

## NAKANO PROJECT STAFFING AND REVIEWING AGREEMENT

This NAKANO PROJECT STAFFING AND REVIEWING AGREEMENT (Agreement), entered into and effective \_\_\_\_\_, 2019 (the “Effective Date”) by and between the CITY OF CHULA VISTA, a Chartered Municipal Corporation (“City” or “Chula Vista”) and Pardee Homes, a California Corporation (Pardee), where City and Pardee may be singularly referred to herein as a “Party” and collectively as “Parties.” This Agreement is made and entered into in consideration of the following covenants and conditions:

### 1. PARTIES TO THE AGREEMENT

1.1. **City.** The City is a Chartered Municipal Corporation of the State of California. The City’s planning area consists of the incorporated area of the City, the existing sphere of influence, and unincorporated areas with a significant planning relationship to the City.

1.2. **Pardee Homes.** Pardee is a California Corporation. The person executing this Agreement on behalf of Pardee represents and warrants that they are authorized to process Proposed Project Submittals described herein and sign for and bind Pardee described above in accordance with all legal requirements.

1.3. **No Third Party Beneficiaries.** The only Parties to this Agreement are the City and Pardee. There are no third party beneficiaries, and this Agreement is not intended, and shall not be construed, to benefit or be enforceable by any other person whatsoever.

1.4. **Purpose of This Agreement.** The purpose of this Agreement is to provide Pardee with assigned staff to work on the Project based upon Pardee’s representation that such staff will be required to review Proposed Project Submittals and Implementation Tasks, for the term of this Agreement.

### 2. PROPERTY and PROPOSED PROJECT SUBMITTALS and IMPLEMENTATION TASKS

2.1. **Pardee Property.** Pardee’s Nakano Property consists of 23.8 acres of uninhabited land located in Chula Vista, east of Interstate 805 and south of the Otay Valley Regional Park adjacent to the jurisdictional boundaries of Chula Vista and the City of San Diego (San Diego), as depicted in Exhibit “A” (“Property” or “Nakano Property”)

While the Nakano Property is located in Chula Vista’s jurisdiction, it is situated within San Diego’s Ocean View Hills community. The Property does not have direct access to Chula Vista utilities and, if developed, would need to be served by the City of San Diego. The Parties, therefore, agree to support the San Diego Local Agency Formation Commission (LAFCO) process to consider

reorganization that would detach the Nakano Property from Chula Vista and attach it to San Diego. The reorganization will entail a sphere of influence boundary adjustment; and resolutions initiating an application with LAFCO to change San Diego's and Chula Vista's sphere of influence boundaries and ultimately detach the Nakano Property from Chula Vista and attach the Nakano Property to San Diego for a residential development (the "Project").

Through the use of a pre-annexation agreement, Pardee shall process the Project in San Diego, but Chula Vista will have the opportunity to review and provide feedback on materials and submittals.

## **2.2 Reviewing of Proposed Project Submittals and Performing Implementation Tasks.**

The City and Pardee acknowledge that the planning and development of the Property is a complex process. The Parties express their mutual understanding, responsibilities, and intentions in this Agreement concerning the review of the Proposed Project Submittals (including, but not limited to, Project applications, California Environmental Quality Act documents, studies, maps and plans) and performance of Implementation Tasks (i.e., the activities required to obtain and/or implement Project review) associated with development of the Property.

2.2.1 The Parties agree to the following roles and obligations regarding the preparation of processing the Project through the California Environmental Quality Act (CEQA) (California Public Resources Code section 21000, *et seq.*):

2.2.2 Chula Vista shall be a "responsible agency" for the Project as that term is defined in Public Resources Code section 21069, and as used throughout CEQA and the CEQA Guidelines.

2.2.3 San Diego shall be responsible for preparing the environmental document for the Project. As a responsible agency, Chula Vista shall use San Diego's environmental document when reviewing the Project.

2.2.4 Chula Vista desires to review the environmental document prior to a draft document being released for public comment. Pardee will provide Chula Vista with a copy of all rough drafts of the environmental document, including supporting technical studies, prior to the final draft document being prepared for release for public comment. Chula Vista will have the opportunity to provide comments on these rough drafts or portions thereof, which are also commonly known as screen checks. Chula Vista agrees to provide comments, if any, within twenty (20) working days of receipt of the rough drafts.

2.2.5 Approval Schedule. Chula Vista agrees to use their best efforts to comply with the Project and CEQA review cycle turn-around times set forth below:

<b>Submittal</b>	<b>Target Date</b>
Full Submittal of Initial Review Package	30 Working Days
Subsequent Submittals	20 Working Days
First Screencheck Draft EIR	30 Working Days
Subsequent Screencheck Drafts	20 Working Days

2.2.6 The Parties shall cooperate in good faith to diligently pursue the initiation and processing of the applications for the Project, including, without limitation, executing all further and additional documents as shall be reasonable, convenient, necessary or desirable to carry out the intent and provisions of this Agreement.

2.2.7 Submittal requirements, including but not limited to, forms, documents, and plans for all applications for development permits and approvals necessary for the Project, shall be those required by San Diego.

2.2.8 Chula Vista agrees that the San Diego Design Guidelines, the San Diego Guidelines for On-Site Landscaping, and other guidelines as set out in the San Diego Municipal Code shall be the design guidelines applicable to the Project and any off-site public improvements required to be constructed for the Project. The San Diego standards, specifications, regulations, and guidelines will apply to CEQA analysis, signage, stormwater and storm drain systems, fire systems, water systems, grease interceptors, landscaping, hardscaping, and public infrastructure, among others. Chula Vista will review the Project for general design and engineering issues of concern and identify any major inconsistencies in standards being applied by San Diego verses Chula Vista standards for Pardee's use.

**2.3 Reimbursement to City.** This Agreement is also a means to ensure reimbursement of the City for all costs and expenses it has incurred and will incur in connection with the City retaining Project Staff (defined in Section 5.1, below) and City's direct and overhead costs associated with review of the Proposed Project Submittals and performance of Implementation Tasks. Pardee acknowledges and agrees that rates identified in Exhibit B are estimates only. Pardee further acknowledges and agrees that, notwithstanding the estimated rates identified in Exhibit B, Pardee shall reimburse the City for *actual* hours worked at the rates applied for said *actual* hours worked as evidenced by City pursuant to Section 5 herein.

**2.4 Project.** The Proposed project includes Proposed Project Submittals and Implementation Tasks associated with the development the Project.

### **3 PROPOSED PROJECT SUBMITTALS PROGRAM AND SCOPE**

**3.1 Review of Proposed Project Submittals.** The City will review and comment on the Proposed Project Submittals in accordance with this Agreement, State law, applicable City ordinances, resolutions, regulations and policies. The Parties agree to work cooperatively to promptly identify and resolve issues as they arise throughout the planning, submittal, California Environmental Quality Act (CEQA) analysis, LAFCO review and annexation, and City of San Diego's processing and project approval.

**3.2 CEQA Documentation.** The Proposed Project Submittals include discretionary actions which may require environmental analysis and documentation pursuant to the requirements of CEQA (Pub. Res. Code, §§2100, *et seq.*); the CEQA Guidelines (14 Cal. Code Regs, §§15000, *et seq.*) ("Guidelines"); and the City's Environmental Review Procedures (collectively, the "CEQA Documents"). For purposes of this Agreement, the Proposed Project Submittals include all required CEQA Documents as provided for herein.

**3.3 Proposed Project Submittals as Discretionary Actions.** Pardee acknowledges and agrees that future decisions by City Staff described in this Agreement are discretionary actions and that the City may not enter into an agreement to obligate the City Council to exercise its discretion in a particular manner or for a particular result. Therefore, this Agreement does not in any way create a contractual, legal, or equitable obligation by the City or the City Council to certify, approve, or make any other judgement upon the Project.

### **4 PROJECT SCHEDULE**

**4.1 Project Schedule; Billing Rates.** The City agrees to use its reasonable best efforts to review the Proposed Project Submittals and perform Implementation Tasks. Billing rates for Project Staff (as defined in Section 5, below) may be adjusted based on changes in salaries, contracts, and/or the City's full cost recovery rate, which is subject to change based on periodic evaluation of the City's overhead costs.

**4.2 Review of Proposed Project Submittals and Performance of Implementation Tasks.** The Parties agree to use their reasonable best efforts to review the Proposed Project Submittals and perform Implementation Tasks within applicable timeframes utilized in the industry for review of comparable projects.

## 5 STAFFING

**5.1 Project Staff.** The City shall hire and assign professional staff, including, but not limited to, planners, engineers, inspectors, landscape architects, and attorneys (herein referred to collectively as “Project Staff”) for the purposes of reviewing the Proposed Project Submittals and performing Implementation Tasks. Project Staff shall consist of Permanent City Employees, “Temporary Expert Professionals” who are temporary City employees, and “Independent Contactors” who are consultants retained by and working for the City.

**5.1.1 Hiring Responsibility.** Pardee agrees that the City is solely and exclusively responsible for the hiring or assigning of the Project Staff. Further, Pardee acknowledges that it has no right to select the Project Staff that will be assigned to reviewing the Proposed Project Submittals or performing Implementation Tasks; however the City agrees to consult with Pardee regarding Project Staff assigned to reviewing Proposed Project Submittals and Implementation Tasks. Pardee shall have no involvement in the City’s final hiring decision, or the City’s employment relationship with the Project Staff. The City shall retain full rights to supervise the work of the Project Staff and to ensure that the Project Staff exercises full and complete independence from Pardee in connection with work performed on the Proposed Project Submittals and Implementation Tasks. The City shall retain full rights to discipline and terminate the Project Staff as the City deems appropriate.

**5.1.2 Reassignment.** Pardee agrees that the City shall have the absolute discretion to reassign Project Staff to other projects as the City deems necessary and to hire additional Project Staff or terminate Project Staff. Pardee acknowledges its obligations to pay for the time spent to educate original and replacement Project Staff regarding the Proposed Project Submittals and Implementation Tasks. The City shall endeavor to keep such reassignments to a minimum, and shall notify Pardee in advance, when possible, of such reassignments.

**5.1.3 Access to Staff.** Notwithstanding Section 5.1.1 above, the City shall take all steps necessary to ensure that Pardee has regular and continuous access to the Project Staff by and through the City Staff during the review of the Proposed Project Submittals and performance of Implementation Tasks. To implement this provision, the Project Staff may schedule regular meetings with Pardee and others (including City Staff) to facilitate the review of the Proposed Project Submittals and performing Implementation Tasks.

**5.2 Monitor and Control of Costs.** The City shall monitor and control the costs incurred by the Project Staff with respect to the review of the Proposed Project Submittals and performing Implementation Tasks, so that unnecessary staff costs and time delays can be avoided. The City shall maintain time and billing records of the time spent by the Project Staff. The City will include such records in monthly billing statements to Pardee

## **6 COSTS AND PAYMENT**

**6.1 Deposit.** Pardee shall place a deposit with the City in the amount of twenty two thousand five hundred sixty three (\$22,563.00) (the "Deposit") from which the City may withdraw, pursuant to the terms of this Agreement, the amount owed to the City by Pardee for reviewing the Proposed Project Submittals and performing Implementation Tasks, excluding Building Permits and other flat-fee permits as specified in the City's current Master Fee Schedule. The amount of the Deposit is an estimated two (2) months of compensation required for the Project Staff to review the Proposed Project Submittals and perform the Implementation Tasks. Pardee shall maintain and continue to replenish said Deposit with the City during the term of this Agreement in the manner specified in Section 6.5, herein. Upon the termination of this Agreement, if any portion of the Deposit remains, the City shall return the Deposit balance to Pardee without interest thereon. In no event shall the account be allowed to have less than thirty (30) days of compensation. Pardee agrees that the City may use the Deposit to pay the City any amounts due the City pursuant to the terms of this Agreement.

**6.2 Payment for Project Staff.** Pardee shall pay the City for the time incurred by the Project Staff, at current billing rates, for reviewing the Proposed Project Submittals and performing Implementation Tasks, including expenses and all of the City's direct and overhead costs related hereto. The billing rates for the Project Staff are subject to change from time to time based on staff assignments, salaries, benefits, and/or changes to the City's Cost Allocation Plan. The City shall notify Pardee in advance of such changes. All consultants who perform work on the Project shall be paid by Pardee in accordance with said consultants' contracts.

**6.3 Deposit Withdrawal.** At the end of each month, the City shall determine the amount owed by Pardee for the time and costs incurred by the Project Staff for work on the Proposed Project Submittals and Implementation Tasks for that month. Within thirty (30) days thereafter, the City shall withdraw from the Deposit said amount due to the City and shall send Pardee a billing statement that shows the time and costs incurred by the Project Staff and the amount withdrawn from the Deposit.

**6.4 Billing Statements.** Each monthly billing statement shall identify the services performed, the time spent on each task, the specific costs incurred, the amount withdrawn from the Deposit, and the Deposit balance.

**6.5 Replenish Deposit.** Pardee shall replenish the Deposit within thirty (30) days of being notified by the City that the deposit has decreased to half of the total amount of the initial Deposit set forth in Section 6.1.

**6.6 Disputes.** In the event Pardee has a dispute with the City over the billing, Pardee shall notify the City in writing within thirty (30) calendar days of receipt of such billing statement(s) describing

Pardee's objections to such monthly billing statement(s). The City shall have ten (10) business days to make a determination on Pardee's objections, and if the amount withdrawn from the Deposit for any given month is determined to be incorrect, the City shall deposit the amount owed to Pardee into the Deposit within thirty (30) calendar days of such determination.

**6.7 Suspended Review.** The City shall have the right to suspend review of the Proposed Project Submittals and performing Implementation Tasks in the event Pardee fails to maintain the Deposit as specified in this Agreement. The City shall also have the right to declare a Cessation of Work should Pardee's Deposit accounts contain less than thirty (30) calendar days of estimated compensation needed for review. The City shall notify Pardee prior to suspending processing or declaring a Cessation of Work and Pardee shall have ten (10) business days to cure the deficient Deposit prior to any suspension of processing.

**6.8 Staffing and Reviewing/Performance Reviews.** During the term of this Agreement, Pardee may request one or more meetings with the City to review the efficiency and productivity of Project Staff. Such meeting shall occur promptly after requested by Pardee.

## **7 TERM OF AGREEMENT AND TERMINATION RIGHTS**

**7.1 Term.** This Agreement shall become effective on the Effective Date and, unless earlier terminated pursuant to the terms of this Agreement, shall continue in effect until the review of the Proposed Project Submittals and performing Implementation Tasks have been completed.

**7.2 City's Right to Terminate.** Notwithstanding the term of this Agreement as provided in Section 7.1, the City shall have the unilateral right to terminate this Agreement for any reason upon thirty (30) calendar days written notice to Pardee provided, however, should the City terminate this Agreement pursuant to this section, Pardee shall not be obligated to pay the amounts required by Section 7.3 below.

**7.3 Cessation of Work.** Pardee understands that the City has relied on its representation that Pardee intends to continue to process its Proposed Project in San Diego and requires Chula Vista's performance of Implementation Tasks for the term of this Agreement and as a result of this representation, the City will assign specific City employees, hire new City employees and enter into employment contracts with Temporary Expert Professionals to work on the review of such Proposed Project Submittals and performance of Implementation Tasks. In the event the review of the Proposed Project Submittals or performance of Implementation Tasks is suspended or stopped for any reason, except as provided by Section 7.2, such that work is not required by the Project Staff (Cessation of Work), Pardee agrees that the City may terminate this Agreement and, subject to Section 7.3.1, Pardee shall pay for the Project Staff, at the rates set forth on Exhibit B, Dedicated Staff Chart, for a period of sixty (60) calendar days, commencing after the City has received written notice, as set forth in Section

7.3.1, from Pardee of such Cessation of Work, or from the date the City has determined that a Cessation of Work has occurred, as described in Section 7.3.2.

**7.3.1 Written Notification.** Pardee shall provide immediate written notification to the City if Cessation of Work on the Proposed Project Submittals and Implementation Tasks is about to occur. Upon receipt of said notice, the City shall make a good faith effort to reassign the Project Staff to other cost recoverable work. Pardee shall not pay that portion of the Project Staff's time that is assigned to other cost recoverable work. Notwithstanding any provision of this Agreement, Pardee understands and agrees that the City shall have sole discretion in the reassignment of Project Staff.

**7.3.2 No Notice.** In the instance said written notification is not provided, Pardee shall pay the Project Staff costs commencing from the date the City has determined in good faith that a Cessation of Work has occurred. The City shall notify Pardee in writing of the City's determination and the reasons for such determination.

**7.4 Default.** Pardee agrees that a default under this Agreement shall be deemed to have occurred in the event that the number of hours billed for work on the Proposed Project Approvals and Implementation Tasks in any given quarter is less than the minimum amounts set forth on Exhibit B. City agrees to make a good faith effort to reassign the Project Staff to other cost recoverable work should there be a decrease of hours required of the Project Staff in processing the Proposed Project Approvals and performing Implementation Tasks during any given quarter. Upon the occurrence of this default by Pardee, the City may terminate this Agreement after providing Pardee with thirty (30) calendar days written notice specifying the alleged default and the cure for such default. The City shall not be obligated to work on the Proposed Project Approvals or perform Implementation Tasks during this thirty-day (30) period. The cure for said default shall be the payment by Pardee of the difference between the number of hours billed by Project Staff in a quarter, and the number of hours shown on Exhibit B, less any hours billed by Project Staff on other cost recoverable work during the same quarter. Pardee may authorize the City to withdraw such amounts necessary to cure the default from the Deposit. After proper notice and expiration of the thirty-day (30) cure period without cure, this Agreement may be terminated by the City. Upon such termination, the City shall return any remaining balance of the Deposit, without interest, after deducting amounts owed the City for those services performed by the City.

**7.5 Obligations Upon Termination.** Upon termination of this Agreement, no party shall have any further right or obligation under the Agreement, except with respect to any obligations to have been performed prior to the termination, or with respect to any default in the performance of the provisions of this Agreement which occurred prior to termination.



**8 OTHER PROVISIONS**

**8.1 Integrated Agreement.** This Agreement constitutes the final agreement between the Parties and supersedes all prior oral or written negotiations, discussions, communications, promises, covenants, understandings, or representations between the City and Pardee regarding the subject of this Agreement. Notwithstanding the foregoing, the Parties acknowledge that the provisions of any other written mutual agreements shall remain in full force and effect.

**8.2 Modifications and Amendments to be in Writing.** This Agreement may not be modified or amended except by a writing duly executed by both Parties to this Agreement.

**8.3 Notices.** All notices required or permitted by this Agreement shall be in writing and may be delivered in person (by hand delivery or professional messenger service) to either Party or may be sent by registered or certified mail, with postage prepaid, return receipt requested, or delivered by Express Mail of the U.S. Postal Service or Federal Express or any other courier service guaranteeing overnight delivery, charges prepaid, and addressed as follows:

To the City of Chula Vista: Kelly Broughton  
Director of Development Services  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 91910

With a copy to: Glen Googins  
City Attorney  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 91910

To Pardee: Jimmy Ayala  
Division President  
Pardee Homes  
13400 Sabre Springs Parkway, Suite 200  
San Diego, CA 92128

Any such notice sent by registered or certified mail, return receipt requested, shall be deemed to have been duly given and received seventy-two (72) hours after the same is so addressed and mailed with postage prepaid. Notices delivered overnight service shall be deemed to have been given twenty-four (24) hours after delivery of the same, charges prepaid, to the U.S. Postal Service or private courier. Any notice or other document sent by any other manner shall be effective only upon actual receipt thereof. Any Party may change its address for purposes of this paragraph by written giving notice to the other Party as provided herein.

**8.4 No Waiver of Any Default.** No waiver of any default by any Party to this Agreement shall be implied from any omission by any other Party to take any action in respect of such default. No such waiver shall be effective unless expressly evidenced by a writing duly executed by the Party waiving the default. No waiver of any default shall be deemed to be a waiver of any other or subsequent default.

**8.5 Attorneys' Fees.** In any action or proceeding arising under this Agreement or to enforce the provisions of this Agreement, each of the Parties shall bear its own attorneys' fees and costs.

**8.6 No Reliance.** The Parties represent and warrant that they have read this Agreement in its entirety and fully understand the same, that they have had an opportunity to consult legal counsel, and that they are relying solely upon their own judgment and/or the advice of their own legal counsel in entering into this Agreement, and that no promise, inducement, representation or agreement not contained herein has been made to them by any person. This Agreement shall not be construed as if it had been prepared by only one Party, but rather as if all Parties have prepared the same.

**8.7 Severability.** If any term, provision, covenant, or condition of this Agreement shall be determined invalid, void, or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform, taking into consideration the nature and purpose of this Agreement.

**8.8 Interpretation and Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of California. Any action arising under or relating to this Agreement shall be brought only in the federal or state courts located in San Diego County, State of California, and if applicable, the City of Chula Vista, or as close thereto as possible. Venue for this Agreement, and performance under it, shall be the City of Chula Vista.

**8.9 Force Majeure.** Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the Party's control (including the Party's employment force), governmental regulations beyond the City's reasonable control, court actions (such as restraining orders or injunctions), or other causes beyond the Party's reasonable control. If any such event shall occur or should delays be caused by Pardee failing to submit plans or other documents in a timely manner that causes a delay in the City's reviewing of the Proposed Project Submittals, or requests further changes or amendments to the Project, the term of this Agreement and the time for performance shall be extended for the duration of such event.

**8.10 Hold Harmless and Indemnity.** To the maximum extent allowed by law, Pardee shall indemnify, protect and hold harmless the City, its elected and appointed officers, agents and employees, from and against any and all claims, demands, causes of action, costs, expenses, (including reasonable attorney's fees and actual costs), liability, loss, damage or injury, in law or equity, to property or persons,

including wrongful death, in any manner arising out of the City's actions in exercising any discretion to this Agreement including, but not limited to, the giving of proper environmental review, the holding of public hearings, the extension of due process rights, except only for those claims, suits, actions and/or other proceedings arising from the sole negligence or sole willful misconduct of the City, its officers or employees in defending against such claims, whether the same proceed to judgment or not. This indemnity provision does not include any claims, damages, liability, costs and expenses arising from the sole negligence or sole willful misconduct of the City, its officers, employees. Also covered is liability arising from, connected with, caused by or claimed to be caused by the active or passive negligent acts or omissions of the City, its agents, officers, or employees which may be in combination with the active or passive negligent acts or omissions of the Consultant, its employees, agents or officers, or any third party.

**8.11 Defense.** Pardee shall, at its own expense, defend the City, its elected and appointed officers and employees, from and against any claims, suits, actions or proceedings, judicial or administrative, for writs, orders, injunction or other relief, damages, liability, cost and expense (including without limitation attorneys' fees), subject to the limitations in Section 8.10. Pardee shall pay and satisfy any judgment, award, or decree that may be rendered against City or its elected and appointed officers and employees, for any and all related legal expenses incurred by each of them. Pardee's indemnification of the City shall not be limited by any prior or subsequent declaration by Pardee. At its sole discretion, the City may participate in the defense of any such action, but such participation shall not relieve Pardee of any obligation imposed by this Agreement.

**8.12 Agreement Extended in Counterparts.** This Agreement may be executed in counterparts, all of which shall constitute a single Agreement.

**8.13 Agreement Binding Upon Successors.** This Agreement shall be binding upon and inure to the benefit of the successors in interest and assigns of the Parties as to any or all of the Property until released by the mutual consent of the Parties.

**8.14 Exhibits.** All exhibits attached hereto and referenced herein are incorporated as a part of this Agreement.

**(End of page. Next page is signature page.)**

**SIGNATURE PAGE TO  
PROJECT STAFFING AND REVIEWING AGREEMENT**

IN WITNESS WHEREOF, City and Pardee have executed this Agreement as of the Effective Date, indicating that they have read and understood the same, and indicate their full and complete consent to its terms:

CITY OF CHULA VISTA

By: \_\_\_\_\_  
Gary Halbert, City Manager

Attest:

\_\_\_\_\_  
Kerry K. Bigelow, City Clerk

Approved as to form:

\_\_\_\_\_  
Glen R. Googins, City Attorney

PARDEE HOMES

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

Jimmy Ayala\*  
Division President

*\*Signatory to provide corporate authorization  
for signing.*

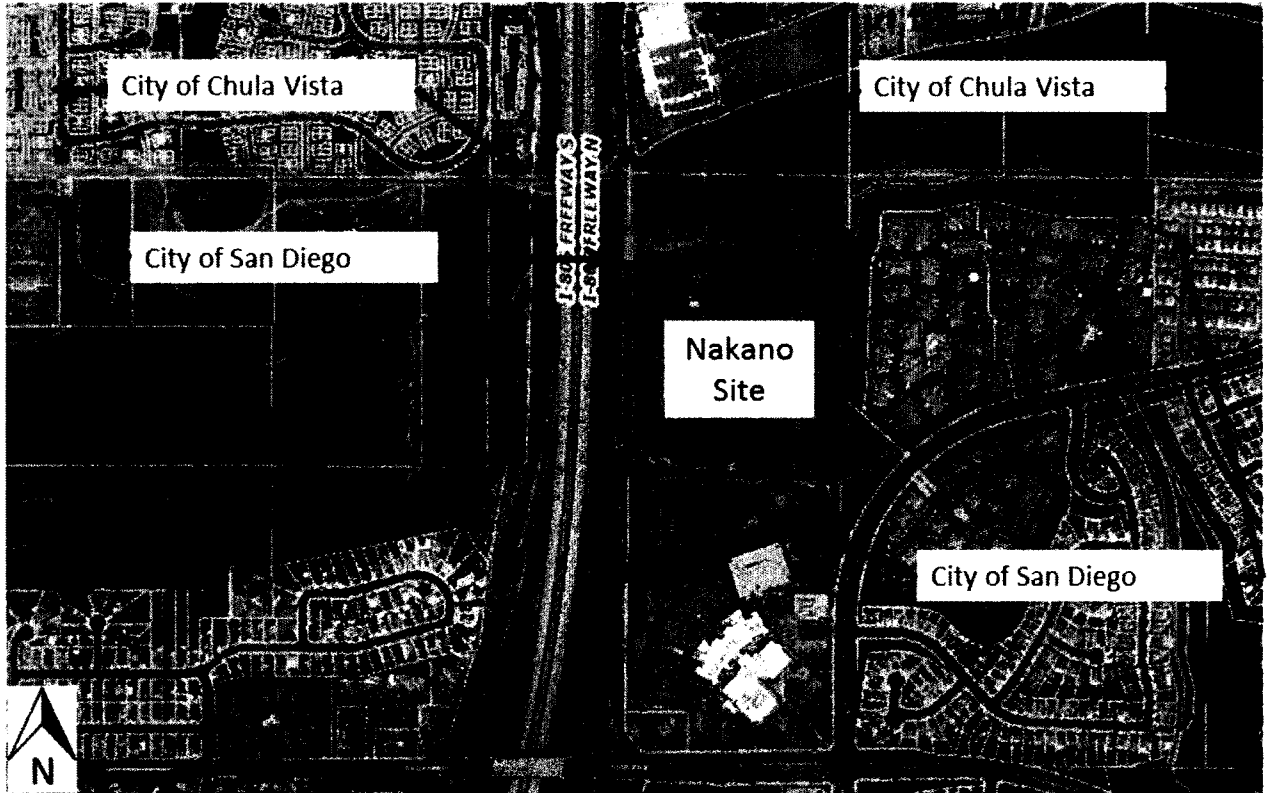
**EXHIBITS TO AGREEMENT**

Exhibit A: Property

Exhibit B: Dedicated Staff Chart

EXHIBIT A  
PROPERTY

# SITE LOCATION



**EXHIBIT B  
DEDICATED STAFF CHART**

<b>Classification</b>	<b>Hours per Week Assigned to Project</b>	<b>Hourly Rate</b>	<b>Monthly Estimate</b>
Senior Planner	4	\$ 226.95	\$ 3,631
Associate Planner	6	\$ 189.23	\$ 4,542
Senior Civil Engineer	4	\$ 183.60	\$ 2,938
Associate Engineer	6	\$ 172.86	\$ 4,149
Development Services Tech III	1	\$ 190.14	\$ 761
Landscape Architect	3	\$ 162.04	\$ 1,944
Transportation Engineer	2	\$ 151.48	\$ 1,212
Fire Prevention Engineer/Investigator	2	\$ 195.42	\$ 1,563
Deputy City Attorney	2	\$ 228.01	\$ 1,824
<b>TOTAL</b>			<b>\$ 22,563</b>