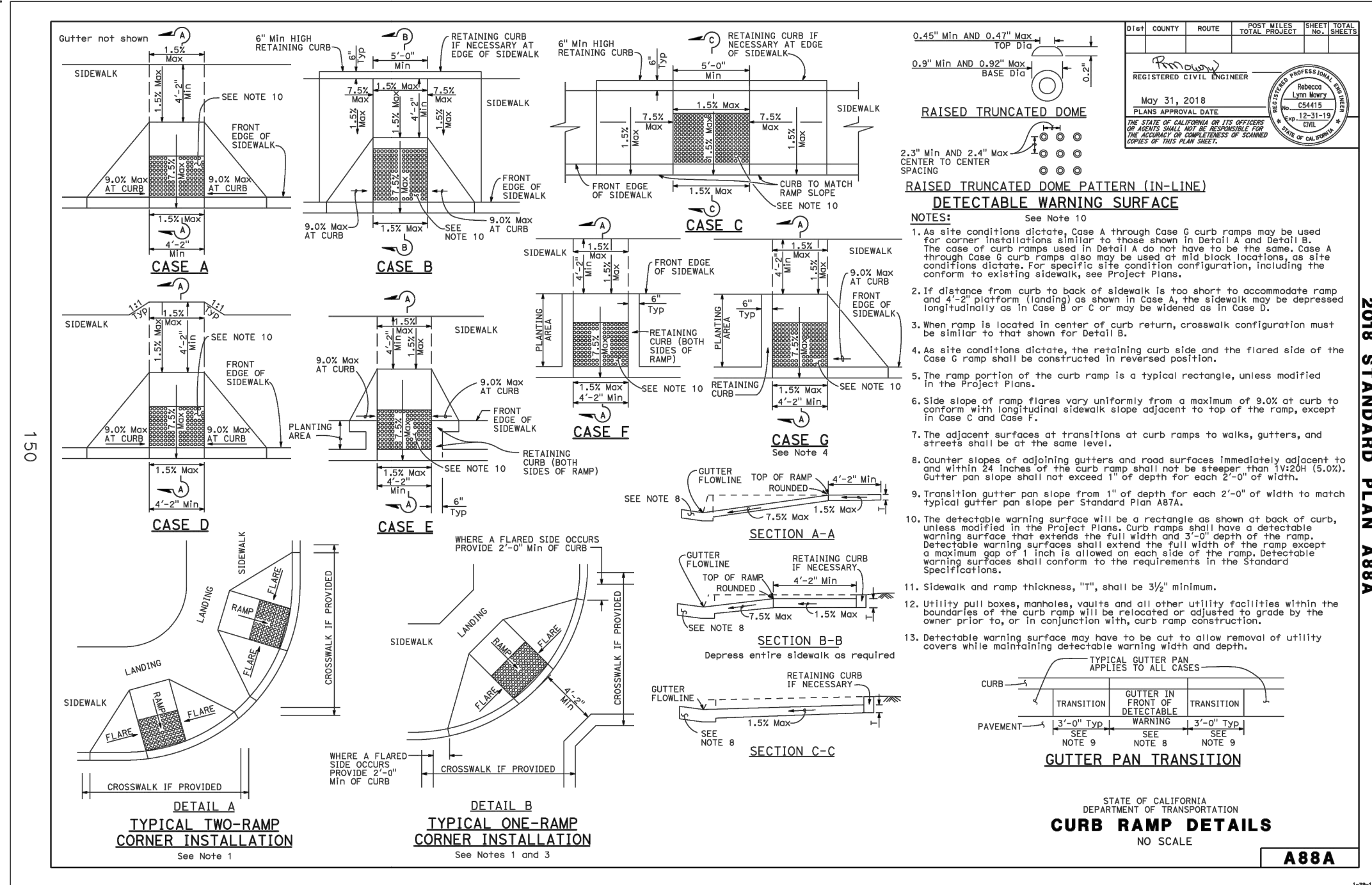
14 TRANSITION FROM ROLLED TO VERTICAL CURB N.T.S.



7 ROCK DRAIN OUTLET N.T.S.



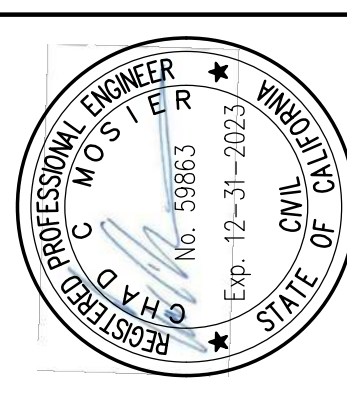
9 CROSS GUTTER DETAILS N.T.S.



10 CONCRETE PEDESTRIAN RAMP N.T.S.

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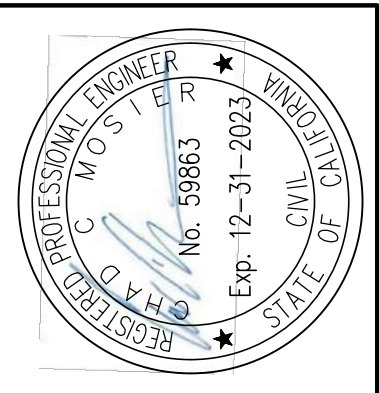


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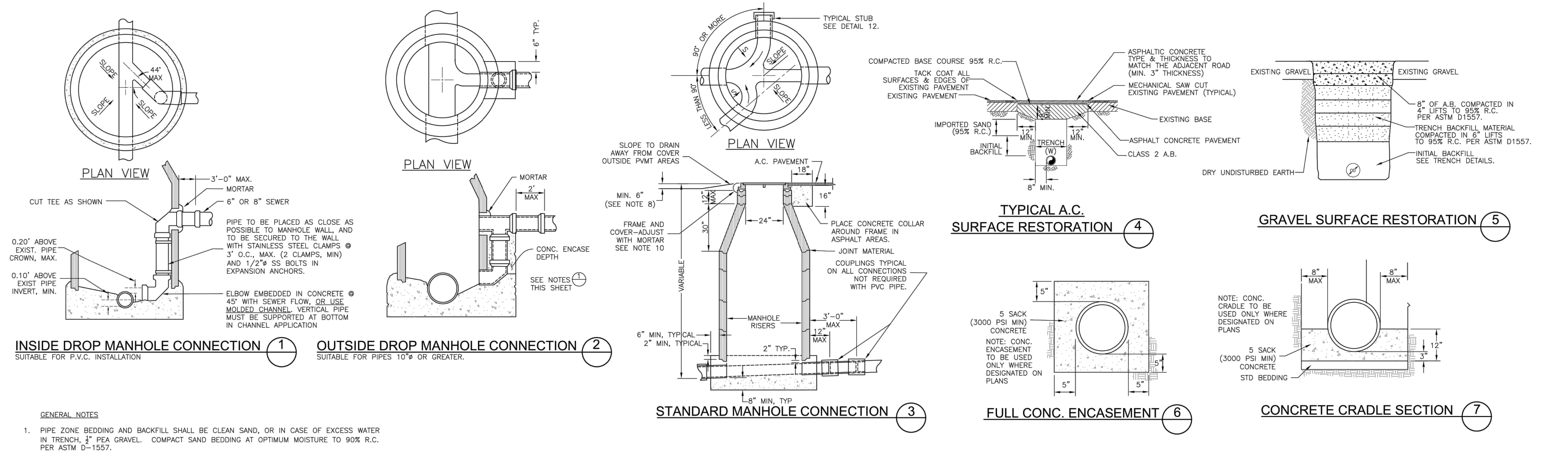
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 RIVER RANCH SUBDIVISION  
 OROVILLE, CALIFORNIA

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- GENERAL NOTES**
- PIPE ZONE BEDDING AND BACKFILL SHALL BE CLEAN SAND, OR IN CASE OF EXCESS WATER IN TRENCH, 3/4" PEA GRAVEL. COMPACT SAND BEDDING AT OPTIMUM MOISTURE TO 90% R.C. PER ASTM D-1557.
  - CONNECTIONS OF PIPE TO MANHOLES SHALL UTILIZE A-LOK PIPE OR APPROVED EQUAL. FOR PRECAST BASES, CONNECTION OF THE PIPE TO THE MANHOLE SHALL UTILIZE A RESILIENT CONNECTOR CONFORMING TO ASTM C923 SUCH AS A-LOK, KOR-N-SEAL, OR EQUAL.
  - TEMPORARY CLEAN OUT SHALL BE IDENTICAL TO STANDARD CLEAN OUT ASSEMBLY. TEMPORARY CLEAN OUTS ARE REQUIRED ON ALL SEWERS WHICH HAVE SERVICE LATERALS AND ARE PLANNED FOR EXTENSION IN THE FUTURE. TEMPORARY CLEANOUT ASSEMBLYS SHALL INCLUDE LOCATOR WIRE SUFFICIENT FOR DETECTION.
  - A TRENCH PLUG OR DAM OF CLAYEY MATERIAL MAY BE REQUIRED TO SERVE AS A WATERSTOP PREVENTING MOVEMENT OF WATER IN THE TRENCH. LENGTH AND SPECIFIC TYPE OF MATERIAL TO BE SPECIFIED BY L.O.A.P.U.D ENGINEER. CONCRETE EROSION PROTECTION COLLARS MAY BE REQUIRED ON STEEP SLOPES.
  - PIPE SHALL STOP AT INSIDE FACE OF MANHOLE OR SHALL BE CONTINUOUS THROUGH MANHOLE. IF PIPE LAID CONTINUOUS, TOP HALF SHALL BE REMOVED AFTER BASE IS POURED.
  - USE OF ECCENTRIC CONES OR SHALLOW (FLAT TOP) MANHOLES SUBJECT TO APPROVAL BY L.O.A.P.U.D. ENGINEER.
  - USE OF PRECAST MANHOLE BASES SUBJECT TO APPROVAL BY L.O.A.P.U.D. ENGINEER. NO FIBERGLASS MANHOLES WILL BE PERMITTED.
  - MANHOLE LIDS SHALL EXTEND 12" ABOVE HIGHWATER LINE WHERE SEWER FOLLOWS DRAINAGE COURSE.
  - COUPLINGS MAY BE FERROCE STRONGBACK RC SERIES OR APPROVED EQUAL. PIPE MAY BE LAID THRU AND CUT BY SAW OR CHAIN TYPE BREAKER AFTER POUR, IN ORDER TO FACILITATE MAINTENANCE OF GRADE DURING POURING OF MANHOLE BASE.
  - MORTAR SHALL BE PLACED OUTSIDE AROUND THE JOINT BETWEEN CASTING AND THE TOP GRADE RING TO FORM ADDITIONAL SUPPORT AGAINST JOINT FRACTURE DO TO VIBRATION.
  - TEST WYES AT PROPERTY LINE ON SERVICE LATERALS SHALL HAVE SUFFICIENT METAL ATTACHED TO CAPS TO PROVIDE FOR DETECTION.
  - ALL CONSTRUCTION TO CONFORM TO L.O.A.P.U.D. STANDARDS.
  - SIX (6) INCHES OF 3/4" CRUSHED GRAVEL BEDDING IS REQUIRED UNDER ALL MANHOLE BASES.
  - STRUCTURAL SECTION ELEMENTS MAY BE INCREASED WHERE REQUIRED BY THE AGENCY HAVING JURISDICTION, DUE TO SOIL CONDITIONS AND TRAFFIC CONSIDERATIONS. THE REPLACEMENT STRUCTURAL SECTION SHALL EQUAL THE EXISTING STRUCTURAL SECTION AS A MINIMUM REQUIREMENT. THE SECTION SHOWN IS AN ABSOLUTE MINIMUM.
  - THE RELATIVE DENSITY REQUIREMENTS FOR ASPHALT RESURFACING ARE AS FOLLOWS: FOR THE TOP 5': 95% UNDER ROADWAY, 95% OUTSIDE OF THE TRAVELED WAY (SUCH AS INTERSECTIONS, CROSSOVERS, TURNOUTS, ETC.), 95% SHOULDER PAVEMENT. FOR 5' BELOW GRADE TO TRENCH BOTTOM: 90% RELATIVE COMPACTION. ALL COMPACTION TESTING IS IN ACCORDANCE WITH ASTM TEST METHOD D-1557.

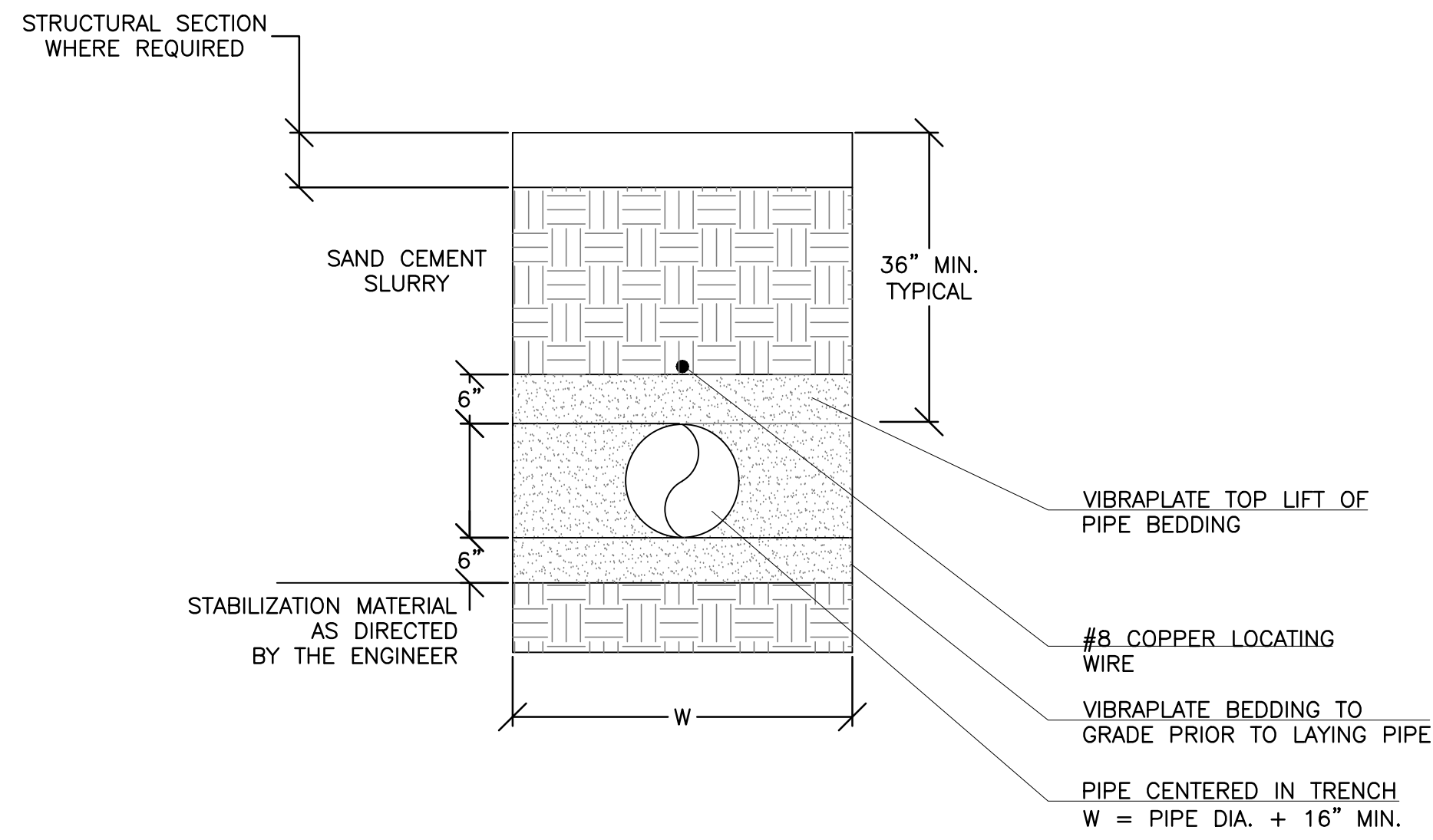
DESIGNED BY	EDJ	BENCHMARK:	ELEV.
DRAFTED BY		DESCRIPTION:	DATUM
CHECKED BY			
PROJECT NO.	00-001-01		
DATE	DECEMBER 2011		
NO.		DATE	APP'D

**Sauers Engineering, Inc.**  
 Civil and Environmental Engineers  
 440 Lower Grass Valley Road, Suite A, Nevada City, CA 95959  
 Telephone (530) 265-8021

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES  
 0 1 2  
 HORIZ. SCALE:  
 VERT. SCALE:  
 (E)CONTOUR INTERVAL

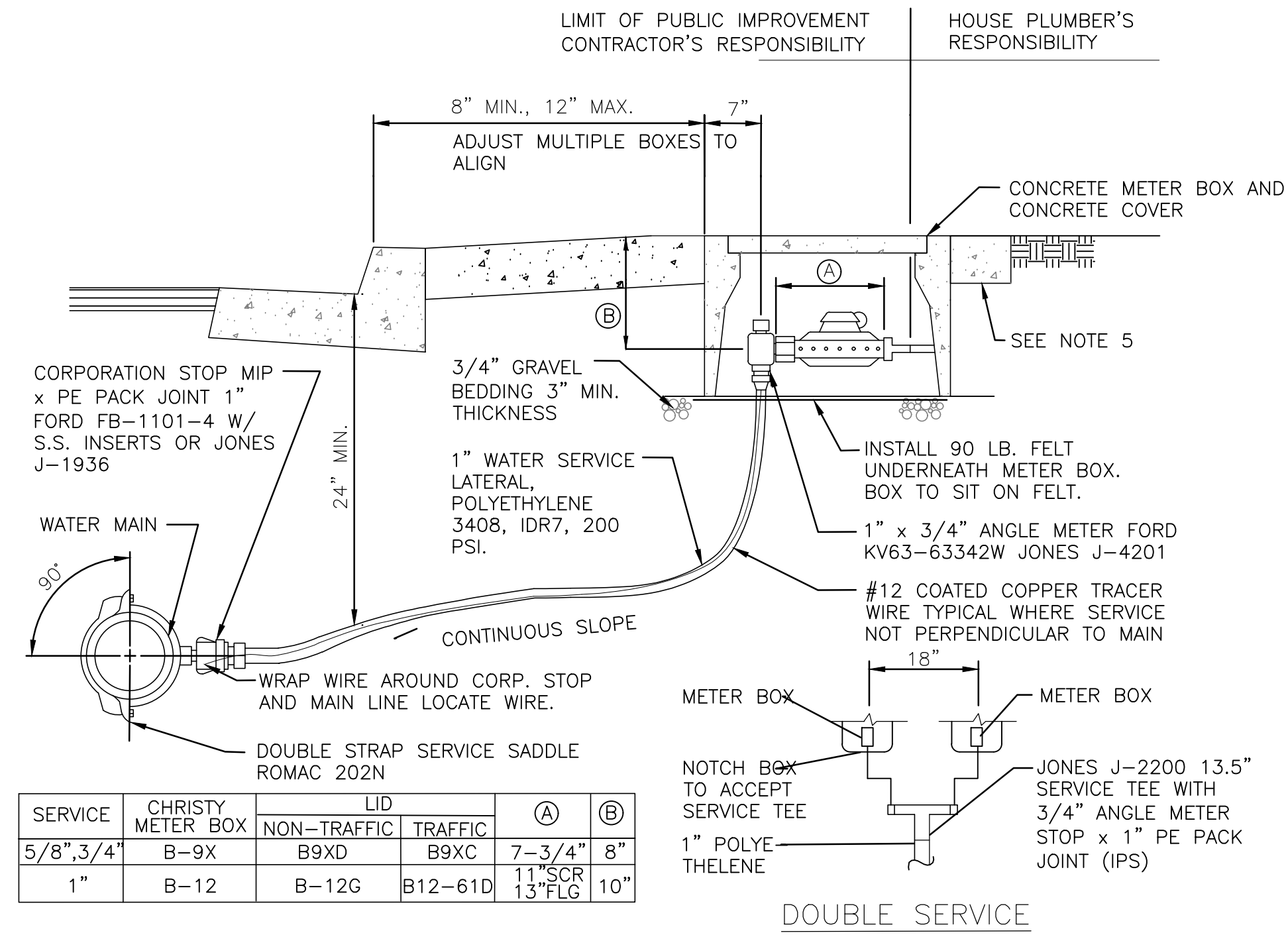
**LAKE OROVILLE AREA PUBLIC UTILITY DISTRICT**  
 1960 ELGIN STREET  
 OROVILLE, CA 95966  
 TEL. (530) 533-2000

LOOPUD STANDARD DETAILS  
 DRAWING SD1  
 SHEET 1 OF 1



**1 TYPICAL TRENCH DETAIL**

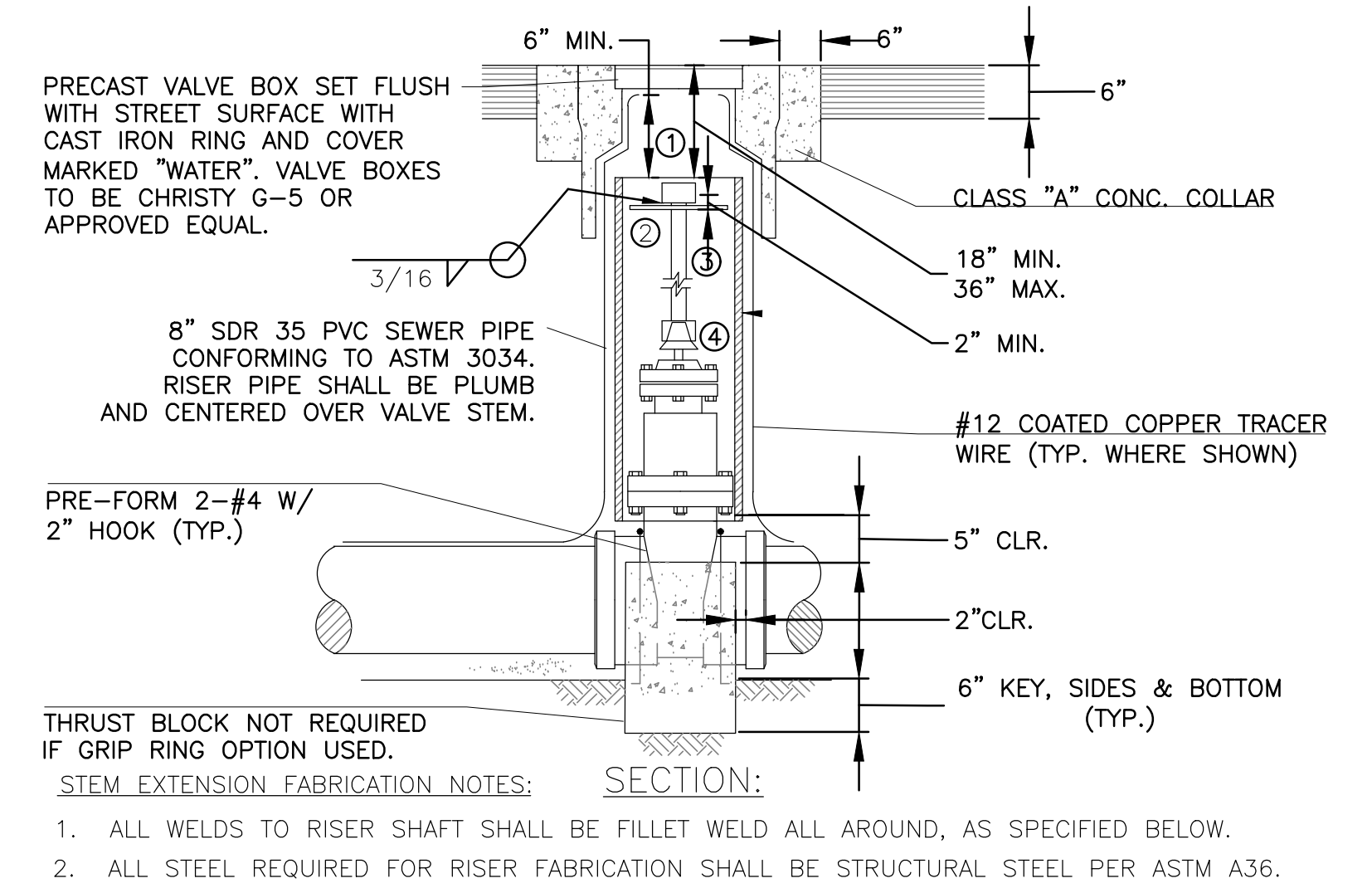
N.T.S.



- NOTES:**
1. WATER SERVICE SIZE REFERS TO METER SIZE. UNLESS OTHERWISE SPECIFIED ON PLAN, PROVIDE FOR 3/4" METER INSTALLATION FOR SINGLE FAMILY RESIDENTIAL AND OFFICE COMMERCIAL PROJECTS.
  2. INSTALL 1" METER FOR DUAL USES, DUPLEX SECOND UNITS, AND LARGER COMMERCIAL OFFICE METERS PROVIDED AND SET BY DISTRICT AT DEVELOPER'S EXPENSE.
  3. METERS PROVIDED AND SET BY DISTRICT AT DEVELOPER'S EXPENSE.
  4. WHERE NO SIDEWALK EXISTS, OR WHERE WS IS INSTALLED IN PLANTER STRIP, A 4" THICK BY 6" CLEAR WIDTH CONCRETE PAD SHALL BE INSTALLED.
  5. CONFIRM JONES\FORD ITEM DESIGNATION FOR METERS GREATER THAN 5/8".

**3 5/8", 3/4", AND 1" DOMESTIC WATER SERVICE**

N.T.S.



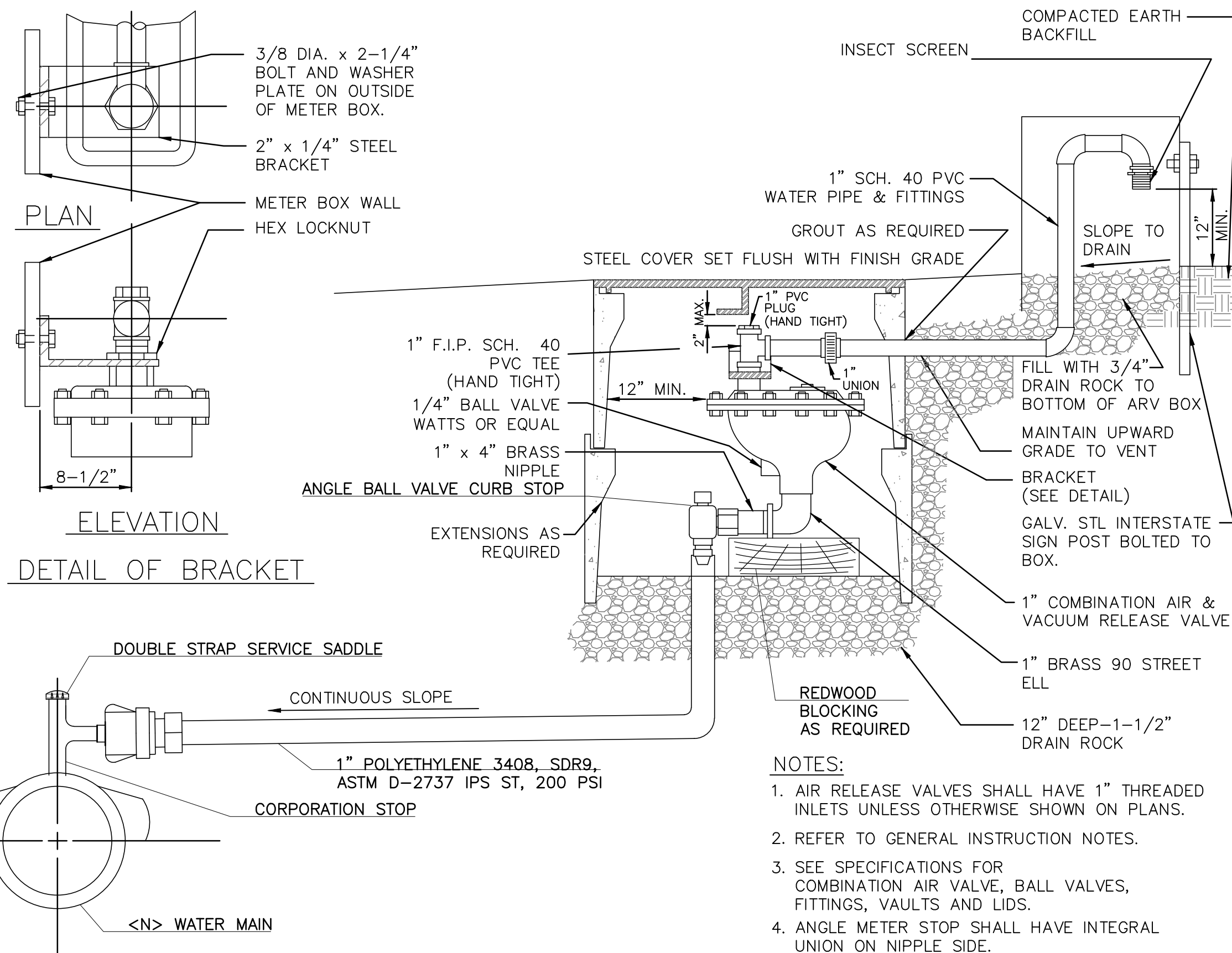
**VALVE STEM EXTENSION PARTS LIST**

DESIGNATION	DESCRIPTION
①	VALVE OPERATING NUT OR 1-7/8" x 1-7/8" x 2" HIGH, SOLID STEEL WELDED TO RISER SHAFT.
②	1/8" THK. x 7-1/2" DIA. GUIDE PLATE WELDED TORISER SHAFT.
③	1-1/2" x 3/16" SQUARE STEEL TUBING, LENGTH AS REQUIRED. EDGE WELD OPERATING NUT AT BOTH ENDS.
④	2-1/2" x 3/16" SQUARE STEEL TUBING 2-1/2" IN LENGTH WELDED TO RISER SHAFT.

- NOTES:**
1. IF VALVE IS INSTALLED SO THAT THE TOP OF THE OPERATING NUT IS LESS THAN 36" BELOW FINISHED GRADE, THE STEM RISER IS NOT REQUIRED.
  2. ALL EXTERNAL BOLTS AND NUTS ON VALVES SHALL BE 304 STAINLESS STEEL OR VALVE ASSEMBLY SHALL BE POLY WRAPPED. SEE GENERAL CONSTRUCTION NOTES.
  3. IF ENDLINE VALVE, THEN PROVIDE ADEQUATE THRUST BLOCKING & RESTRAINT OR FLANGED/ MJ CONNECTION.
  4. PROVIDE CLOW, KENNEDY, MUELLER, WATEROUS, OR US PIPE.
  5. CONCRETE: 2500 psi.

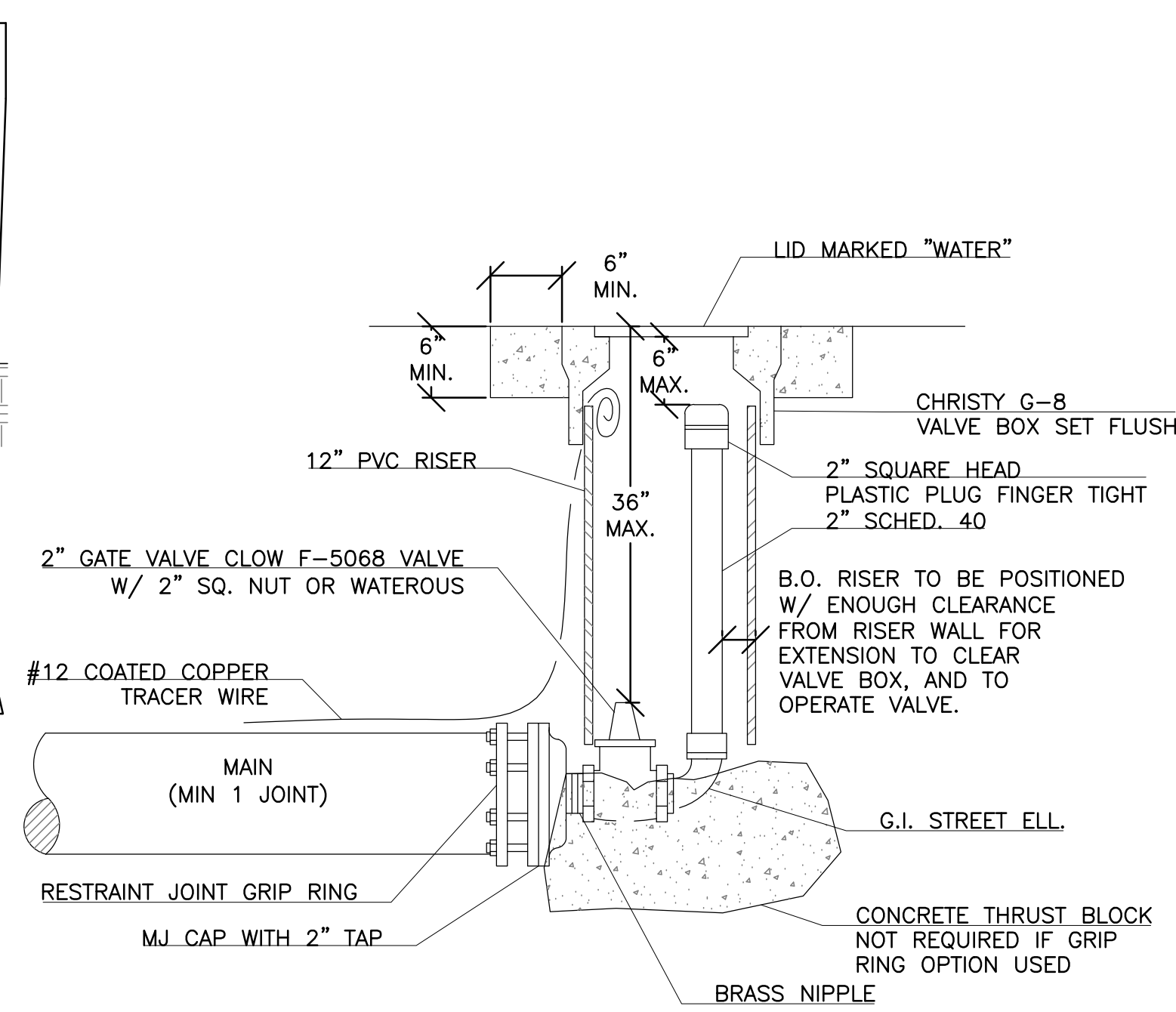
**5 TYPICAL GATE VALVE WITH VALVE BOX AND RISER**

N.T.S.



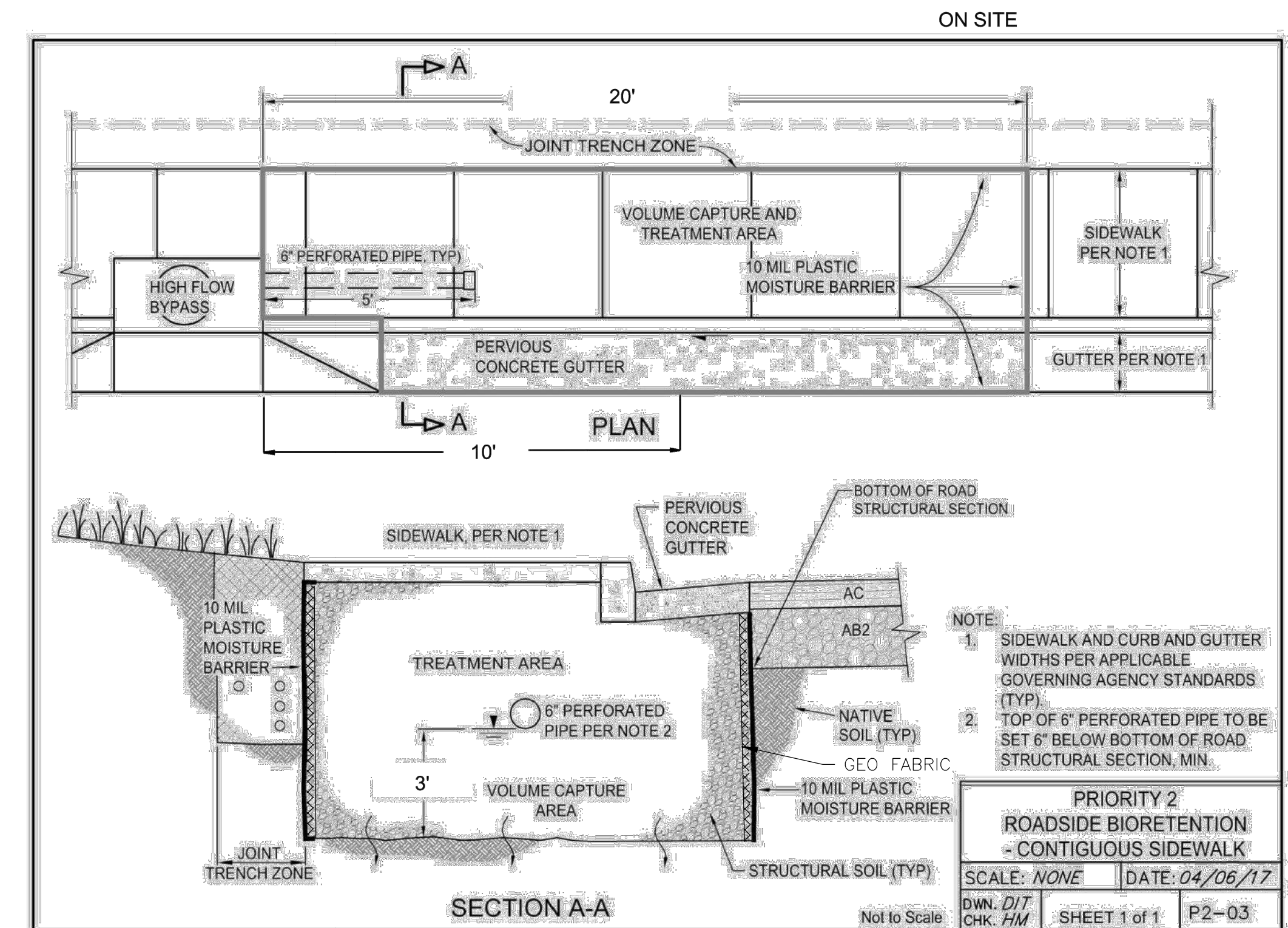
**2 AIR & VACUUM RELEASE VALVE**

N.T.S.



**4 BLOW OFF VALVE DETAIL**

N.T.S.



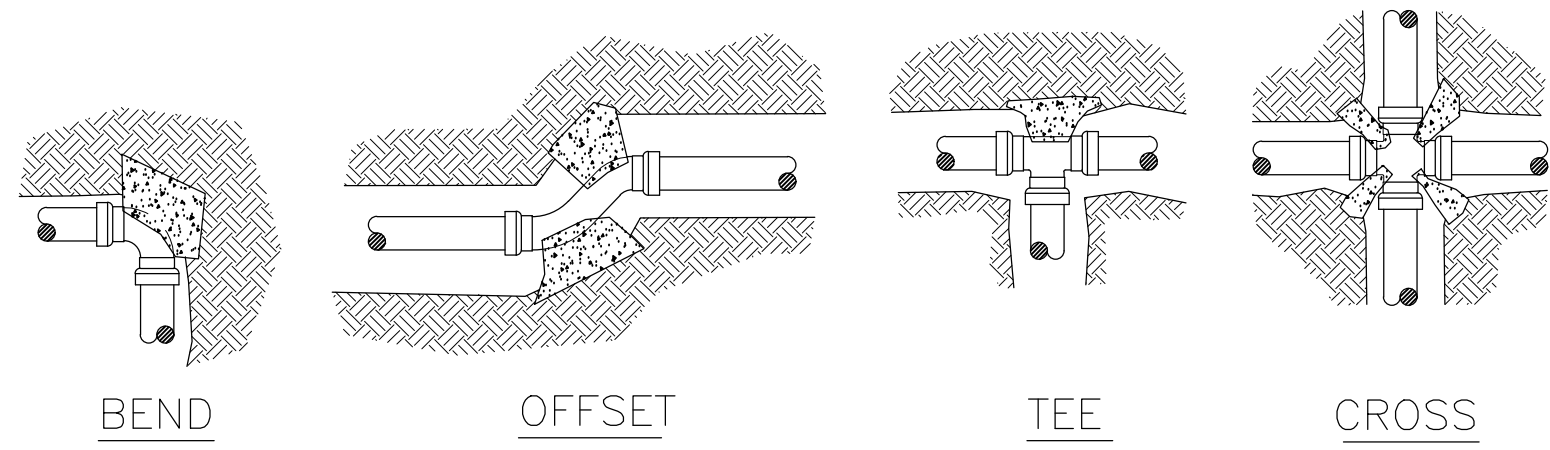
**6 BIORETENTION DETAIL**

N.T.S.

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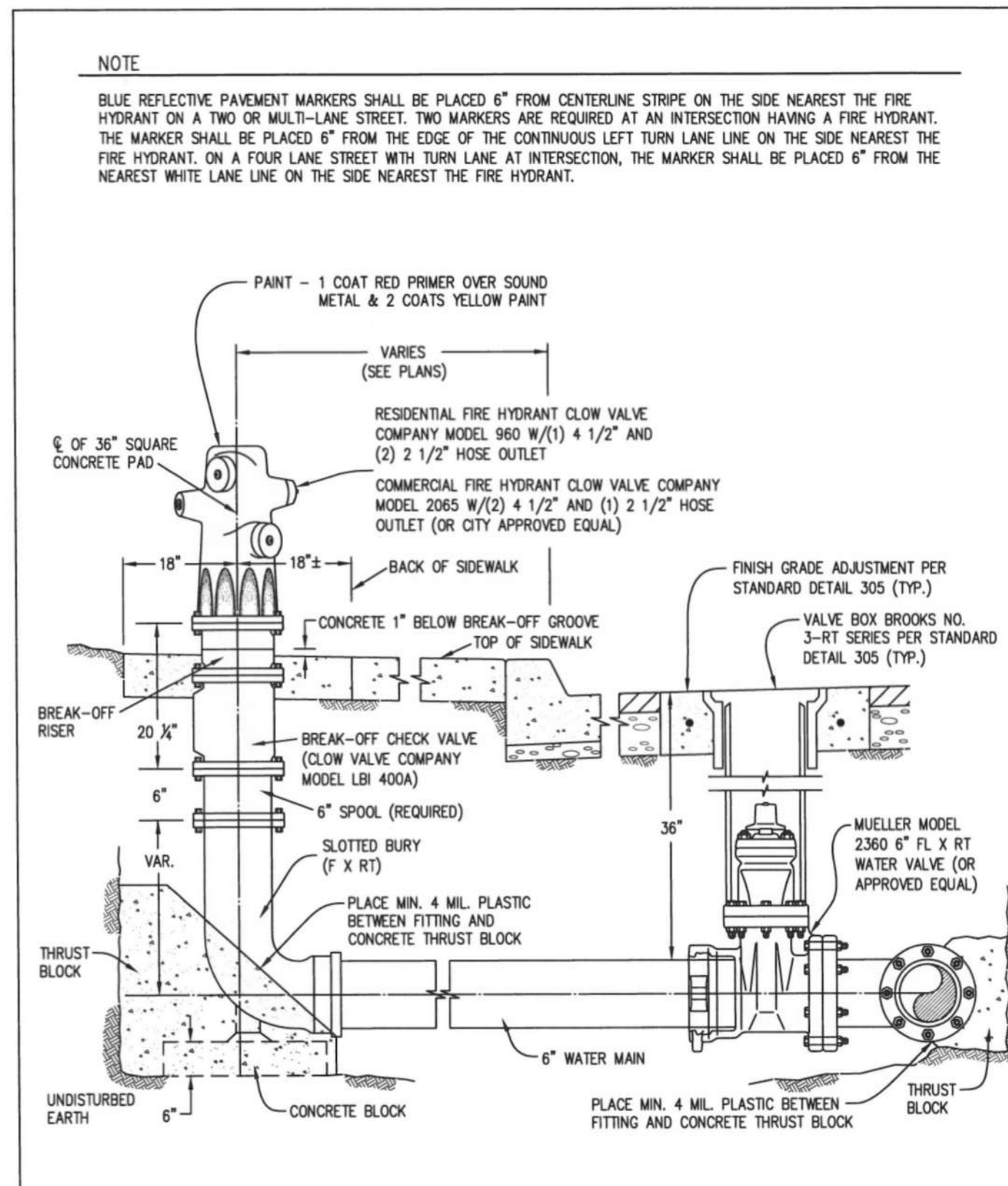
* MIN. REQ'D BEARING AREA IN SF PER 100 P.S.I. TEST PRESSURE						
PIPE SIZE	SOIL BRG CAPACITY	HARNES BLOCKS	TEES & DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS
4"	1000 2000	2 1	2 1	3 1.5	2 1	1 0.5
6"	1000 2000	4 2	4 2	6 3	3 2	2 1
8"	1000 2000	7 4	7 4	10 5	5 3	3 2
10"	1000 2000	12 6	12 6	17 8.5	10 5	5 2.5
12"	1000 2000	16 8	16 8	22 11	12 6	6 3

\* MULTIPLY NO. IN TABLE BY TEST PRESSURE & DIVIDE BY 100

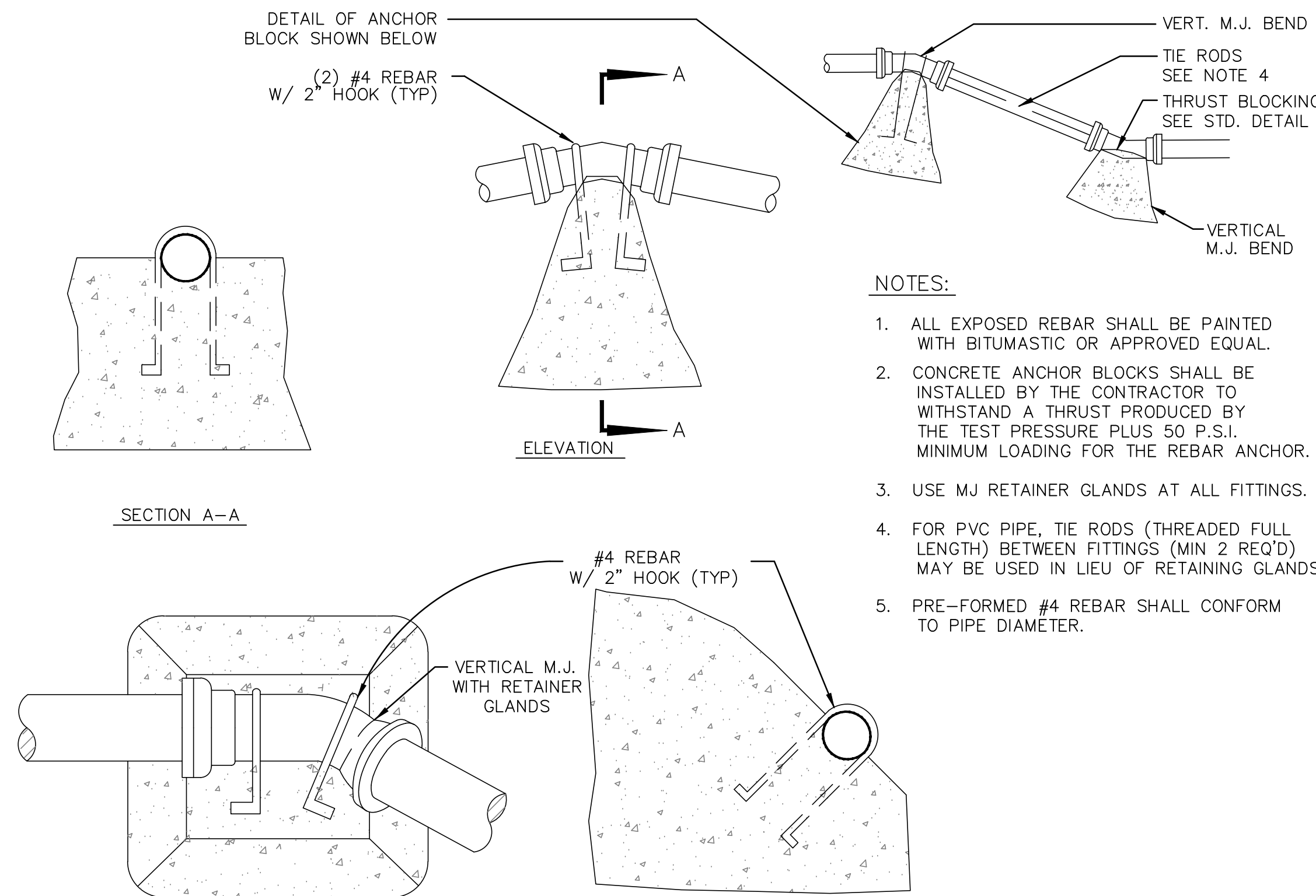
**NOTES:**

- SAFE BEARING LOAD OF SOIL SHALL NOT BE EXCEEDED.
- CONCRETE BLOCKING CAST-IN-PLACE, TO EXTEND FROM BELLS OF FITTINGS TO UNDISTURBED SOIL AND ENTIRE BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
- IN USING THE THRUST BLOCKING TABLE, ASSUME 2000 P.S.F. BEARING CAPACITY UNLESS OTHERWISE SHOWN ON THE PLANS. THE DESIGN ENGINEER SHALL SPECIFY THRUST BLOCKING REQUIREMENTS FOR ALL OTHER SOIL BEARING CONDITIONS.
- FOR PLUGGED LEG(S) OF TEE OR CROSS, USE HARNESS TYPE BLOCKING AS SHOWN ON THE STD. DETAILS AND CONCRETE BLOCKING INDICATED IN THE TABLE BELOW.

**7 THRUST BLOCK DETAIL**  
N.T.S.



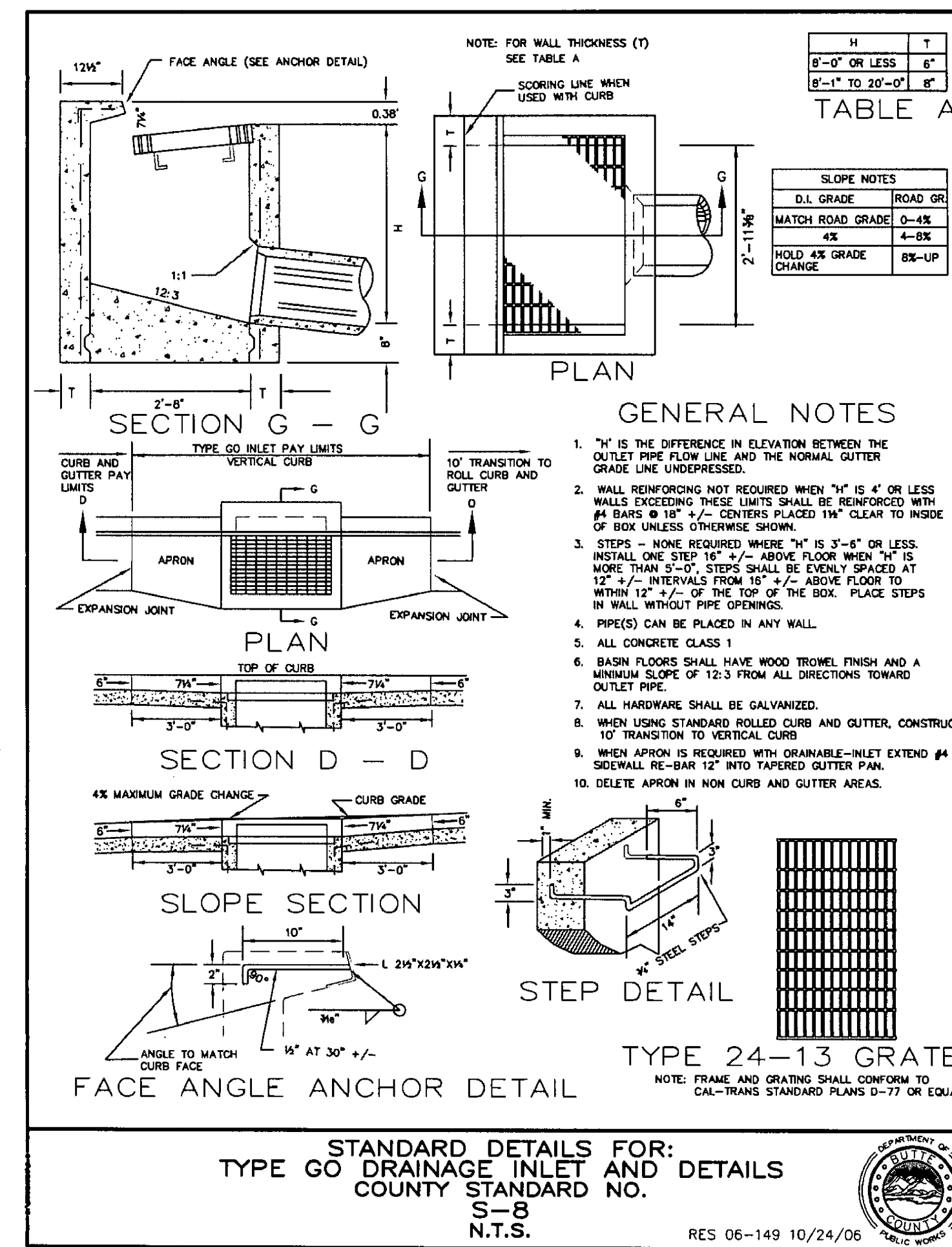
**10 FIRE HYDRANT DETAIL**  
N.T.S.



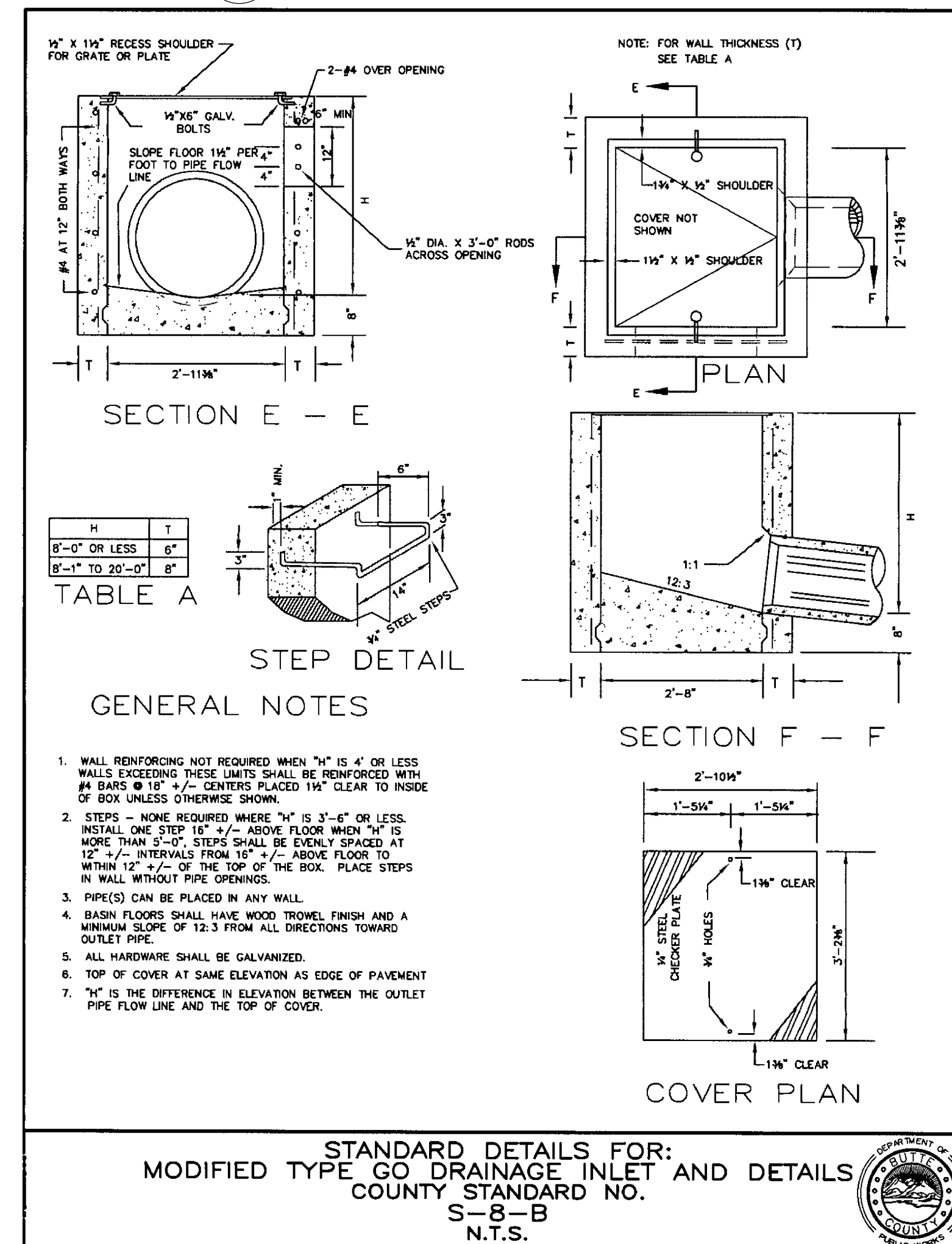
**NOTES:**

- ALL EXPOSED REBAR SHALL BE PAINTED WITH BITUMASTIC OR APPROVED EQUAL.
- CONCRETE ANCHOR BLOCKS SHALL BE INSTALLED BY THE CONTRACTOR TO WITHSTAND A THRUST PRODUCED BY THE TEST PRESSURE PLUS 50 P.S.I. MINIMUM LOADING FOR THE REBAR ANCHOR.
- USE MJ RETAINER GLANDS AT ALL FITTINGS.
- FOR PVC PIPE, TIE RODS (THREADED FULL LENGTH) BETWEEN FITTINGS (MIN 2 REQ'D) MAY BE USED IN LIEU OF RETAINING GLANDS.
- PRE-FORMED #4 REBAR SHALL CONFORM TO PIPE DIAMETER.

**8 CONCRETE ANCHOR BLOCKS FOR VERTICAL BENDS**  
N.T.S.

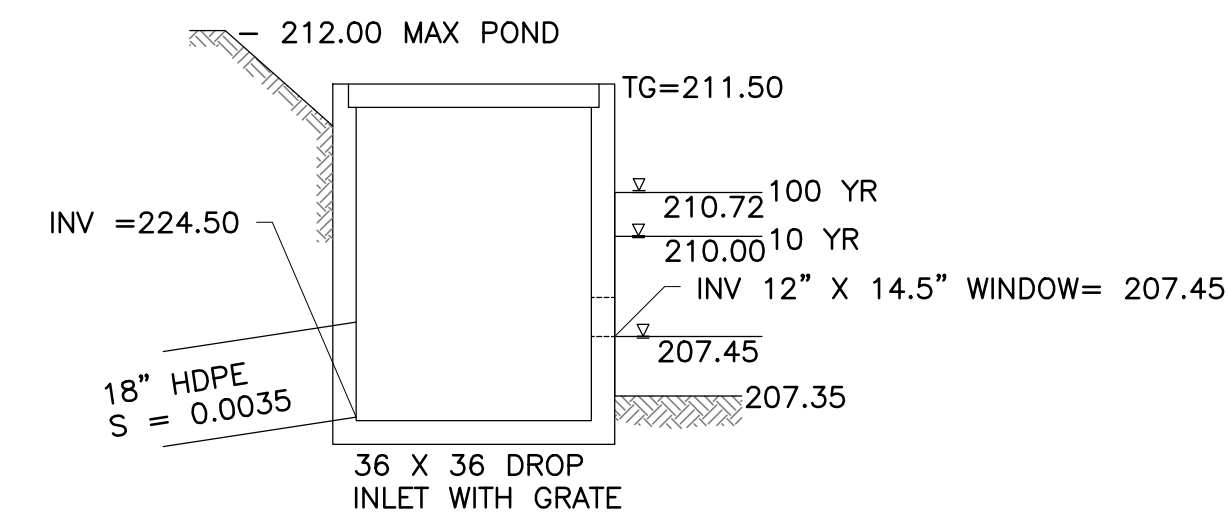


**9 DRAINAGE INLET DETAIL**  
N.T.S.

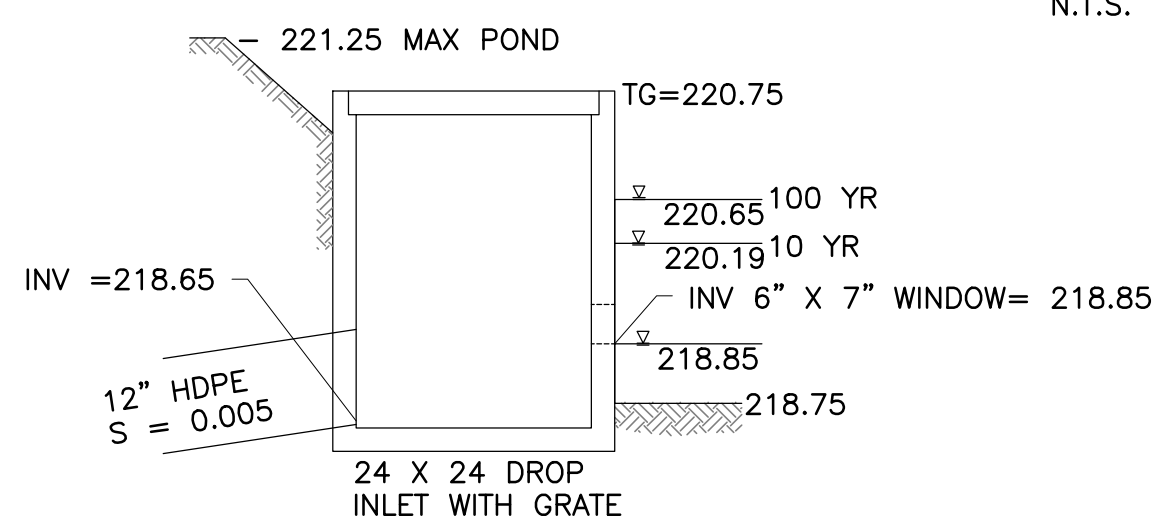


**12 MODIFIED GO DRAINAGE INLET DETAIL**  
N.T.S.

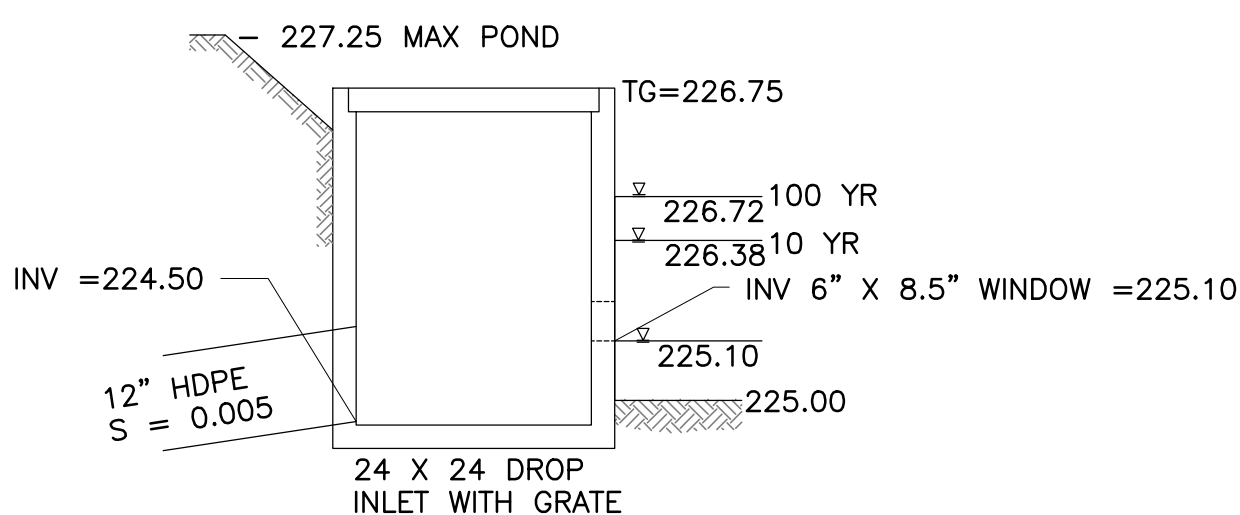
**11-1 WEST POND OUTFALL STRUCTURE**  
N.T.S.



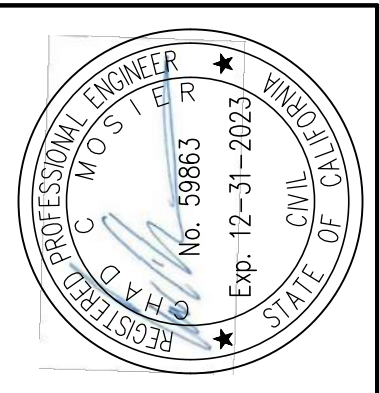
**11-2 NORTH EAST POND OUTFALL STRUCTURE**  
N.T.S.



**11-3 SOUTH EAST POND OUTFALL STRUCTURE**  
N.T.S.



NO.	HISTORY / REVISION	BY	CHK.	DATE



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APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	

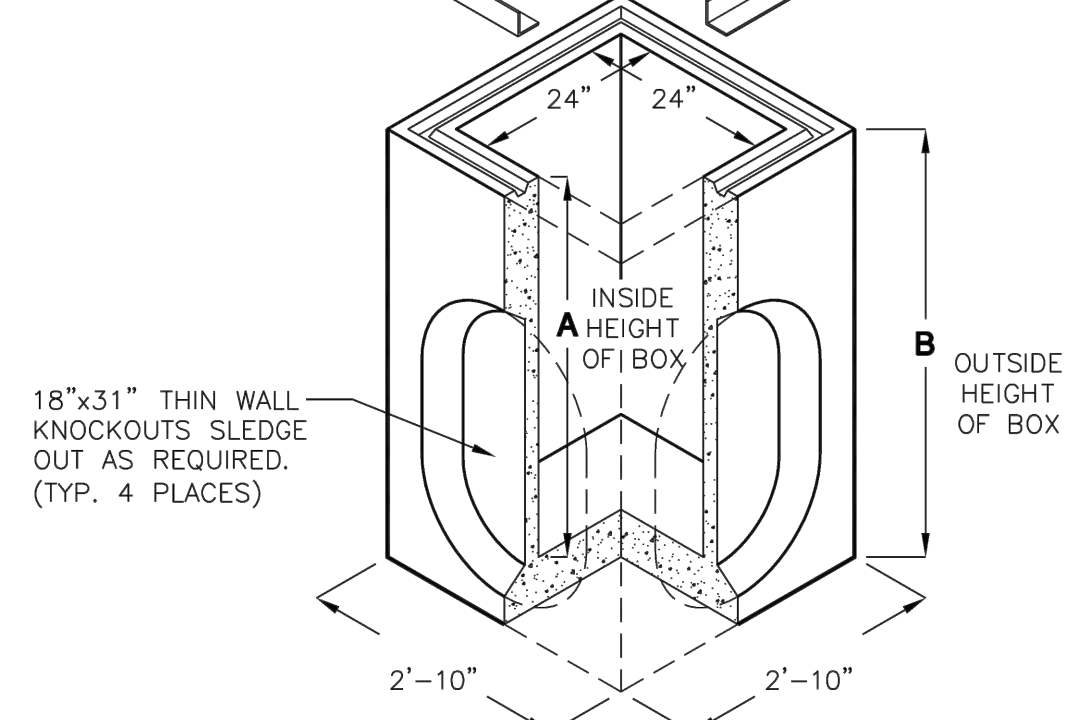
**24"x24" DROP INLET**

DROP INLET			
MODEL NO.	A	B	*WEIGHT
DI242436	36"	42"	1900 LBS.
DI242448	48"	54"	2500 LBS.

\*BOX ONLY

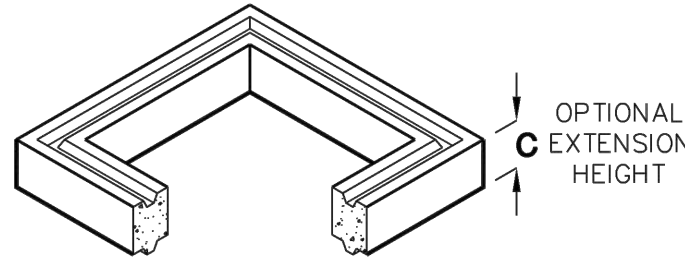
FRAME AND GRATE ASSEMBLY AVAILABLE IN TRAFFIC OR PEDESTRIAN MODELS

LOOSE FRAME PAVING NOTCH 3" (TRAFFIC) 1 1/2" (PEDESTRIAN)



18"x31" THIN WALL KNOCKOUTS SLEDGE OUT AS REQUIRED. (TYP. 4 PLACES)

EXTENSION		
MODEL NO.	C	WEIGHT
RS242406	6"	300 LBS.
RS242412	12"	600 LBS.



BOX DESIGN LOAD:  
H-20 TRAFFIC

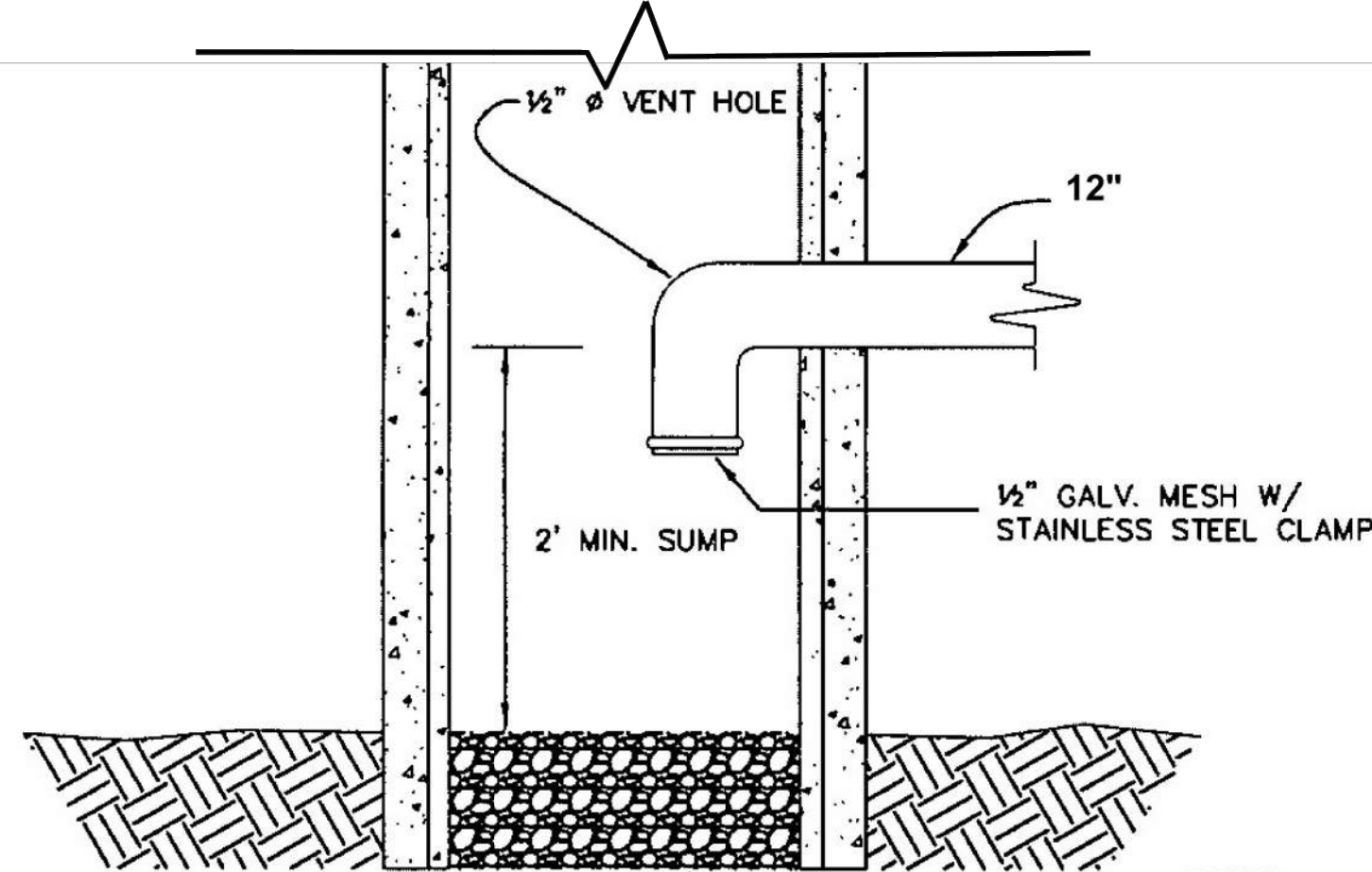
FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

9/23/02  
02424.dwg  
© 2002 Jensen Precast



**13-1 24"x24" DROP INLET DETAIL**

N.T.S.



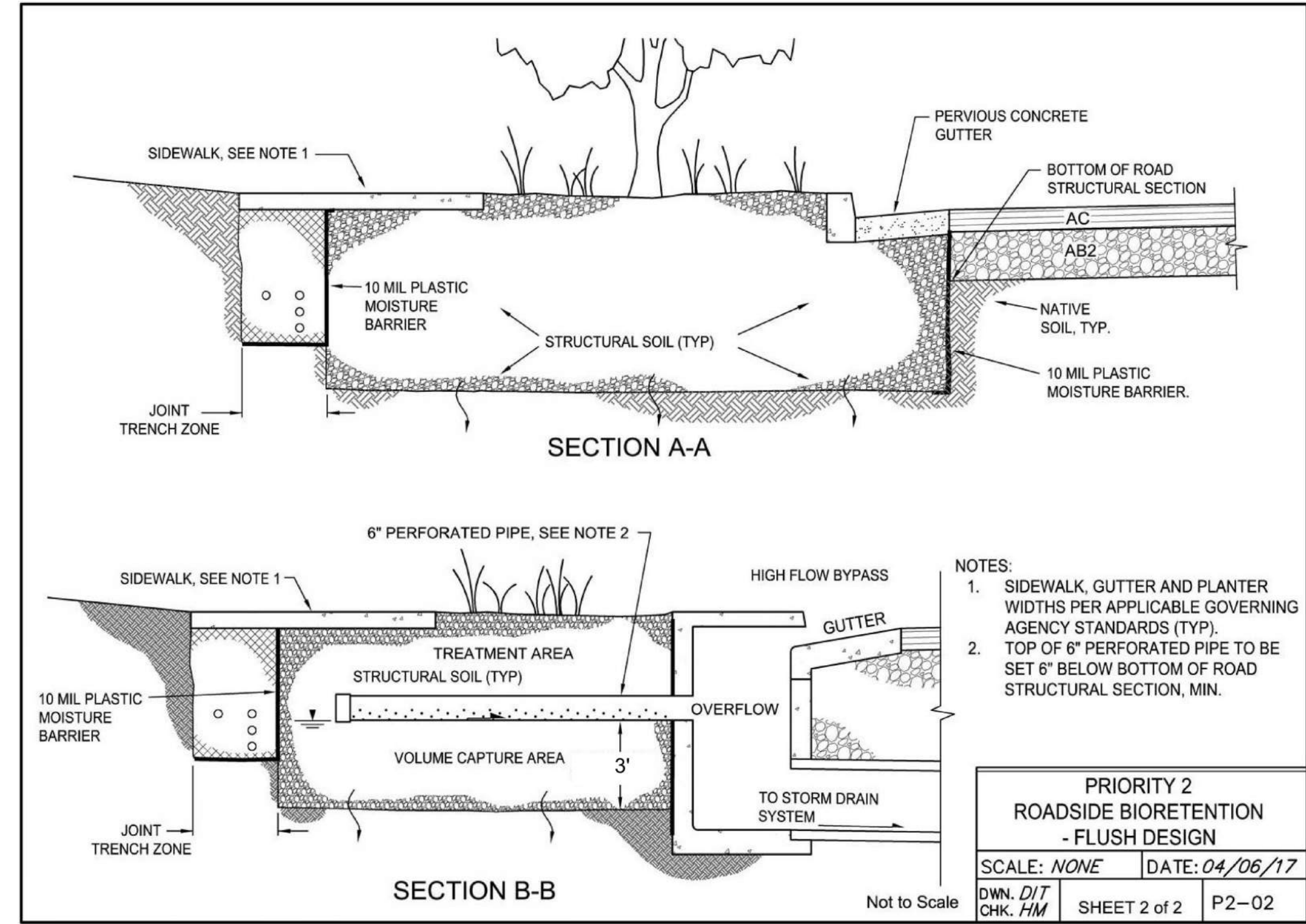
PLACE CALTRANS PERMEABLE MATERIAL CLASS 1, TYPE A PER SECTION 68-1.025 OF THE STANDARD SPECIFICATIONS (1.0 CU. FT. MIN.)

NOTES:

- 90° BENDS SHALL BE PLACED ON ALL CATCH BASIN OUTLETS.
- CATCH BASINS SHOULD BE PROVIDED WITH THE MAXIMUM SUMP DEPTH POSSIBLE. A MINIMUM 2 FT. SUMP IS RECOMMENDED.

**13-2 24"x24" TYPICAL INLET TO LEACH TRENCH**

N.T.S.

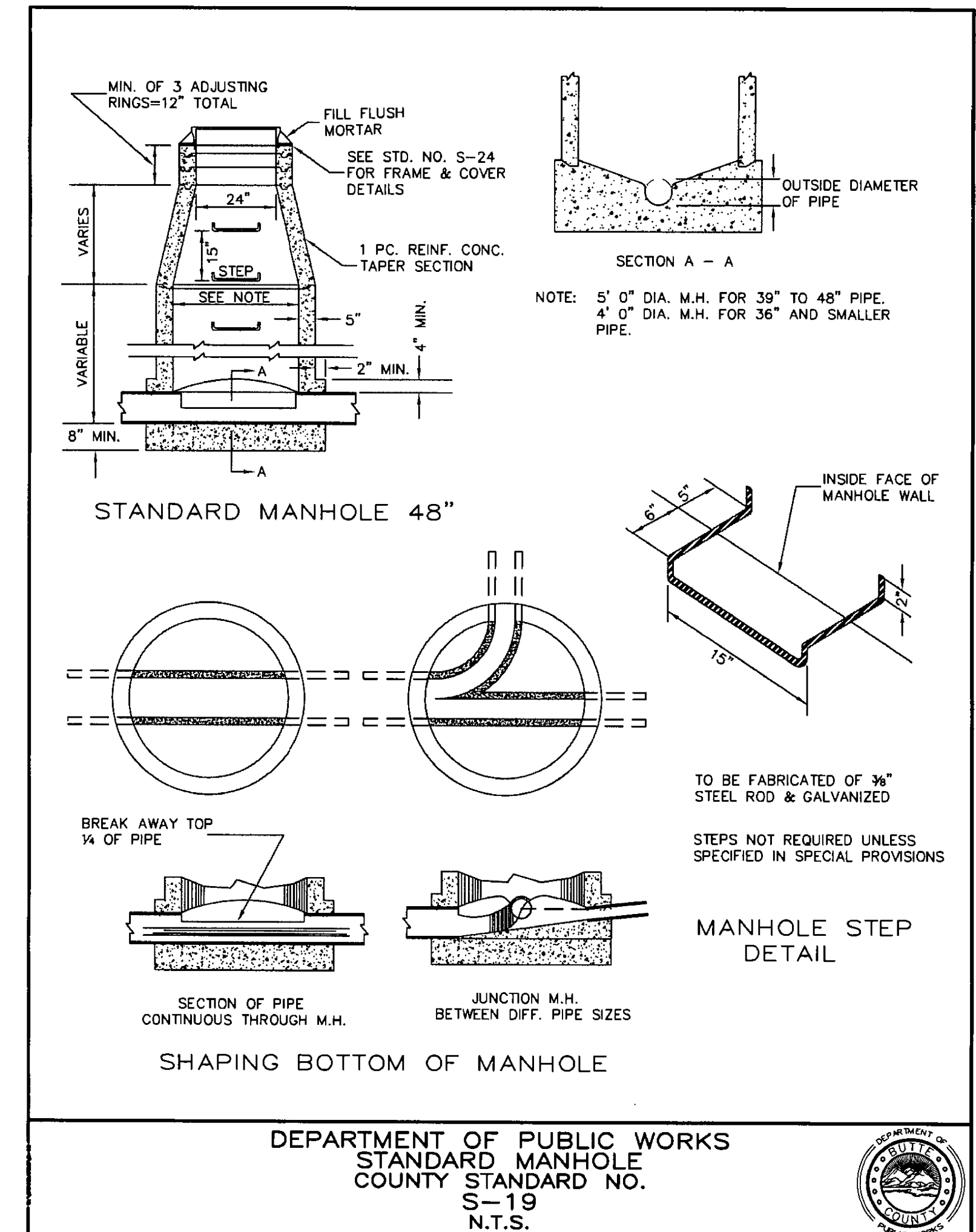


- NOTES:
- SIDEWALK, GUTTER AND PLANTER WIDTHS PER APPLICABLE GOVERNING AGENCY STANDARDS (TYP).
  - TOP OF 6" PERFORATED PIPE TO BE SET 6" BELOW BOTTOM OF ROAD STRUCTURAL SECTION, MIN.

PRIORITY 2  
ROADSIDE BIORETENTION  
- FLUSH DESIGN  
SCALE: NONE DATE: 04/06/17  
DWN. D/T CHK. HM SHEET 2 of 2 P2-02

**15 ROADSIDE BIORETENTION DETAIL**

N.T.S.



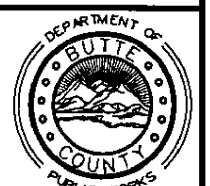
STANDARD MANHOLE 48"

BREAK AWAY TOP 1/4 OF PIPE

SECTION OF PIPE CONTINUOUS THROUGH M.H. JUNCTION M.H. BETWEEN DIFF. PIPE SIZES

SHAPING BOTTOM OF MANHOLE

DEPARTMENT OF PUBLIC WORKS  
STANDARD MANHOLE  
COUNTY STANDARD NO.  
S-19  
N.T.S.

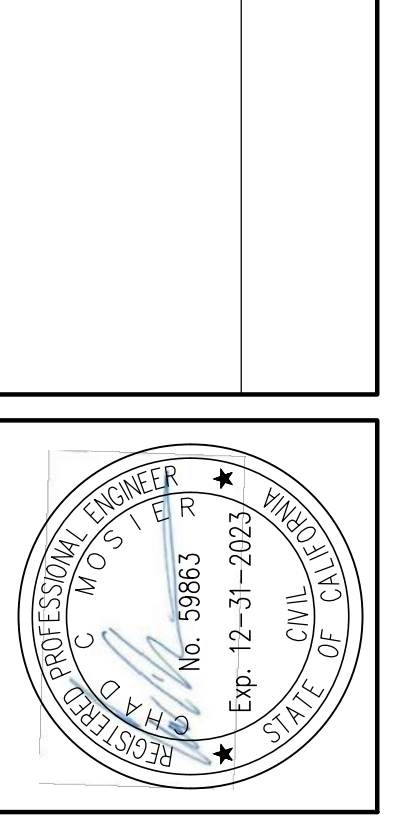


**16 STORM DRAIN MANHOLE DETAIL**

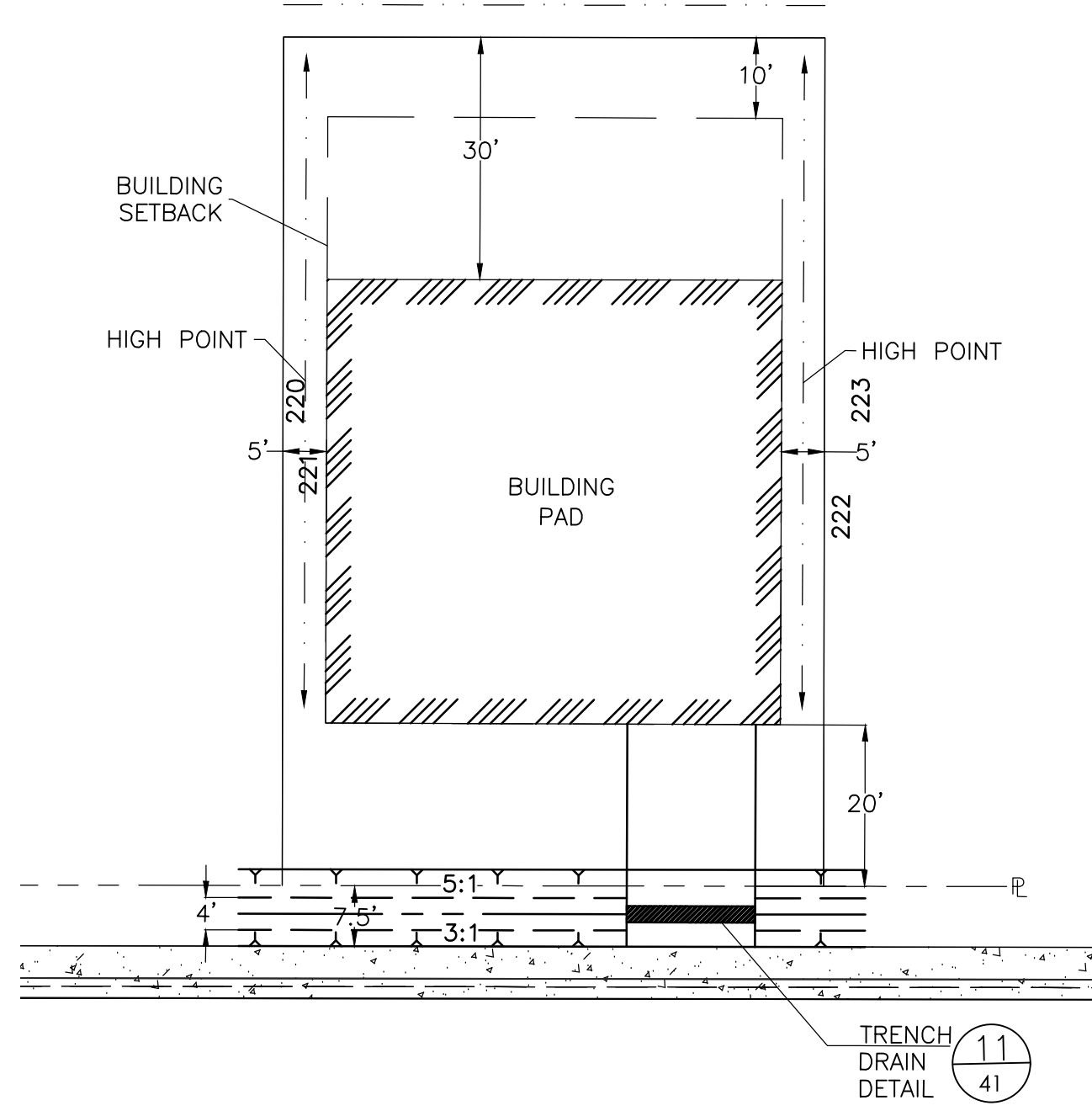
N.T.S.

NO.	HISTORY / REVISION	BY	CHK.	DATE

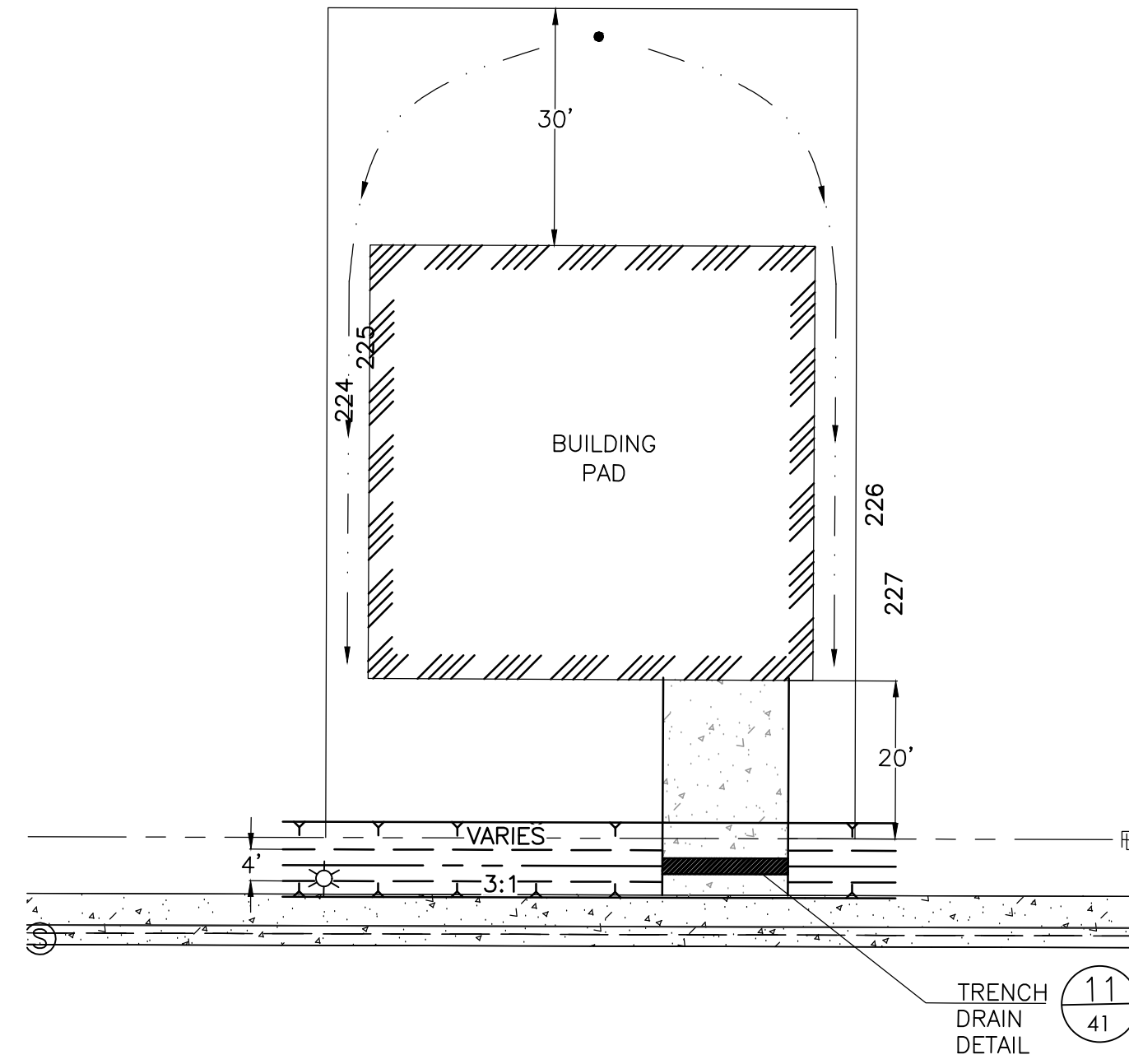
IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA



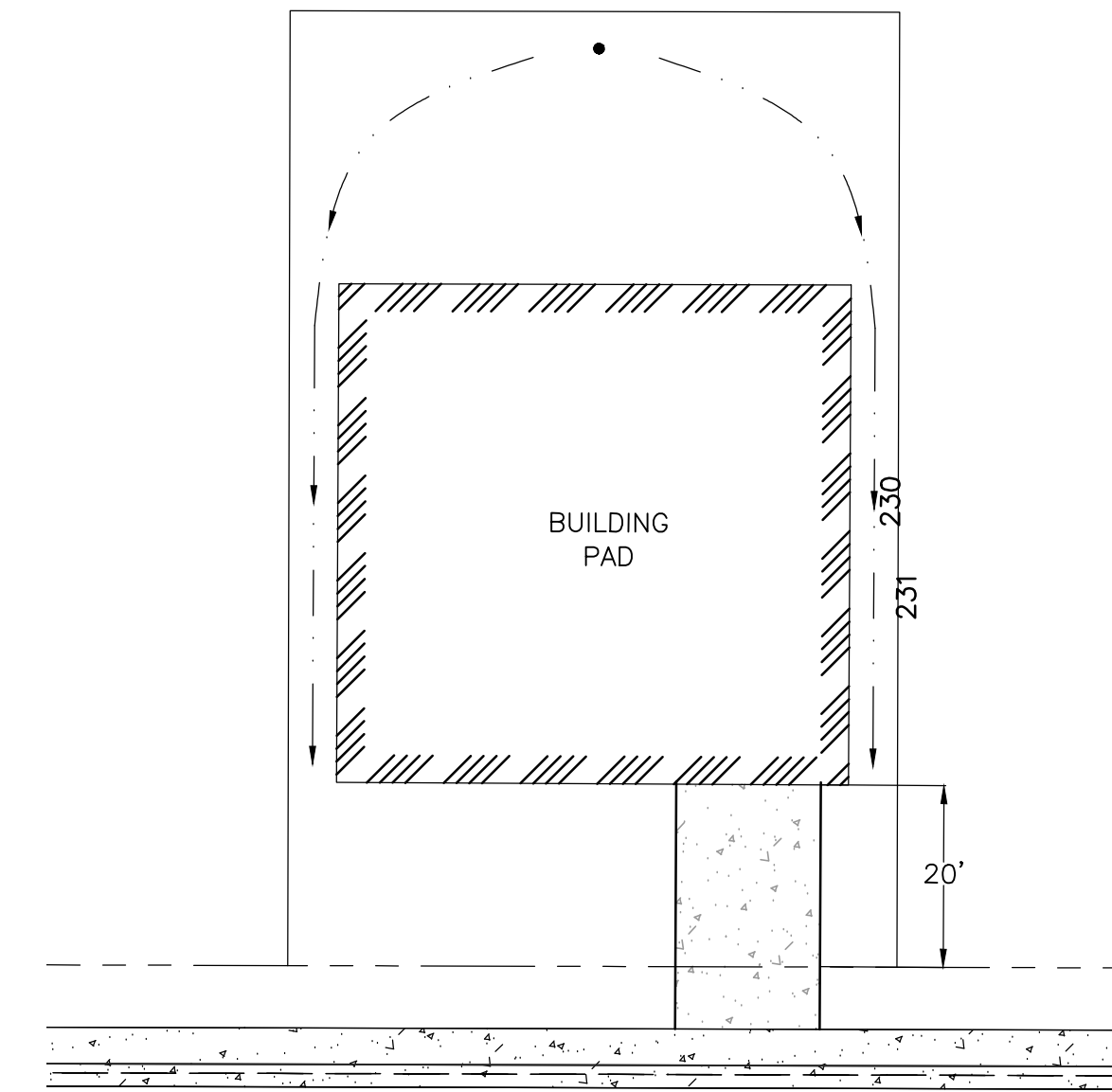
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JOB NUMBER	9627.00
DRAWING	45



PLAN VIEW: LOTS 6-25  
SCALE: 1"=20'



PLAN VIEW: LOTS 1-4, 35-48  
SCALE: 1"=20'



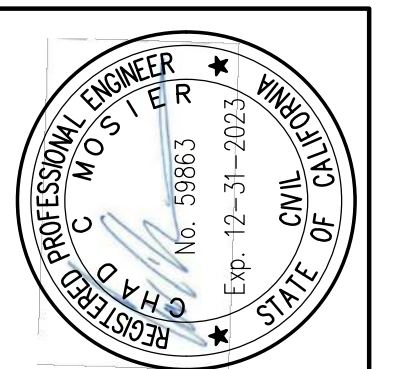
PLAN VIEW: LOTS  
SCALE: 1"=20'

**LACO**

EUREKA • UKIAH • SANTA ROSA • CHICO  
1-800-515-5054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE					
					NO.	NO.	NO.	NO.	NO.

IMPROVEMENT PLANS  
RIVER RANCH SUBDIVISION  
OROVILLE, CALIFORNIA  
**TYPICAL LOT DETAILS**



DRAWN	AR
CHECK	CCM
APPROVED	KD
DATE	7/30/2021
JOB NUMBER	9627.00
DRAWING	

\\fs-001-fs-01\proj\17\Carden\9627.00\9627.00 M&S Inc-Opdr-Bud\laco\9627-Improvement Plan\_Restored.dwg



## **Manager's Report**

To: Board of Directors

From: Scott McCutcheon, General Manager

Date: August 5th, 2021-SPECIAL MEETING

RE: Item No. 5 – Board Members', Staff, and Manager Comments