

PHYSICAL PROPERTY COMMITTEE MINUTES- REVISED
February 5, 2014

The regular meeting of the Physical Property Committee was called to order by Chair Blake at 1:00 p.m., on Wednesday, February 5, 2014, in Clubhouse Three, Room One, followed by the Pledge of Allegiance lead by Lou Krieger, GRF Representative, Mutual Nine.

ROLL CALL

Present:	Mr. L. Blake, Chair	Ms. K. Rapp
	Mr. T. Bolton	Ms. A. Seifert (left 3:30 pm)
	Ms. B. Coven	Mr. M. Supple
	Mr. P. Moore	

Absent: Mr. M. Michaelides, Ex-Officio

Also Present: Mr. R. Ankeny, Executive Director
Mr. M. Weaver, Community Facilities Manager
Mr. T. Garner, Project Coordinator/Building Inspector
Ms. L. Lubin, Recording Secretary
Mr. J. De Marco, GRF Representative, Mutual Two
Mrs. B. Osborne, GRF Representative, Mutual Four
Mrs. P. Wilson, GRF Representative, Mutual Eight
Mr. L. Kreiger, GRF Representative, Mutual Nine
Ms. R. Winkler, GRF Representative, Mutual Ten
Mr. D. Craig, GRF Representative, Mutual Eleven
Mrs. C. Damoci, GRF Representative, Mutual Twelve
Mr. R. Kravitz, GRF Representative, Mutual Fifteen
Twenty Foundation Members

MINUTES

Ms. Coven MOVED, seconded by Ms. Rapp and carried unanimously –

TO approve the regular meeting minutes of January 3, 2014

Mr. Moore MOVED, seconded by Mr. Supple and carried unanimously –

TO approve the Study Session minutes of January 16, 2014

The minutes from the Special Meeting on January 31, 2014 were not completed in time for this meeting and will be on the March 2014 agenda for approval.

CHAIR'S ANNOUNCEMENTS

The Chair requested the draft of the minutes from today's meeting be completed for his review by 2 p.m. on Wednesday, February 12 and the draft of the agenda for the March 2014 meeting to be ready for review by 4:00 p.m. on Wednesday, February 26.

The Chair stated he regretted hearing that the Project Coordinator/Building Inspector has accepted a position with another company and his last day of work is Friday. The Chair wished Mr. Garner the best of luck in his new position, stated he was very impressed with his work, and thanked him for the

years of work for the Foundation.

The Chair reported that the feedback he received and his own opinion about the tree care presentation by Mr. Ted Stamen at the January 31st meeting was that it was extremely informative. Mr. Stamen presented guidelines for the Committee and Mutuals in regard to tree care and liability concerns.

CORRESPONDENCE

Toilet Water Waste: In response to an email from a Mutual President, the Community Facilities Manager stated the automatic flush mechanisms on the toilets were installed as a convenience and for sanitation but are not designed for water savings. The consensus of the committee is to revisit this issue in a future meeting and take no action at the present time and to send a letter of thanks.

Roofing Consultant: An email was received from a Mutual director stating her dissatisfaction with hiring roofing consultants and other changes that have been proposed recently. The consensus of the Committee is to have the Community Facilities Manager write a reply to the Mutual Director stating that it is up to the individual Mutuals to decide to hire a roofing consultant for their re-roofing projects.

U-turn Striping for Golden Rain Road and St. Andrews Drive: A letter was received from a foundation member and forwarded from the Executive Director in regard to u-turn striping at Golden Rain Road and St. Andrews Drive. The Project Coordinator/Building Inspector reported that the traffic engineer stated the striping was adequate and no further striping for u-turns was necessary. The consensus of the Committee is to have the Traffic Engineer put his review of the issue in regard to compliance with California standards in writing for the next Committee meeting. A letter will be sent to the shareholder with the Committee's decision.

STAFF REPORTS

Executive Director: The Executive Director thanked Mr. Garner for his years of service to the community. He reported that the hiring process for his replacement has already started and candidates will have a strong project management and roofing inspection background.

Mr. Moore MOVED, seconded by Ms. Rapp and carried unanimously –

TO accept the Executive Director's recommendation to hire Mr. Stamen to draw up specifications for tree care for the community with a maximum cost of \$2,000 and to make the specifications available to the Mutuals to add further details to meet their needs.

He provided an update on the following projects:

A reserve study, which is mandated by the state of California, will be done for the Community Facilities. The reserve study process will start from scratch and new protocols will be written for reserve studies going forward. All physical assets will be thoroughly documented. The process will take several months and will involve all staff.

In response to the drought predictions for California, a water conservation program will be implemented community wide and will include the Purchasing Department researching low flow water

savings appliances and devices for sale; water leaks to be repaired; and landscapers to install water wise landscaping and water saving sprinklers.

Community Facilities Manager:

The action and budget variance reports were distributed and are attached to the Minutes.

Project Coordinator/Building Inspector:

He reported on research the Committee asked him to obtain that the ADA compliant curb and ramp at the Clubhouse One overflow parking lot is acceptable to pedestrians but not carts. At the November 6, 2013 meeting a Mutual President wrote a letter asking for the ramp to be widened to accommodate cart traffic. Due to clear line of site and traveling on the sidewalk, the ramp was designed to accommodate only pedestrians. He distributed a handout with the California vehicle code information related to low speed vehicle and golf carts and driving on sidewalks is prohibited except when necessary to enter or leave adjacent property. After discussion and research presented at the past few meetings, the consensus of the Committee is to leave the ramp as it is and send a letter to the Mutual President notifying him of the Committee's decision.

Mr. Garner thanked the Foundation for eight years of employment that has helped him grow personally and professionally. Chair Blake, who was a staff member when he was hired, and Committee members stated he will be missed.

NEW BUSINESS

Fire Extinguisher Services Mutual 1-17 for 2014 – Bid Opening

The Project Coordinator/Building Inspector reported that eleven bid packages were sent out; three bids were received for the fire extinguisher services. The bids are as follows:

<u>Bidder</u>	<u>Bid Amount</u>	<u>Days to Complete</u>
ASI Fire Protection	\$1,976.40	45
Fire Safety First	\$2,226.00	30
Southern California Fire Protection	\$2,928.00	30

The Committee concurred to have staff review the bids and share their analysis and recommendation with the Mutual Boards.

Review St. Andrews Gate Improvement Plans

The Project Coordinator/Building Inspector reported that the proposal from the traffic engineer in the form of a drawing and cost estimate include a pedestrian curb, bollards to stop cars from blocking the sidewalk, new striping, 3-way stops, and a turn pocket from St. Andrews turning left onto Church Place.

Ms. Rapp MOVED, seconded by Ms. Coven and carried unanimously –

TO accept the traffic engineer's plan for the St. Andrews Gate improvements to use for specifications to go out to bid.

2014 Block Wall Project

The Community Facilities Manager reported that Sections A, B, E, I, L, and M of the Perimeter Wall project remain to be completed. Sections K and J are wire fence and it has been suggested they be rebuilt as block wall instead. The Community Facilities Manager asked the Committee prioritize the next section of the wall to go out to bid for rebuilding. Section R, which runs from the Main Gate parallel to Seal Beach Boulevard and Mutuals Seventeen and One and continuing behind the Community Church on St. Andrews Drive and ends by Carport Four in Mutual One, is currently being rebuilt.

The Executive Director asked the Community Facilities Manager to drive around the wall and triage the sections. The Executive Director stated prioritization should be assessed according to immediate risks, security risks and will be used for the reserve study.

The Committee asked staff to obtain a cost from John Dantuma Masonry for the options of replacing sections L and M of the Perimeter Wall at the existing location; installing the wall next to the channel and leaving the existing Perimeter Wall; and install the wall next to the channel and removing the existing wall. Committee members also asked staff to obtain the cost of replacing the wall at the main gate entrance stopping at the channel on Seal Beach Boulevard.

The Chair called for a recess from 3:05 p.m. to 3:20 p.m.

Clubhouse One Propane Tanks

An email was received from the Mutual Administration Manager who is forwarding a Mutual request for a trellis or lattice style fence around the propane tanks at Clubhouse One for aesthetic reasons.

Ms. Coven MOVED, seconded by Ms. Rapp and carried unanimously –

TO have the Service Maintenance Department install trellis or lattice style fencing around the propane tanks at Clubhouse one and to include landscaping with plants selected by staff and a Committee member with a cost not to exceed \$4,800.

UNFINISHED BUSINESSPharmacy Entrance

The Executive Director reported that deficiencies in the design were found and will be addressed with the landscape architect and an update will be given at the next meeting.

Pest Control and Termite Inspection Services (#692-13)

The Project Coordinator/Building Inspector reported that five bid packages were sent out; four bids were received for Pest and Termite Inspection Services. The bids are as follows:

<u>BIDDER</u>	<u>Pest Control - Community Facilities 3 year TOTAL</u>	<u>Option A: Bait Stations - Community Facilities 3 year TOTAL</u>	<u>Termite Inspection - Community Facilities 3 year TOTAL</u>
Fenn Pest and Termite, Inc.	\$32,532.00	\$1,702.00	\$4,856.76
Newport Exterminating	\$42,840.00	\$3,240.00	\$14,700.00
Orange County Pest Control, Inc.	\$28,692.00	\$4,212.00	\$46,175.00
Roadrunner Exterminating, Inc.	\$13,860.00	\$2,772.00	\$54,000.00

Mr. Moore MOVED, seconded by Ms. Seifert and carried unanimously –

TO have staff analyze the pest control and termite inspection services bids, confirm information with contractors, and bring their recommendation to the next meeting along with the cost of the services from the current contractor, Fenn Termite & Pest Control.

Landscaping at RV Trailer Park

Three bids were obtained for landscaping at the Trailer Park to remove 20 existing Bougainvillea plants, plant 32 Podocarpus and add mulch to fill in and help plants retain moisture.

<u>BIDDER</u>	<u>Bid Amount</u>	<u>Days to Complete</u>
Total Landscape Maintenance	\$3,675.	None stated
John's Landscape Service	\$3,870.	None stated
Andre Landscape Service	\$4,260.	None stated

Ms. Rapp MOVED, seconded by Mr. Moore and carried unanimously –

TO award a contract to Total Landscape Maintenance to remove 20 existing Bougainvillea plants, plant 32 Podocarpus and add mulch at the Trailer Park for a cost of \$3,675.

Trust Street Paving Project (#672-12)

The Project Coordinator/Building Inspector reported that the traffic engineer was asked to revise their striping plans to include a left and right hand straight turn lane at the east bound lanes of Golden Rain Road and St. Andrews Drive.

Mr. Supple MOVED, seconded by Mr. Moore and carried unanimously –

TO restripe the east bound lanes of Golden Rain Road and St. Andrews Drive to include a left and right hand straight turn lane per the revised striping plans from the traffic engineer.

The Project Coordinator/Building Inspector reported that the contingency fund for the project has between \$91,000 and \$96,000 left in it. And the punch list items are expected to be completed by the end of the month. Building Inspector Kevin Black and the Community Facilities Manager will finish

the project.

Tree Trimming – Community Facilities and Golf Course (#3333-13P)

The Executive Director reported that the project is pending new specifications to be drawn up by Mr. Stamen in order to move forward with the bid packages.

Lighted Pavement Crosswalk at St. Andrews Drive and Swimming Pool (#701-13)

The Project Coordinator/Building Inspector reported that the bid packages have been sent out and there will be a bidders conference on February 12th and bids will be returned in time for the March meeting.

Fire Stop Devices (cook top suppressors)

The Community Facilities Manager reported that at the December meeting the Committee requested he present information on the Fire Stop devices with the Mutuels at the Presidents' Council. The feedback he received was that the Mutuels liked the idea of having the device available for a segment of their shareholders that could benefit from the device. Service Maintenance staff can install the devices. The Executive Director reported that the Social Services/Legal Liaison and the Safety/Emergency Coordinator have distributed a brochure they have developed about this issue and device during a presentation at the Presidents' Council.

Clubhouse Four Floor Tile Replacement (#695-13) – Bid Opening

At the January meeting, the Project Coordinator/Building Inspector reported that thirteen bid packages were sent out, three contractors attended the bid conference, and three bids were received for the floor tile replacement in Clubhouse Four. The bids are as follows:

<u>Bidder</u>	<u>Bid Amount</u>	<u>Days to Complete</u>
Old Town Flooring	\$29,324	15
Bixby Plaza Carpets & Flooring	\$36,000	30
Smoothstone Construction	\$38,550	19

The Project Coordinator/Building Inspector reported that two of the three original colors have been discontinued and the style may change due to the colors available to choose from.

The Recreation Supervisor is working with a Board member and together will meet with the flooring manufacturer next week.

The consensus of the Committee is to bring this item back to the next meeting. In response to the Committee member, the Executive Director reported that the walls, stage and ceiling tiles are all being reviewed as part of an overall improvement plan.

Emergency Preparedness

Ms. Rapp reported that approval to form an Emergency Preparedness Subcommittee was given at the December 2013 meeting of the Committee and the Subcommittee was forwarded from the Executive Committee and approved by the Board at the January meeting. The Subcommittee will

report to the Physical Property Committee.

Main Gate Beautification (#686-12)

The Executive Director reported that there have been three meetings with the landscape architect, final plant selection is underway, and the final draft of the plans will be available at the next meeting for approval by the Committee. A meeting with a swimming pool contractor has been scheduled to finalize the specifications for the water feature at the front entrance globe area for bid packages.

Library Seal Garden – Donation from Leisure World Garden Club

The Community Facilities Manager reported that Garden Club is talking to contractors about the scope of work of the project and when it has been finalized an in-house permit will be issued and work will start.

The Chair again thanked the Garden Club for their generous and unsolicited donation.

Signage for Golden Rain Road

Chair Blake reported that the study session of January 16th answered questions from the community to the traffic engineer and the Orange County Fire Authority (OCFA) in regard to signage along Golden Rain Road. The Chair stated that the directions from both the OCFA and traffic engineer were clear.

Ms. Rapp MOVED, seconded by Mr. Moore and carried with one No (Seifert) –

TO follow the direction of the Orange County Fire Authority (OCFA) and the traffic engineer to change signage along Golden Rain Road to state Fire Lane No Parking CVC 22500.1, CVC 22658(a).

Ms. Rapp MOVED, seconded by Mr. Supple and carried with two No votes (Coven, Seifert) –

TO paint the curbs the color red along Golden Rain Road.

A Committee member stated she would like someone with legal knowledge of the traffic laws speak on the matter.

In response to a request from the Committee, the Community Facilities Manager and Project Coordinator/Building Inspector reported that locations and estimated costs for turnouts in an in-house study were presented to Mutual One, Two, Four and Five about two years ago and the project was rejected at that time.

Ms. Seifert MOVED, seconded by Ms. Coven -

TO forward the curb painting and signage motions to the Board for a vote from the whole Board.

The motion failed due to five No votes (Blake, Bolton, Moore, Rapp, Supple)

Chair Blake reported that during the break a Mutual Vice President looked up related traffic codes for

this red curbing issue on the internet using his mobile phone and found vehicle code VC 21458 Curb Markings which states an exception for buses to stop at a red curb if marked.

FOUNDATION MEMBER COMMENTS

Foundation members spoke on topics such as: water-saving and using reclaimed water for landscaping and car wash, Mr. Stamen's presentation, City of Seal Beach building permits, red curb painting along Golden Rain Road, Trailer Park landscaping, water-saving toilets, and the St. Andrews Gate. Many shareholders expressed their thanks to Mr. Garner for his service and sorry to see him leaving.

CHAIR'S COMMENTS

Chair Blake stated that the striping Golden Rain Road as a liability issue affects the entire community and that misinformation was addressed and cleared up. He also thanked the Committee and Foundation members for their patience and attendance at the multiple meetings in the past month.

COMMITTEE MEMBER COMMENTS

A Committee member stated that Mr. Stamen's presentation was informative in the areas of liability, no acts of God, and guidelines for when to replace a tree and when to try to save it.

A Committee member thanked the Mutual Vice President who found the information on buses exemptions on red curbing.

A Committee member agreed that Mr. Stamen's presentation was helpful and that his Mutual is planning on hiring him to look at their trees. In response to a comment about the trees along the Perimeter Wall Section R, the Project Coordinator/Building Inspector stated that Mr. Stamen may be hired to advise on the project.

The Committee members again thanked Mr. Garner for his service and wished him good luck in his new position.

Next Meeting: Wednesday, March 5, 2014 – 1:00 p.m., Administration Conference Room

ADJOURNMENT

Chair Blake adjourned the meeting at 4:15 p.m.



Larry Blake, Chair
PHYSICAL PROPERTY COMMITTEE

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MOTIONS

- Accept the Executive Director's recommendation to hire Mr. Stamen to draw up specifications for tree care for the community with a maximum cost of \$2,000 and to make the specifications available to the Mutuals to add further details to meet their needs.
- Committee voted in favor of Option A paint color scheme for Clubhouse Five using a sample brochure.
- Accept the traffic engineer's plan for the St. Andrews Gate improvements to use for specifications to go out to bid.
- Recommend the next sections of the Perimeter Wall to be reconstructed to be Sections L and M which run along Westminster Avenue, and have staff obtain costs and options for the project from John Dantuma Masonry.
- Have the Service Maintenance Department install trellis or lattice style fencing around the propane tanks at Clubhouse one and to include landscaping with plants selected by staff and a Committee member with a cost not to exceed \$4,800.
- Award a contract to Total Landscape Maintenance to remove 20 existing Bougainvillea plants, plant 32 Podocarpus and add mulch at the Trailer Park for a cost of \$3,675.
- Have Service Maintenance restripe the east bound lanes of Golden Rain Road and St. Andrews Drive to include a left and right hand straight turn lane per the revised striping plans from the traffic engineer
- Consensus of the Committee is to bring the Clubhouse Four Flooring project back to the next meeting. In response to the Committee member, the Executive Director reported that the walls, stage and ceiling tiles are all being reviewed as part of an overall improvement plan.
- To follow the direction of the Orange County Fire Authority (OCFA) and the traffic engineer to change signage along Golden Rain Road to state Fire Lane No Parking.
- Paint the curbs the color red along Golden Rain Road.

ACTION ITEMS

- Draft of today's meeting minutes be completed for Chair's review by 2 p.m. on Wed, Feb 12th
- Draft of the agenda for the March 2014 meeting to be ready for Chair's review by 4:00 p.m. on Wed, Feb 26th.
- Staff to analyze the pest control and termite inspection services bids, confirm information with contractors, and bring back their recommendation to the next meeting along with the cost of the services from the current contractor, Fenn Termite & Pest Control.
- Send a letter to the shareholder (Kurt Bourhenne) noting that request to change ADA ramp at CH1 parking lot is denied.

- Send a letter to shareholder (Margarita Bahr) no action will be taken on automatic toilet issue.
- Send a letter to shareholder (Ardith Griepsma) roofing consultant hiring is a mutual decision.
- Send a letter to shareholder (Warner Tappan) will get update on u-turn striping at next meeting.
- Staff to review the fire extinguisher bids and share their analysis and recommendation with the Mutual Boards.
- Executive Director to give update on landscape architect work on Pharmacy entrance at next meeting.
- Executive Director reported that the project is pending new specifications to be drawn up by Mr. Stamen in order to move forward with the bid packages.
- Bids for Lighted Pavement Crosswalk to be opened at March 5th meeting
- Community Facilities Manager reported that staff is talking to contractors about the scope of work of the project and when it has been finalized an in-house permit will be issued and work will start.
- In response to a Board member, Mr. Weaver will look into permit process and why Seal Beach will issue permits without a GRF permit.

COMMUNITY FACILITIES MANAGER
ACTION REPORT 1/29/2014

1. AUDIBLE PEDESTRIAN SYSTEM (Donation from Golden Age Foundation)
 - First presented to the Security, Bus & Traffic Committee on 11/7/13
 - Golden Rain Foundation Board approved the donation on 11/26/13
 - Contract sent to contractor
 - Waiting for execution of contract
2. SECTION R OF THE PERIMETER WALL
 - First presented to the Physical Property Committee early 2013
 - Golden Rain Foundation Board approved \$499,456.50 on 11/26/2013
 - Contract executed
 - Applied for Permits and Bonds
 - Work to start the week after 1/1/2014
 - Wall behind church 60% complete moving onto Seal Beach Blvd heading north
3. TEN-YEAR PAVEMENT MAINTENANCE PLAN
 - First sent to Physical Property Committee 11/6/13
 - Golden Rain Foundation Board approved Anderson Penna at \$19,587 on 11/26/13
 - Contract executed
 - Work in progress
4. ACCESS BUS (Donation from Golden Age Foundation)
 - First sent to Security, Bus & Traffic Committee 11/7/2013
 - Specifications and quotes in process
 - GRF Board approved donation of bus November 26
 - Final specifications, sales agreement and payment schedule signed 12/30/2013
5. ORANGE COUNTY WATER DISTRICT (OCWD) REQUEST FOR EASEMENT
 - Placed on Physical Property Committee agenda 11/4/13
 - OCWD made two presentations to Physical Property Committee
 - Physical Property Committee made a recommendation to the GRF Board 12/4/2013
 - Action on the GRF Board agenda for 12/23/2013
 - GRF Board Approved easement for wells at Clubhouse 2 and Golden Rain rd at its December meeting
 - OCWD sending contract to GRF for signature
6. ADMINISTRATION CONFERENCE ROOM PHASE TWO – TECHNOLOGIES ENHANCEMENT SOLUTION
 - Demo complete
 - Painting complete

- Cabinet work complete
- Lighting, blinds and carpet on order
- Installation of all components in process
- Project complete

7. PEST CONTROL COMMUNITY FACILITIES AND MUTUALS

- First presented at Physical Property Committee on 10/2/13
- Bids had large discrepancy and staff recommended resubmitting Request for Proposal to simplify bid forms
- Request for Proposal in process
- Bidders Conference completed bids will be opened at February Physical Property Committee Meeting

8. COVERED BUS BENCHES IN FROM OF PHARMACY ENTRANCE

- Physical Property Committee agreed to look at the possibility of using Project Funds not used after the Pavement Project is completed to reduce risk in this area
- Physical Property was asked to look the cost to provide covered bus benches in front of the Pharmacy to prevent pedestrians from tripping over the curb
- Estimate of \$26,000 to install three bus shelters
- Craig Webber looking into possible solution to the area

9. TREE TRIMMING

- At the November Physical Property Committee meeting Requests for Proposal were brought to the meeting prior to reporting the bid amounts. The consensus of the Committee was to re-bid the project with revised specifications and request a tree inventory be conducted
- The Executive Director recommended an independent arborist consultant be speak to the Committee
- Ted Stamen will make a presentation on January 31st on caring for trees and HOA's responsibilities this will take place at Clubhouse 4 at 1:00 all are welcome

10. LIGHTED PAVEMENT CROSSWALK AT SWIMMING POOL ON ST. ANDREWS DRIVE

- At the 11/7/2013 Security, Bus & Traffic Committee meeting the Committee sent a request to the Physical Property Committee to send out Request for Proposals for a lighted pavement crosswalk system
- Specifications for the Request for Proposal are complete
- RFP out for bid

11. ROOFING CONSULTANT

- The Executive Director requested the Physical Property Department interview consultants and obtain costs to provide construction administrative services for the upcoming Mutual roofing replacement projects

- Three consultants have been interviewed and are awaiting quotes
- Information was presented at the January Physical Property Committee Meeting estimates for cost were presented
- Implementation is being reviewed

12. CLUBHOUSE FIVE PAINTING

- Budgeted amount \$26,000 in 2013 Budget for interior and exterior of building
- Bids were opened at the 11/2/13 Physical Property Committee meeting
- Physical Property Department staff are in process of analyzing bids
- Physical Property Committee approved forwarding the budgeted funds to 2014
- Action by the Committee to send request to GRF Board will be made at the January Physical Property Committee meeting
- Action by the GRF Board to approve a contract with PrimeCo Painting in the amount of \$19,985 was made at its January meeting

13. CLUBHOUSE FOUR FLOORING

- Budgeted amount of \$40,000 in 2013 Budget
- Request for Proposals were sent out and are due back 12/9/13
- Physical Property Committee approved forwarding the budgeted funds to 2014
- Bid opening conducted at the January Physical Property Committee meeting
- PP Committee asked staff to analyze the bids and bring back information to the next meeting

14. CLUBHOUSE FIVE FIRST FLOOR FLOORING

- Budgeted amount of \$10,000 in 2013 Budget
- Three quotes were obtained 12/2/2013
- Committee asked staff to analyze bids and report back at the next meeting
- Action by the Physical Property Committee to recommend the GRF Board approve project
- Item on the GRF Board agenda for action in January
- Action by the GRF Board to approve a contract with Golden State surfaces for \$20,200 at its January meeting

15. BARRE/MIRROR RELOCATION AT CLUBHOUSE SIX

- First presented to the Recreation Committee 10/14/2013
- Committee asked staff to move Barre bar and add additional mirrors so all clubs could make use of the area
- Work started 12/18/2013
- Project completed

16. EXERCISE EQUIPMENT CLUBHOUSE SIX

- Correspondence from Recreation Committee in September recommended new type recumbent bike be added to the exercise facility
- Recreation Committee instructed staff to purchase two new bikes at a cost of approximately \$6,500 at the 11/18/2013 meeting
- Two new bikes were delivered 12/17/2013

17. CLUBHOUSE THREE SOUND PANELS – ROOMS 1-9

- Per the Capital Acquisition and approval of GRF President contract was signed 12/18/2013
- Work is in progress
- Project scheduled for completion 1/31/14

18. PAVING PROJECT

- Bids received Nov. 2, 2012 for pavement reconstruction on Golden Rain Road, N. Fairfield Lane, Prestwick Road and Admin/Amphitheatre parking lots.
- Phys Prop Comm. Mtg. Nov. 7, 2012 bids were opened, the committee requested staff coordinate and arrange a bus tour of proposed streets and parking lots.
- Bus tour taken with committee members Dec. 17, 2012 to view Golden Rain Road, N. Fairfield Lane, Prestwick Road and Admin/Amphitheatre parking lots to assess and prioritize streets.
- Phys Prop Comm. Mtg. January 2, 2013 staff was instructed to get pricing on engineering inspection services for the project.
- Phys Prop Comm. Mtg. February 6, 2013 engineering inspection service proposals were reviewed and staff was instructed to present additional information and options of how much work can be done within the allotted budget at the next meeting.
- Phys Prop Comm. Mtg. March 6, 2013 staff presented 3 project scenarios using Champion Paving as the low bidder which included bids for engineering, the committee voted to recommend the Board approve Project 3 (Golden Rain Rd and Admin/ Amphitheatre parking lots) and award a contract to Champion Paving and AndersonPenna in for engineering inspection services and pull additional monies from the Trust Improvement Fund.
- GRF Board Mtg. March 26, 2013 GRF Board approved Phys Prop Comm. recommendation.
- Paving project began April 22, 2013.
- Phys Prop Comm. Mtg. October 2, 2013 the committee voted to authorize the Chair to sign the M.J. Jurado change order to perform the replacement of the amphitheater lift station storm drain with funds from the paving contingency fund.
- GRF Board Mtg. Nov. 26, 2013 Board approved the Champion Paving change order for single lane striping of Golden Rain Rd. lines and legends with traffic paint, and crosswalks on Golden Rain Rd. and adjoining streets

with thermoplastic paint, with funds to be used from the Trust Street Paving project contingency fund.

- Meeting with contractor January 21, 2013 to finalize remaining punch list items and invoicing.

19. COMMUNITY FACILITIES FIRE PROTECTION SERVICES

- Phys Prop Comm. Mtg. Oct. 2, 2013 bids were opened and the committee requested staff review the bids and bidders and provide a recommendation at their next mtg.
- Phys Prop Comm. Mtg. Nov. 6, 2013 the committee voted unanimously to recommend the Board approve Nationwide Fire Protection for 2013 – 2016 Fire Protection Services.
- GRF Board Mtg. Nov. 26, 2013 awarded a contract to Nationwide Fire Protection for fire protection services, using budgeted funds.
- Year 1 services are currently underway.

20. ST. ANDREWS GATE IMPROVEMENTS

- Phys Prop Comm. Mtg. Aug. 7, 2013, the committee reviewed the Community Traffic Survey which included safety improvements for the St. Andrews Gate.
- On September 20, 2013 the Phys Prop Comm. Chair signed the proposal authorizing AndersonPenna to move forward with developing St. Andrews Gate improvement plans.
- AndersonPenna is in the process of completing the St. Andrews Gate improvement plans and review by the Phys Prop Comm. at their February 5, 2014 meeting is anticipated.
- Plans have been completed item will be presented to PP Committee in February

Budget Variance Report - December 2013

Mark's Departments - CCs 38, 40, 45, 46, 48, 49 51 - 56, 70, 74, 75 & 79

<u>CC</u>	<u>GL Code</u>	<u>Account Description</u>	<u>Variance</u>	<u>Explanation</u>
38	61000	Salaries	63,661	Reduction of bus routes
38	64700	Equipment Repair	5,966	Repairs are scheduled over the next 2 months
38	64701	Equipment Repair Minibus	(4,337)	Unbudgeted repairs to Minibus transmission
38	64870	Fuel & Oil	7,540	Projected cost for gasoline greater than expected
38	64871	Fuel & Oil - Minibus	28,076	Reduction of bus routes & projected fuel cost lower than estimated. Transportation Supervisor secured a lower than average cost for this fuel (propane).
Total Explained Variances			100,906	
40	61000	Salaries & Wages	(2,009)	Increase in Supervisors salary
40	64960	Recreation Special Events	5,776	unused funds for shows
Total Explained Variances			3,767	
45	64840	Permits & Licenses	1,779	OCFA expenditure not received
45	64940	Service Contracts	(1,365)	the use of video for one of the Amphitheater Shows, under budget for entertainment in cc40
Total Explained Variances			414	
46	61000	Salaries & Wages	2,697	Golf starters labor was over budgeted for 2013
46	64730	Landscape Maintenance	19,611	Tree trimming to be competed 2014
Total Explained Variances			22,308	
48	64100	Materials & Supplies	4,276	Repairs and Preventative Maintenance was less than expected
48	64200	Electricity	8,226	New gas water heaters installed last year reducing electrical usage

Budget Variance Report - December 2013

Mark's Departments - CCs 38, 40, 45, 46, 48, 49 51 - 56, 70, 74, 75 & 79

<u>CC GL Code</u>	<u>Account Description</u>	<u>Variance</u>	<u>Explanation</u>
48 64700	Equipment Repair	2,923	Repairs and Preventative Maintenance was less than expected
48 64720	Bldg repair & Maintenance	1,200	no new bldg materials were used this year only labor from Service Maintenance Department
Total Explained Variances		16,625	
49 64100	Materials & Supplies	(6,410)	Exceeded budget for custodial supplies
49 64725	Janitorial Services	34,151	Allowance for extra work is below estimated projections Recovered costs from the mutual not considered in 2013 budget
Total Explained Variances		27,741	
51 64700	Equipment Repair & Maintenance	(1,613)	Unexpected repairs were made to Stove and Dishwasher in Clubhouse One causing negative variance
51 64720	Building Repair & Maintenance	1,749	Repairs made through Service Maintenance, materials under estimated cost
Total Explained Variances		136	
52 64200	Electricity	(3,566)	SCE summer rates June - October - high usage in summer.
52 64700	Equipment Repairs & Maint.	1,450	Expenditures in the Carpenter Shop & Pool Room were less than estimated
64720	Building Repair & Maintenance	(1,115)	un expected repairs to the Car Wash
52 64840	Permits & Licenses	2,403	O. C. Fire Auth. Expenditures not received
Total Explained Variances		(828)	

Budget Variance Report - December 2013

Mark's Departments - CCs 38, 40, 45, 46, 48, 49 51 - 56, 70, 74, 75 & 79

<u>CC GL Code</u>	<u>Account Description</u>	<u>Variance</u>	<u>Explanation</u>
53 64200	Electricity	(6,545)	SCE summer rates June - October - high usage in summer.
53 64720	Building Repair	2,244	Repairs made through Service Maintenance, materials under estimated cost
Total Explained Variances		(4,301)	
54 64200	Electricity	(5,089)	SCE summer rates June - October - high usage in summer.
54 64700	Equipment Repairs & Maint.	2,484	Repairs in Ceramics Room and Lapidary shop not needed
54 64720	Bldg. Repair/Maintenance	1,306	Interior Painting not needed 2013
54 64840	Permits and Licenses	(3,076)	Movie Licenses was an un budgeted item
Total Explained Variances		(4,375)	
55 64100	Materials & Supplies	(3,385)	Dry rot/Termite repairs
55 64940	Service Contracts	(2,821)	Expenditures are greater than budgeted for 2013 - Pest Control \$1,080; Fire Protection \$500; Elevator Service \$3,436.
Total Explained Variances		(6,206)	
56 64100	Materials & Supplies	1,622	Low year-to-date usage
56 64200	Electricity	(702)	SCE summer rates June - October - high usage in summer.
56 64700	Equipment Repairs & Maint.	6,256	Lower than expected repairs due to new exercise equipment
Total Explained Variances		7,176	
70	61000 Salaries & Wages	80,430	Open Building Inspector position

Budget Variance Report - December 2013

Mark's Departments - CCs 38, 40, 45, 46, 48, 49 51 - 56, 70, 74, 75 & 79

<u>CC</u>	<u>GL Code</u>	<u>Account Description</u>	<u>Variance</u>	<u>Explanation</u>
70	64200	Electricity	7,819	Bill split with CC55 - not estimated in budget
70	64750	Empl. Recruitment/Temp	(2,013)	Temp worker was used during a illness of office staff member
70	64800	Uniforms and Laundry	1,097	Last year of contract, replacement of uniforms was greater than expected
70	64810	Continuing Education	1,772	Inspectors Certification due later in the year
70	64890	Uncollectible Accts/W/Os	(9,705)	Expenditures are due to escrow work being greater than repair deposit, the payment to a shareholder due to a a/c relocation and skylight replacement
Total Explained Variances			79,400	
74	61000	Salaries & Wages	130,430	Four staff members loss time due to injury & illness. One staff position is open & unfilled presently
74	64100	Materials & Supplies	18,499	Review of tools is being conducted By Service Maintenance Supervisor. Lower than expected
74	64200	Electricity	(3,509)	SCE summer rates June - October - high usage in summer.
74	64700	Equipment Repair & Maint	(18,378)	Repairs on small vehicle & sewer camera were greater than expected
74	64750	Empl. Recruitment/Temp	(15,020)	Four staff members loss time due to injury & illness. - Temp. employee was filling in to help with back log of work orders
74	81000	Depreciation	4,602	Items have been removed from the list not needing replaced
Total Explained Variances			116,624	
74	59600	Labor Cost Recovery	(66,154)	Trust property labor was grater than expected over Mutual labor costs

Budget Variance Report - December 2013

Mark's Departments - CCs 38, 40, 45, 46, 48, 49 51 - 56, 70, 74, 75 & 79

<u>CC</u>	<u>GL Code</u>	<u>Account Description</u>	<u>Variance</u>	<u>Explanation</u>
75	61000	Salaries & Wages	11,339	Cost under budget due to staff changeover
75	64100	Materials & Supplies	3,360	Expenditures are less than expected
Total Explained Variances			14,699	
79	64100	Materials & Supplies	10,711	Expenditure higher than expected partly due to signage, safety equipment and traffic delineation
79	64240	Trash	(13,236)	Expenditures larger than expected possible due to larger than average escrows
79	64700	Equipment Repair	(1,410)	Expenditure greater than expected. Repairs to Globe and Perimeter gates.
79	64720	Building Repair & Maintenance	(4,141)	Expenditure greater than expected
79	64730	Landscape Maintenance	7,976	tree trimming will be done in the first quarter of 2014
79	64940	Service Contracts	23,191	Line was over budgeted for 2013 corrections were made in the 2014 budget
79	64970	Street Repair	7,994	Some work scheduled at the end of the paving project
79	64975	Sewer Maintenance	16,265	Work to be done in first quarter 2014
79	64985	Hazard Waste Disposal	(1,861)	Expenditures are higher than expected. Mostly due to removal of lighting ballasts light tubes, oil and tires
79	64730	Hazard & Liab. Insurance	48,065	Expenditures due later in the year
Total Explained Variances			93,554	

Neighborhood Electric Low Speed Vehicle VS Golf Cart

Neighborhood Electric Low Speed Vehicle is a motor vehicle that:

1. Has four wheels
 2. Does not exceed 25 MPH on a paved surface
 3. Has a 17 digit vehicle identification number
 4. Must meet federal safety standards
 5. May not be operated on a road with a speed limit above 35 MPH
 6. To the casual observer, looks like a golf cart but are actually a motor vehicle requiring the following:
 - a. Valid California drivers license
 - b. Registration
 - c. Insurance
- Per vehicle code 415, a "motor vehicle" is vehicle that is self propelled.
 - Per vehicle code 21663, no person shall operate or move a motor vehicle upon a sidewalk except to enter or leave adjacent property.

A golf cart is a motor vehicle designed to:

1. Carry no more than two persons, including the driver
 2. Carry golf equipment
 3. Have not less than three wheels in contact with the ground
 4. Operates at a maximum speed of 15 MPH
 5. Weighs no more than 1,300 pounds empty
 6. Can be operated on streets within a development with a golf course
 7. Must be outfitted with the following for street operation:
 - a. Headlamp, tail lamp and stop lamp
 - b. Rear reflector
 - c. Front and side reflectors
 - d. A rear view mirror allowing 200 ft view
 - e. A horn
 - f. Fenders
 - g. Safety glazed windshield
 - h. Windshield wipers
- Per vehicle code 415, a "motor vehicle" is vehicle that is self propelled.
 - Per vehicle code 21663, no person shall operate or move a motor vehicle upon a sidewalk except to enter or leave adjacent property.



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V C Section 415 Motor Vehicle

Motor Vehicle

415. (a) A "motor vehicle" is a vehicle that is self-propelled.

(b) "Motor vehicle" does not include a self-propelled wheelchair, motorized tricycle, or motorized quadricycle, if operated by a person who, by reason of physical disability, is otherwise unable to move about as a pedestrian.

(c) For purposes of Chapter 6 (commencing with Section 3000) of Division 2, "motor vehicle" includes a recreational vehicle as that term is defined in subdivision (a) of Section 18010 of the Health and Safety Code, but does not include a truck camper.

Amended Sec. 1, Ch. 703, Stats. 2003, Effective January 1, 2004.
Amended Sec. 1, Ch. 404, Stats. 2004, Effective January 1, 2005.

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V C Section 21663 Driving on Sidewalk

Driving on Sidewalk

21663. Except as expressly permitted pursuant to this code, including Sections 21100, 4 and 21114.5, no person shall operate or move a motor vehicle upon a sidewalk except as may be necessary to enter or leave adjacent property.

Amended Sec. 126, Ch. 124, Stats. 1996. Effective January 1, 1997.

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Neighborhood Electric Vehicle Low Speed Vehicle and Golf Cart Information FFVR 37

(PDF) Version

Neighborhood Electric Vehicle (NEV)/Low-Speed Vehicle (LSV) and Golf Cart On-Road Registration Checklist

To register your NEV/LSV or golf cart you may need:

- A properly completed Application for Title or Registration (REG 343).
- The out-of-state title or Manufacturer's Certificate/Statement of Origin.
- A vehicle verification (REG 31) completed by an authorized DMV employee or law enforcement officer.
- Registration fees.
- For a golf cart only: A Statement of Facts (REG 256) completed by the vehicle owner or authorized representative that states the vehicle meets the definition of a golf cart (per *California Vehicle Code* [CVC] §345) and has not been modified.
- If your golf cart is gasoline powered it must have a label certifying the vehicle complies with California emissions requirements to be eligible for on road use.
- Appointment(s) are recommended for faster service.

Note: If you purchase your NEV/LSV from a California dealer, the dealer will submit your paperwork to the Department of Motor Vehicles (DMV).

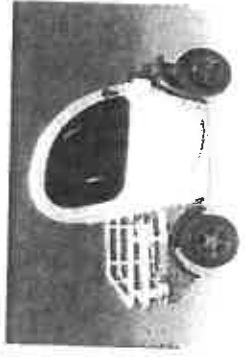
Neighborhood Electric Vehicle (NEV) (CVC §§ 385.5 , 21250)

Definition

A NEV/LSV is a motor vehicle that:

- Has four wheels.
- Within one mile can reach a speed of more than 20 miles per hour (mph) but **not more than 25 mph** on a paved level surface.
- Has a 17-digit conforming vehicle identification number (VIN)

- Only NEV/LEVs certified to meet Federal Motor Vehicle Safety Standards (FMVSS) can be considered for registration.
- Neighborhood electric vehicles (NEV) are also known as Low-Speed Vehicles (LSV). NEVs/LSVs may look like a golf-cart to the casual observer, but they are actually a motor vehicle requiring a **valid California driver license, registration, and insurance.**



Operation of NEV/LSVs

Dealers **must** provide buyers of an NEV/LSV with a disclosure statement regarding the operation of the vehicle (CVC §21252).

Local authorities, by ordinance or resolution, may restrict or prohibit the use of NEVs. The NEV may **not** be operated on any roadway with a speed limit above 35 mph. NEVs can cross state highways only at controlled intersections. Crossing at uncontrolled intersections is permitted with the approval of the agency responsible for that intersection.

NEVs may also cross at intersections that have a higher speed limit of 35 mph, if the crossing begins and ends on a road of 35 mph or less. NEVs can also be operated as a golf cart when operated within a distance one mile or less from a golf course or on roads designated for such operation by ordinance or resolution.

Modified or Altered NEVs/LSVs (CVC §21254)

If you modify or alter your NEV/LSV to go faster than 25 miles per hour, you will no longer qualify for the relaxed FMVSS established for low speed vehicles. Your vehicle will then be required to meet the same federal standards established for passenger vehicles. Failure to comply with all necessary regulations may result in a citation.

Equipment and Safety Requirements

NEVs/LSVs operated or parked on public streets, roads, or highways must meet the FMVSS at all times.

Definition

Golf Carts (CVC §345)

A golf cart is a motor vehicle designed to:

- Carry no more than two persons, including the driver.
- Carry golf equipment.
- Have not less than three wheels in contact with the ground.



- Operate at a maximum speed of 15 mph.
- Weigh no more than 1,300 pounds unladen (empty).

Operation of Golf Carts (CVC §§345, 21115, 21115.1 and 21716)

Registration is **not** required if you operate your golf cart on a highway designated for such use by ordinance or resolution within one mile of a golf course. You may **not** operate on roads with speed zones above 25 mph except by ordinance or resolution by a local authority.

Modified Golf Carts

A golf cart **cannot** be converted for registration purpose as a NEV/LSV. If you modify your golf cart to go faster than 15 mph or seat more than two persons, the vehicle is considered a regular motor vehicle and must comply with Federal Motor Vehicle Safety Standards (FMVSS) for regular passenger vehicles. These standards include additional vehicle equipment, appropriate FMVSS labels, applicable emission standards, and a 17-digit conforming VIN. Failure to comply with all necessary regulations may result in a citation.

Equipment Requirements for On-Road Use (CVC §24001.5)

Your golf cart must comply with certain equipment standards established by the California Highway Patrol (CHP) to be registered for on-road use. The equipment requirements are outlined in form **CHP 888, Motorcycle, Motor Driven Cycle, and Motorized Bicycle Requirements**, which is available from your local CHP office or calling (916) 445-1865.

If you driver your golf cart on the road it must be equipped with:

- At least one headlamp, tail lamp, and stop lamp
- A rear reflector
- Front/rear turn signals
- Front/side reflectors
- A mirror (located in a position to allow the driver a rear view of at least 200 feet)
- A horn
- Fenders
- Safety glazed windshield
- Windshield wipers

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V C Section 385.5 Low Speed Vehicle

Low Speed Vehicle

385.5. (a) A "low-speed vehicle" is a motor vehicle that meets all of the following requirements:

- (1) Has four wheels.
- (2) Can attain a speed, in one mile, of more than 20 miles per hour and not more than 25 miles per hour, on a paved level surface.
- (3) Has a gross vehicle weight rating of less than 3,000 pounds.
- (b) (1) For the purposes of this section, a "low-speed vehicle" is not a golf cart, except when operated pursuant to Section 21115 or 21115.1.
- (2) A "low-speed vehicle" is also known as a "neighborhood electric vehicle."

Added Sec. 1, Ch. 140, Stats. 1999, Effective January 1, 2000.
Amended Sec. 2, Ch. 422, Stats. 2004, Effective January 1, 2005.
Amended Sec. 1, Ch. 66, Stats. 2006, Effective July 12, 2006.

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V C Section 21716 Golf Cart Operation

Golf Cart Operation

21716. Except as provided in Section 21115.1 and Chapter 6 (commencing with Section 1950) of Division 2.5 of the Streets and Highways Code, no person shall operate a golf cart on any highway except in a speed zone of 25 miles per hour or less.



- Amended Ch. 192, Stats. 1991, Effective January 1, 1992.
- Amended Ch. 44, Stats. 1992, Effective January 1, 1993.
- Amended Ch. 598, Stats. 1994, Effective January 1, 1995.
- Repealed Ch. 598, Stats. 1994, Effective January 1, 1995.
- Amended Sec. 12, Ch. 334, Stats. 1995, Effective January 1, 1996.
- Amended Sec. 3, Ch. 536, Stats. 1997, Effective January 1, 1998.
- Amended Sec. 2, Ch. 155, Stats. 2000, Effective January 1, 2001.

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V C Section 345 Golf Cart

Golf Cart

345. A "golf cart" is a motor vehicle having not less than three wheels in contact with the ground, having an unladen weight less than 1,300 pounds, which is designed to be and is operated at not more than 15 miles per hour and designed to carry golf equipment and not more than two persons, including the driver.

Amended Ch. 1303, Stats. 1988. Effective November 13, 1988.

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V C Section 21115 Golf Carts on Local Highways

Golf Carts on Local Highways

21115. (a) If a local authority finds that a highway under its jurisdiction is located adjacent to, or provides access to, a golf course and between the golf course and the place where golf carts are parked or stored or is within or bounded by a real estate development offering golf facilities and is designed and constructed, so as to safely permit the use of regular vehicular traffic and also the driving of golf carts on the highway, the local authority may, by resolution or ordinance, designate the highway or portion of the highway for combined use and prescribe rules and regulations that shall have the force of law. No highway shall be so designated for a distance of more than one mile from the golf course if the highway is not located within a development or beyond the area of a development, provided, the finding of the local authority in this respect shall be conclusive. Upon the designation becoming effective it shall be lawful to drive golf carts upon the highway in accordance with the prescribed rules and regulations. The rules and regulations may establish crossing zones and speed limits and other operating standards but shall not require that the golf carts conform to any requirements of this code with respect to registration, licensing, or equipment, except that if operated during darkness the golf cart shall be subject to the provisions of Section 24001.5 regarding equipment.

The rules and regulations shall not be effective until appropriate signs giving notice thereof are posted along the highway affected.

A "real estate development offering golf facilities", for purposes of this section, means an area of single-family or multiple-family residences, the owners or occupants of which are eligible for membership in, or the use of, one or more golf courses within the development by virtue of their ownership or occupancy of a residential dwelling unit in the development.

(b) For purposes of this section, a "golf cart" includes a low-speed vehicle.

Amended Ch. 389, Stats. 1989, Effective January 1, 1990.

Amended Sec. 4, Ch. 140, Stats. 1999, Effective January 1, 2000.

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by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.1 Clear Width. Doorways shall provide a clear opening of 32 inches (815 mm) minimum in power-on and power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position.

404.3.2 Maneuvering Clearance. Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving an *accessible means of egress* shall comply with 404.2.4.

EXCEPTION: Where automatic doors and gates remain open in the power-off condition, compliance with 404.2.4 shall not be required.

404.3.3 Thresholds. Thresholds and changes in level at doorways shall comply with 404.2.5.

404.3.4 Doors in Series and Gates in Series. Doors in series and gates in series shall comply with 404.2.6.

404.3.5 Controls. Manually operated controls shall comply with 309. The clear floor space adjacent to the control shall be located beyond the arc of the door swing.

404.3.6 Break Out Opening. Where doors and gates without standby power are a part of a means of egress, the clear break out opening at swinging or sliding doors and gates shall be 32 inches (815 mm) minimum when operated in emergency mode.

EXCEPTION: Where manual swinging doors and gates comply with 404.2 and serve the same means of egress compliance with 404.3.6 shall not be required.

404.3.7 Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an *accessible route*.

405 Ramps

405.1 General. Ramps on *accessible routes* shall comply with 405.

EXCEPTION: In *assembly areas*, aisle ramps adjacent to seating and not serving *elements* required to be on an *accessible route* shall not be required to comply with 405.

405.2 Slope. Ramp runs shall have a *running slope* not steeper than 1:12.

EXCEPTION: In existing *sites, buildings, and facilities*, ramps shall be permitted to have *running slopes* steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to *space limitations*.

Table 405.2 Maximum Ramp Slope and Rise for Existing Sites, Buildings, and Facilities

Slope ¹	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)

1. A slope steeper than 1:8 is prohibited.

Advisory 405.2 Slope. To accommodate the widest range of users, provide ramps with the least possible running slope and, wherever possible, accompany ramps with stairs for use by those individuals for whom distance presents a greater barrier than steps, e.g., people with heart disease or limited stamina.

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

Advisory 405.3 Cross Slope. Cross slope is the slope of the surface perpendicular to the direction of travel. Cross slope is measured the same way as slope is measured (i.e., the rise over the run).

405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the *running slope* and *cross slope* are not permitted on ramp runs.

405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.

EXCEPTION: Within *employee work areas*, the required clear width of ramps that are a part of *common use circulation paths* shall be permitted to be decreased by *work area equipment* provided that the decrease is essential to the function of the work being performed.

405.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum.

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

Advisory 405.7 Landings. Ramps that do not have level landings at changes in direction can create a compound slope that will not meet the requirements of this document. Circular or curved ramps continually change direction. Curvilinear ramps with small radii also can create compound cross slopes and cannot, by their nature, meet the requirements for accessible routes. A level landing is needed at the accessible door to permit maneuvering and simultaneously door operation.



January 29, 2014

Mr. Todd Garner
Project Coordinator/Property Inspector
Golden Rain Foundation
Leisure World – Seal Beach
1661-C Golden Rain Road
Club 5, 2nd floor
Seal Beach, CA 90740

Subject: Golden Rain Signing Revision

Dear Todd,

As a result of our meeting on January 16, 2014 at Clubhouse 4 with the Fire Authority, Board members and shareholders, we agreed to revise our recommendations for signage on Golden Rain Road from El Dorado to Burning Tree. Based on this meeting, we recommend placing “**No Parking Fire Lane**” signs on both sides of the street instead of the previously recommended “No Stopping” signs.

If you have any questions or require additional information, please do not hesitate to contact us.

Respectfully submitted,

Matt Stepien, PE
Senior Project Manager

Leisure World

Seal Beach

TRUST STREET

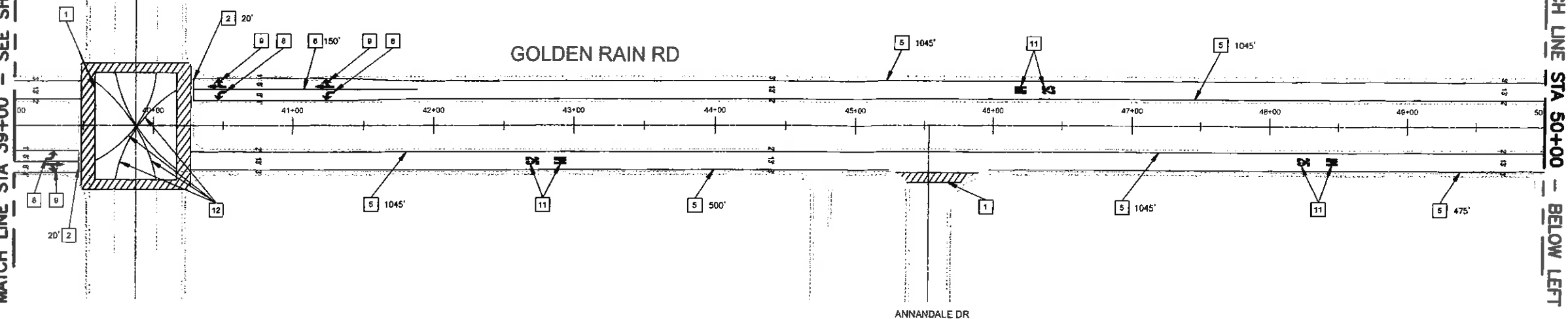
TRUST STREET DRAWING NUMBERS

PAGE #	STREET	L.F.	WIDTH	# OF PAGES	SQ. FT.	PAGE #	STREET	L.F.	WIDTH	# OF PAGES	SQ. FT.
✓ TS - 01	GOLDEN RAIN ROAD	5000 4700	18'	8		TS - 23	SOUTHPORT LANE	320	36' 28' C/P	1	
✓ TS - 02	ST. ANDREWS DRIVE	5200 5200	30' 30'	8		TS - 24	KNOLLWOOD ROAD	530	30'	1	
✓ TS - 03	EL DORADO DRIVE	4600	38'	7	25,536	TS - 25	CANOE BROOK DRIVE	1580	28'	1	
TS - 04	NORTHWOOD ROAD	3100	38'	5	138,560	TS - 26	FRESH MEADOW LANE	350	36' 28' C/P	1	
✓ TS - 05	DEL MONTE DRIVE	4060	38'	7		TS - 27	ALDERWOOD LANE	1130	36' 28' C/P	3	
TS - 06	THUNDERBIRD ROAD	1980	31'	4	65,280	TS - 28	SKOKIE ROAD	390	30'	1	
TS - 07	INTERLACHEN ROAD	1600	36'	3		TS - 29	WEEBURN ROAD	450	30'	1	
TS - 08	OAKMONT ROAD	1870	36'	3		TS - 30	N. FAIRFIELD LANE	620	36' 28' C/P	1	
TS - 09	ANNANDALE ROAD	1540	31'	3	64,872	TS - 31	PRESTWICK ROAD	280	36'	1	
✓ TS - 10	MONTEREY ROAD	1925	31'	3	62,144	TS - 32	S. FAIRFIELD LANE	350	36' 28' C/P	1	
TS - 11	MERION WAY	1600	31'	3	24,832	TS - 33	MAYFIELD ROAD	500	30'	1	
TS - 12	BURNING TREE LANE	550	31'	1	16,056	TS - 34	SCIOTO ROAD	220	36' 28' C/P	1	
TS - 13	TAM O'SHANter ROAD	450	30' 36' C/P	1	15,408	TS - 35	FOXBURG ROAD	730	29'	1	
TS - 14	GLEN VIEW ROAD	450	36' 28' C/P	1	15,428	TS - 36	ST. JOHN ROAD	800	36'	2	
TS - 15	SEAVIEW LANE	500	36' 28' C/P	1	7,612	TS - 37	MCKINNEY WAY	800	30'	2	
TS - 16	SHAWNEE LANE	290	36' 28' C/P	1	39,168	TS - 38	CHURCH PLACE	660	49'	1	40,420
TS - 17	PELHAM ROAD	1100	36'	2		TS - 39	CEDAR CREST LANE	600	36' 28' C/P	1	
TS - 18	DANBURY ROAD	350	36'	1		TS - 40	HOMEWOOD ROAD	450	30'	1	12,040
TS - 19	MEDINAC LANE	340	30'	1		TS - 41	TWIN HILLS DRIVE	430	36' 28' C/P	1	
TS - 20	WENTWORTH LANE	350	30'	1	10,500	TS - 42	BROOKLINE ROAD	530	36' 28' C/P	1	
TS - 21	NASSAU DRIVE	1870	27'	3		TS - 43	KENWOOD ROAD	320	36' 28' C/P	1	7,140
TS - 22	OAK HILLS DRIVE	800	35'	2	28,800	TS - 44	SUNNINGDALE ROAD	750	36' 28' C/P	2	

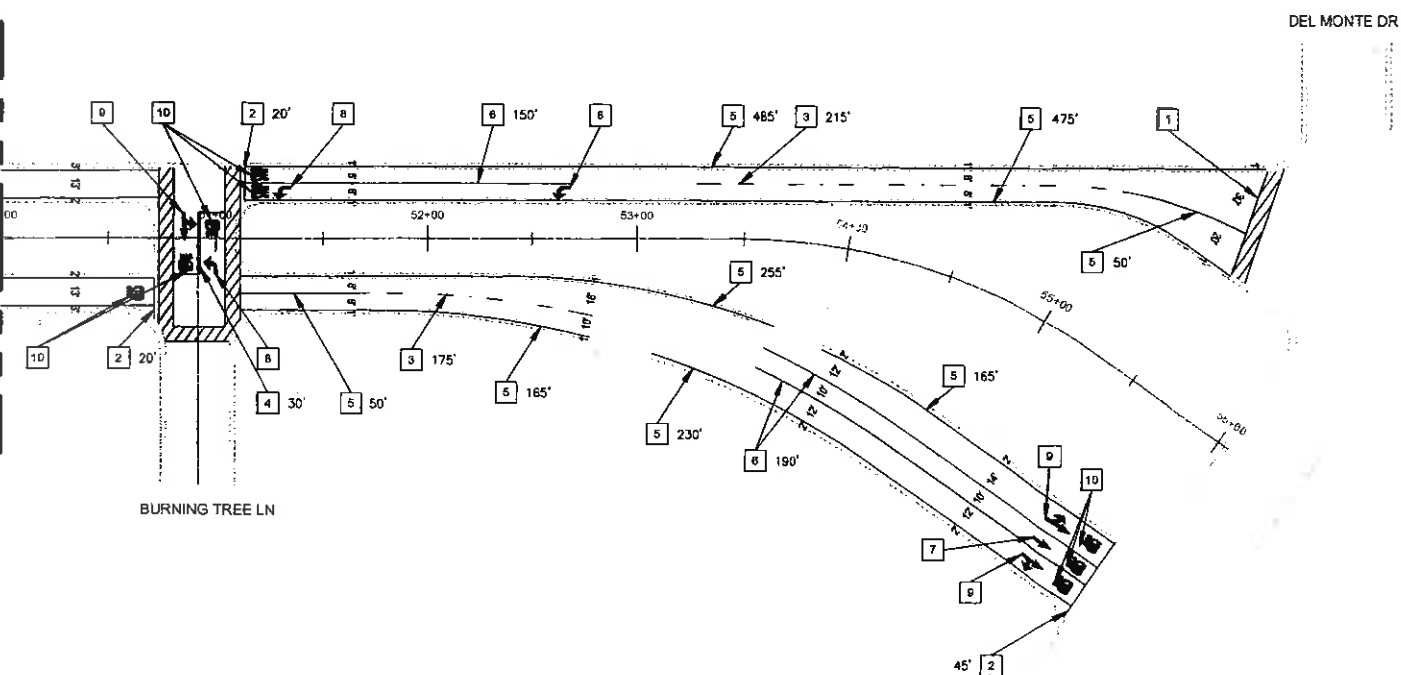
13.3
miles
TOTAL

MATCH LINE STA 39+00 - SEE SHEET 2

ST ANDREWS DR



MATCH LINE STA 50+00 - ABOVE RIGHT



STRIPING & SIGNING CONSTRUCTION NOTES

1. INSTALL REFLECTIVE THERMOPLASTIC 12" SOLID WHITE DIAGONAL XWALK PER CALTRANS STANDARD PLAN A24F.
2. INSTALL REFLECTIVE THERMOPLASTIC 12" SOLID WHITE PAVEMENT MARKING PER CALTRANS STANDARD PLAN A24E.
3. INSTALL REFLECTIVE THERMOPLASTIC STRIPING, DETAIL 9 PER CALTRANS STANDARD PLAN A20A.
4. INSTALL REFLECTIVE THERMOPLASTIC STRIPING, DETAIL 22 PER CALTRANS STANDARD PLAN A20A.
5. INSTALL REFLECTIVE THERMOPLASTIC 4" SOLID WHITE PAVEMENT MARKING.
6. INSTALL REFLECTIVE THERMOPLASTIC STRIPING, DETAIL 38 PER CALTRANS STANDARD PLAN A20D.
7. INSTALL REFLECTIVE THERMOPLASTIC TYPE I (10) ARROW PAVEMENT MARKING PER CALTRANS STANDARD PLAN A24A.
8. INSTALL REFLECTIVE THERMOPLASTIC TYPE IV ARROW PAVEMENT MARKING PER CALTRANS STANDARD PLAN A24A.
9. INSTALL REFLECTIVE THERMOPLASTIC TYPE VII ARROW PAVEMENT MARKING PER CALTRANS STANDARD PLAN A24A.
10. INSTALL REFLECTIVE THERMOPLASTIC "STOP" PAVEMENT LEGENDS PER CALTRANS STANDARD PLAN A24D.
11. INSTALL REFLECTIVE THERMOPLASTIC "25 MPH" PAVEMENT LEGENDS PER CALTRANS STANDARD PLAN A24C.
12. INSTALL REFLECTIVE THERMOPLASTIC 4" SOLID WHITE PAVEMENT MARKING.
13. INSTALL R26(S) CA SIGN ON NEW POST. SEE DETAIL A.

DETAIL A



R26(S) CA

NOTE

ALL EXISTING "NO PARKING" SIGNS SHALL BE REPLACED WITH "NO STOPPING" SIGNS ALONG GOLDEN RAIN RD. ALL SIGNS SHALL BE NEW. ALL NEW SIGNS SHALL BE MOUNTED ON EXISTING LIGHT POLE OR ELECTRICAL UTILITY POLE WITH NEW HARDWARE. SEE DETAIL A.

SCALE: 1" = 40'

FILE: GOLDEN RAIN - SHEET 3.DWG
DATE: 01/08/14
PLOT SCALE: 1" = 40'

ANDERSON · PENNA
PARTNERS IN PROJECT DELIVERY

20200 ACACIA ST, SUITE 100 P. (949) 426-1500
NEWPORT BEACH, CA 92660 F. (949) 258-5053

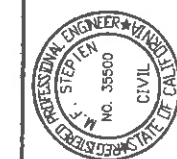
GOLDEN RAIN RD
STRIPING PLAN
EL DORADO DR TO DEL MONTE DR

NO. R- XXXX

JOB NO. PXXXXX XX

SHEET
3 OF 3

DRAWING NO.
X-XXXX



DESIGNED BY: X.X.X.
DRAWN BY: X.X.X.
DESIGN CHECK BY: X.X.X.
DRAFTING CHECK BY: X.X.X.

REVISIONS
DATE
BY

DESCRIPTION