CITY OF SANTA ROSA
GENERAL SERVICES AGREEMENT
WITH CAPRA ENVIRONMENTAL SERVICES CORP
AGREEMENT NUMBER F002943

This "Agreement" is made as of this ____day of_____, 2025, by and between the City of Santa Rosa, a municipal corporation ("City"), and Capra Environmental Services, Corp, a California Corporation ("Contractor").

RECITALS

A. City desires to contract for grazing services.

B. City desires to retain a qualified contractor to conduct the services described above in accordance with the terms of this Agreement.

C. Contractor represents to City that it is fully qualified to conduct the services described above.

D. The parties have negotiated upon the terms pursuant to which Contractor will provide such services and have reduced such terms to writing.

AGREEMENT

NOW, THEREFORE, City and Contractor agree as follows:

1. SCOPE OF SERVICES

Contractor shall provide to City the services described in Exhibit A ("Scope of Services") and Exhibit B List of Locations & Maps. Contractor shall provide these services at the time, place, and in the manner specified in Exhibit A. Exhibit A is attached hereto solely for the purpose of defining the manner and scope of services to be provided by Contractor and is not intended to, and shall not be construed so as to, modify or expand the terms, conditions or provisions contained in this Agreement. The parties agree that any term contained in Exhibit A that adds to, varies or conflicts with the terms of this Agreement is null and void.

For purposes of Exhibit A, the Santa Rosa Fire Department point of contact shall be:

Paul Lowenthal, Division Fire Chief Marshal
Tel. (707)543-3542
plowenthal@srcity.org

2. TIME FOR PERFORMANCE

The services described herein shall be provided as set forth in the Scope of Services. Contractor shall devote such time and effort to the performance of services as is necessary for the satisfactory and timely performance of Contractor's obligations under this Agreement. Neither party shall be considered in default of this Agreement, to the extent that party's performance is prevented or delayed by any cause, present or future, that is beyond the reasonable control of that party.

3. STANDARD OF PERFORMANCE

Contractor shall perform all services required under this Agreement in the manner and according to the standards currently observed by a competent practitioner of Contractor's occupation in California. All products and services of whatsoever nature that Contractor provides to City pursuant to this Agreement shall conform to the standards of quality normally observed by persons currently practicing in Contractor's occupation, and shall be provided in accordance with any schedule of performance specified in Exhibit A. Contractor shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, at any time during the term of this Agreement, desires the removal of any person assigned by Contractor to perform services pursuant to this Agreement, because City, in its sole discretion, determines that such person is not performing in accordance with the standards required herein, Contractor shall remove such person immediately upon receiving notice from City of the desire of City for the removal of such person.

4. COMPENSATION

The total of all fees paid to Contractor for the satisfactory performance and completion of all services set forth in Exhibit A shall not exceed the total sum of $125,000. The Chief Financial Officer is authorized to pay all proper claims from various Charge Numbers.

5. BILLABLE RATES, PAYMENTS TO CONTRACTOR

a. Billable Rates. Contractor shall be paid for the performance of services as set forth in Exhibit C Cost Sheet.

b. Payments. Payments will be delayed where Contractor fails to provide the information required under subsection c. below or fails to comply with the insurance requirements in Attachment One to this Agreement. In no event shall the City be obligated to pay late fees or interest, whether or not such requirements are contained in Contractor's invoice.

c. Invoices. Payment will be made on a calendar-month basis in arrears. Invoices shall be submitted to the person and address specified in the Agreement, bid, or purchase order. In the event this Agreement becomes effective or terminates during the course of a month, the amount paid to the Contractor for the partial month shall be determined by prorating the amount on the basis of the number of calendar days involved. Processing of payment will be delayed for Contractor's failure

7. TERMINATION OF AGREEMENT FOR DEFAULT

If at any time 1) Contractor fails to conform to the requirements of this Agreement; 2) Contractor seeks relief under any law for the benefit of insolvents or is adjudicated bankrupt; 3) any legal proceeding is commenced against Contractor which may interfere with the performance of this Agreement; or 4) Contractor has failed to supply an adequate working force, or materials of proper quality, or has failed in any other respect to prosecute the work with the diligence and force specified and intended in and by the terms of this Agreement, which default is not fully corrected or remedied to the reasonable satisfaction of City within ten (10) days following the date a written notice thereof by City, then City shall have the right and power, at its option and without prejudice to any other rights or remedies it may have, to immediately terminate this Agreement. Any cost or expense incurred by City arising out of Contractor's breach or default hereunder, and for City's enforcement of these rights, shall be the obligation of Contractor and may, at City's discretion, be deducted from any amounts that may then be owing to Contractor under this Agreement, without any release or waiver of any other rights or remedies in law or equity to which City may be entitled.

8. INDEMNIFY AND HOLD HARMLESS AGREEMENT

Contractor shall indemnify, defend and hold harmless City and its employees, officials, and agents, from and against any liability, (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, interest, defense costs, and expert witness fees), where the same results from or arises out of the performance of this Agreement by Contractor, its officers, employees, agents, or sub-contractors, excepting only that resulting from the sole, active negligence or intentional misconduct of City, its employees, officials, or agents. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Contractor or its agents under workers' compensation acts, disability benefits acts, or other employees' benefits acts. The provisions of this Section 8 shall survive any expiration or termination of this Agreement.

9. INSURANCE REQUIREMENTS

Contractor shall maintain in full force and effect all of the insurance coverage described in, and in accordance with, Attachment One, "Insurance Requirements", which is attached hereto and hereby incorporated herein by this reference. Maintenance of the insurance coverages as set forth in Attachment One is a material element of this Agreement and a material part of the consideration provided by Contractor in exchange for the City's agreement to make the payments prescribed hereunder. Failure by Contractor to (i) maintain or renew coverage, (ii) provide the City notice of any changes, modifications, or reductions in coverage, or (iii) provide evidence of renewal, may be treated by the City as a material breach of this Agreement by Contractor, whereupon the City shall be entitled to all rights and remedies at law and in equity, including but not limited to the immediate termination of this Agreement. Notwithstanding the foregoing, any failure by Contractor to maintain required insurance coverage shall not excuse or alleviate Contractor from any of its other duties or obligations under this Agreement. In the event Contractor, with approval of the City pursuant to Section 11 below, retains or utilizes any subcontractors in the provision of

any services to City under this Agreement, Contractor shall assure that any such subcontractor has first obtained, and shall maintain, all of the insurance coverage requirements set forth in Attachment One.

10. LEGAL REQUIREMENTS AND PERMITS; NONDISCRIMINATION

a. Legal Requirements and Permits. Contractor represents and warrants that Contractor has all licenses, permits, City Business Tax Certificate, qualifications, and approvals of whatsoever nature that are legally required for Contractor to practice its occupation and provide services under this Agreement. Contractor shall perform all services described herein in compliance with all applicable federal, state and local laws, rules, regulations, and ordinances, including but not limited to, (i) the Americans With Disabilities Act (ADA) of 1990, (42 U.S.C. 12101, et seq.), and any regulations and guidelines issued pursuant to the ADA, which prohibits discrimination against individuals with disabilities and may require reasonable accommodations; (ii) and Labor Code Sections 1700-1775, which require prevailing wages (in accordance with DIR schedule at www.dir.ca.gov) be paid to any employee performing work covered by Labor Code Section 1720 et seq.; (iii) OSHA; and (iv) the Immigration Reform and Control Act of 1986. Contractor shall, if requested by City, provide certification and evidence of such compliance. If Contractor is an out-of-state corporation, Contractor warrants and represents that it possesses a valid certificate of qualification to transact business in the State of California issued by the California Secretary of State pursuant to Section 2105 of the California Corporations Code.

b. Non-Discrimination. With respect to the provision of goods or services under this Agreement, Contractor agrees not to discriminate against any person because of the race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status of that person.

11. ASSIGNMENT AND SUBCONTRACTING

Contractor shall not subcontract or assign any right or obligation under this Agreement without the written consent of the City. Any attempted or purported subcontract or assignment without City's written consent shall be void and of no effect. No right under this Agreement, or claim for money due or to become due hereunder, shall be asserted against the City, or persons acting for the City, by reason of any so-called assignment of this Agreement or any part thereof and Contractor hereby agrees to indemnify and hold City harmless against any and all such claims. In the event Contractor obtains the prior written consent of City to assign monies due or to become due under this Agreement, Contractor shall provide City a copy of the instrument of assignment duly executed by Contractor, which shall contain a clause subordinating the claim of the assignee to all prior liens for services rendered or materials supplied for the performance of work. Upon notice and request by the City, Contractor shall promptly

remedy, to include termination of any subcontract as appropriate and necessary, any default or failure to perform in a satisfactory manner the work undertaken by any subcontractor. Contractor shall be fully responsible and accountable to the City for the acts and omissions of its subcontractors, and of persons directly or indirectly employed by them, to the same extent that Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained in this Agreement shall create any contractual relation between any subcontractor and the City.

12. BINDING EFFECT

This Agreement shall be binding on the heirs, executors, administrators, successors, and assigns of the parties, subject to the provisions of Section 11, above.

13. RETENTION OF RECORDS

Contractor shall be required to retain any records necessary to document the charges for the services to be performed under this Agreement and make such records available to the City for inspection at the City's request for a period of not less than four (4) years.

14. ENTIRE AGREEMENT

This document, including all Exhibits and Attachment One, contains the entire agreement between the parties and supersedes whatever oral or written understanding the parties may have had prior to the execution of this Agreement. No alteration to the terms of this Agreement shall be valid unless approved in writing by Contractor, and by City, in accordance with applicable provisions of the Santa Rosa City Code.

15. SEVERABILITY

If any portion of this Agreement or the application thereof to any person or circumstance shall be held invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

16. WAIVER

Neither City acceptance of, or payment for, any service performed by Contractor, nor any waiver by either party of any default, breach or condition precedent, shall be construed as a waiver of any provision of this Agreement, nor as a waiver of any other default, breach or condition precedent or any other right hereunder.

17. ENFORCEMENT OF AGREEMENT

This Agreement shall be governed, construed and enforced in accordance with the laws of the State of California. Venue of any litigation arising out of or connected with this Agreement shall lie exclusively in the state trial court located in Sonoma County in the State of California, and the parties consent to jurisdiction over their persons and over the subject matter of any such litigation in such court, and consent to service of process issued by such court.

18. CONTRACTOR NOT AGENT

Except as City may specify in writing, Contractor and Contractor's personnel shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Contractor and Contractor's personnel shall have no authority, express or implied, to bind City to any obligations whatsoever.

19. INDEPENDENT CONTRACTOR

a. It is understood and agreed that Contractor (including Contractor's employees) is an independent contractor and that no relationship of employer-employee exists between the parties hereto for any purpose whatsoever. Neither Contractor nor Contractor's assigned personnel shall be entitled to any benefits payable to employees of City. City is not required to make any deductions or withholdings from the compensation payable to Contractor under the provisions of this Agreement, and Contractor shall be issued a Form 1099 for its services hereunder. As an independent contractor, Contractor hereby agrees to indemnify and hold City harmless from any and all claims that may be made against City based upon any contention by any of Contractor's employees or by any third party, including but not limited to any state or federal agency, that an employer-employee relationship or a substitute therefor exists for any purpose whatsoever by reason of this Agreement or by reason of the nature and/or performance of any services under this Agreement.

b. It is further understood and agreed by the parties hereto that Contractor, in the performance of Contractor's obligations hereunder, is subject to the control and direction of City as to the designation of tasks to be performed and the results to be accomplished under this Agreement, but not as to the means, methods, or sequence used by Contractor for accomplishing such results. To the extent that Contractor obtains permission to, and does, use City facilities, space, equipment or support services in the performance of this Agreement, this use shall be at the Contractor's sole discretion based on the Contractor's determination that such use will promote Contractor's efficiency and effectiveness. Except as may be specifically provided elsewhere in this Agreement, the City does not require that Contractor use City facilities, equipment or support services or work in City locations in the performance of this Agreement.

c. If, in the performance of this Agreement, any third persons are employed by Contractor, such persons shall be entirely and exclusively under the direction, supervision, and control of Contractor. Except as may be specifically provided elsewhere in this Agreement, all terms of employment, including hours, wages, working conditions, discipline, hiring, and discharging, or any other terms of employment or requirements of law, shall be determined by Contractor. It is further understood and agreed that Contractor shall issue W-2 or 1099 Forms for income and employment tax purposes, for all of Contractor's assigned personnel and subcontractors.

d. The provisions of this Section 19 shall survive any expiration or termination of this Agreement. Nothing in this Agreement shall be construed to create an exclusive relationship between City and Contractor. Contractor may represent, perform services for, or be employed by such additional persons or companies as Contractor sees fit.

20. NOTICES

Except as otherwise specifically provided in this Agreement, any notice, submittal or communication required or permitted to be served on a party hereto, may be served by personal delivery to the person or the office of the person identified below. Service may also be made by mail, by placing first-class postage affixed thereto, and addressed as indicated below, and depositing said envelope in the United States mail to:

City

Jennifer Myles
Acting Purchasing Agent
635 First Street, 2nd Floor
Santa Rosa, California 95404
Phone: (707) 543-3709
jmyles@srcity.org

Contractor

Paul Abess
Capra Environmental Services, Corp
8150 Sierra College Blvd #200
Roseville, CA 95661
Phone: (916) 501-0467
paul@capraenv.com

21. AUTHORITY; SIGNATURES REQUIRED FOR CORPORATIONS

Contractor hereby represents and warrants to the City that it is (a) a duly organized and validly existing corporation, formed and in good standing under the laws of the State of California, (b) has the power and authority and the legal right to conduct the business in which it is currently engaged, and (c) has all requisite power and authority and the legal right to consummate the transactions contemplated in this Agreement. Contractor hereby further represents and warrants that this Agreement has been duly authorized, and when executed by the signatory or signatories listed below, shall constitute a valid agreement binding on Contractor in accordance with the terms hereof.

If this Agreement is entered into by a corporation, it shall be signed by two corporate officers, one from each of the following two groups: a) the chairman of the

board, president or any vice-president; b) the secretary, any assistant secretary, chief financial officer, or any assistant treasurer. The title of the corporate officer shall be listed under the signature.

22. COUNTERPARTS AND ELECTRONIC SIGNATURES

This Agreement and future documents relating thereto may be executed in two or more counterparts, each of which will be deemed an original and all of which together constitute one Agreement. Counterparts and/or signatures delivered by facsimile, pdf or City-approved electronic means have the same force and effect as the use of a manual signature. Both City and Contractor wish to permit this Agreement and future documents relating thereto to be electronically signed in accordance with applicable federal and California law. Either Party to this Agreement may revoke its permission to use electronic signatures at any time for future documents by providing notice pursuant to the Agreement. The Parties agree that electronic signatures, by their respective signatories are intended to authenticate such signatures and to give rise to a valid, enforceable, and fully effective Agreement. The City reserves the right to reject any signature that cannot be positively verified by the City as an authentic electronic signature.

Executed as of the day and year first above stated.

CONTRACTOR:

Name of Firm: Capra Environmental Services, Corp

TYPE OF BUSINESS ENTITY *(check one)*:
_____ Individual/Sole Proprietor
_____ Partnership
__x__ Corporation
_____ Limited Liability Company
_____ Other (please specify: _____)

Signatures of Authorized Persons:

By: _____

Print Name: Paul Abess

Title: CFO

By: _____

Print Name: Greg McIntosh

Title: President

City of Santa Rosa Business Tax Cert. No.

_____

Attachments:

Attachment One - Insurance Requirements
Exhibit A - Scope of Services
Exhibit B – List of Locations and Maps
Exhibit C – Cost Sheet

CITY OF SANTA ROSA
a Municipal Corporation

By: _____

Print Name: Mark Stapp

Title: Mayor

APPROVED AS TO FORM:

_____
Office of the City Attorney

ATTEST:

_____
City Clerk

ATTACHMENT ONE
INSURANCE REQUIREMENTS FOR
GENERAL SERVICES AGREEMENTS

A. Insurance Policies: Contractor shall, at all times during the term of this Agreement, maintain and keep in full force and effect, the following policies of insurance with minimum coverage as indicated below and issued by insurers with AM Best ratings of no less than A-:VI or otherwise acceptable to the City.

	Insurance	Minimum Coverage Limits	Additional Coverage Requirements
1.	Commercial general liability	$ 1 million per occurrence $ 2 million aggregate	Coverage must be at least as broad as ISO CG 00 01 and must include completed operations coverage. If insurance applies separately to a project/location, aggregate may be equal to per occurrence amount. **Coverage may be met by a combination of primary and umbrella or excess insurance but umbrella and excess shall provide coverage at least as broad as specified for underlying coverage. Coverage shall not exclude subsidence.**
2.	Business auto coverage	$ 1 million	ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, then hired, (Code 8) and non-owned autos (Code 9), with limit no less than $ 1 million per accident for bodily injury and property damage.
3.	Workers' compensation and employer's liability	$ 1 million	As required by the State of California, with Statutory Limits and Employer's Liability Insurance with limit of no less than $ 1 million per accident for bodily injury or disease. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Contractor, its employees, agents and subcontractors.
4.	Pollution Liability	(contact Risk Mgmt for limits and whether pollution insurance required – if not required, remove this requirement)	If the work involves lead-based paint or asbestos identification/remediation, the policy must not contain lead-based paint or asbestos exclusions. If the work involves mold identification, the policy must not contain mold exclusion and the definition of "Pollution" in the policy must include microbial matter, including mold.

B. Endorsements:

1. All policies shall provide or be endorsed to provide that coverage shall not be canceled by either party, except after prior written notice has been provided to the entity in accordance with the policy provisions.

2. Liability, umbrella and excess policies shall provide or be endorsed to provide the following:

   a. For any claims related to this project, Contractor's insurance coverage shall be primary and any insurance or self-insurance maintained by City shall be excess of the Contractor's insurance and shall not contribute with it; and,

   b. **The City of Santa Rosa, its officers, agents, employees and volunteers are to be covered as additional insureds on the CGL policy**. General liability coverage can be provided in the form of an endorsement to Contractor's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used.

C. Verification of Coverage and Certificates of Insurance: Contractor shall furnish City with original certificates and endorsements effecting coverage required above. Certificates and endorsements shall make reference to policy numbers. All certificates and endorsements are to be received and approved by the City before work commences and must be in effect for the duration of the Agreement. The City reserves the right to require complete copies of all required policies and endorsements.

D. Other Insurance Provisions:

1. No policy required by this Agreement shall prohibit Contractor from waiving any right of recovery prior to loss. Contractor hereby waives such right with regard to the indemnitees.

2. All insurance coverage amounts provided by Contractor and available or applicable to this Agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement limits the application of such insurance coverage. Defense costs must be paid in addition to coverage amounts.

3. Policies containing any self-insured retention (SIR) provision shall provide or be endorsed to provide that the SIR may be satisfied by either Contractor or City. Self-insured retentions above $10,000 must be approved by City. At City's option, Contractor may be required to provide financial guarantees.

4. Sole Proprietors must provide a representation of their Workers' Compensation Insurance exempt status.

5. City reserves the right to modify these insurance requirements while this Agreement is in effect, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Exhibit A

Scope of Work

Grazing

The intent is to enter an agreement with a contractor for grazing services for the City. This scope of work describes the expectations for the contractor.

The contractor will be given a work order and map of the area needing grazing. The contractor will provide enough livestock to graze the area within the time frame requested.

The contractor will provide updates to the Santa Rosa Fire Department point of contact as to the progress of the grazing.

The contractor will direct any questions regarding the grazing to the Santa Rosa Fire Department point of contact.

- Each contractor may graze their livestock for no longer than five months in any location, then must remove their livestock.
- Contractor will provide, monitor, and repair adequate temporary fencing at their own cost where necessary, and/or where existing fencing is not adequate to keep the animals from crossing onto other parcels, roads, etc.
- The area to be browsed shall be measured and staked and appropriately fenced with a temporary electrically-charged fence to delineate the brush management area. Livestock shall remain within a secure enclosure at all times.
- Signs shall be posted at 25-feet intervals along the fence warning of the possibility of mild electrical shock if applicable.
- Livestock, and the temporary electric fence, shall be moved periodically so that no more than 75-80 percent of the vegetation is thinned or reduced.
- Livestock may be moved to a separate holding pen at night. Such pens must be located at the maximum distance practicable from residences.
- Droppings in the holding pen must be removed and properly disposed of daily to prevent accumulation, avoid health or sanitation problems and the breeding of flies, and prevent discharge into any Storm Water Conveyance System, in accordance with City Code Chapter 17-12 "STORM WATER."
- Livestock may be used for brush management only and must be immediately removed when the brush thinning has been accomplished.

- Contractor needs to protect all heritage trees and all other trees and/or shrubs to be preserved by secure fencing. The fence should guard the trunks and low limbs from the livestock's reach. The fences need to remain continuously in place for the duration of time the livestock are in the vicinity of heritage or protected trees. Contractor will be held accountable for damage to the designated heritage trees. Bark/cambium tissue damages that exceed 50% of the diameter of the main stem will be declared "Altered" without a permit and shall require mitigation in accordance with City Code 17-24.
- Contractor assumes all responsibility for safety and security of grazing livestock pursuant to the contract in place.
- Livestock shall be managed and monitored 24 hours a day to prevent escapes, harassment from predators and/or humans, or over-browsing of vegetation.
- Contractor and its employees managing and monitoring the livestock shall have at least two years experience in the raising, handling, and controlling of livestock.
- Contractor must meet the City of Santa Rosa insurance requirements.

Exhibit B

List of locations required for services

- More locations can be added at a later date

Description	Address	Acres
undeveloped portion of the youth community park	1725 Fulton Rd 157-030-001	23.02
Nagasawa Park	173-670-017	33.35
Upper Brush Creek Park	182-010-028	8.72
Park Trail Open Space	049-554-016, 049-554-004, 049-555-001, 049-600-020, 049-740-064	4.48 total
Vets Trail	049-740-063, 049-750-023, 049-750-024, 049-690-019	30.8 total
Skyhawk Open Space	153-530-035, 153-590-013, 153-600-013, 153-580-029	26.55 total
A Place to Play Park	010-340-002 (Only approx. 36 Acres to be grazed)	Approx. 36

Parcel Report

Parcel #: 157-030-001

County Assessor Information

9/18/2024 12:57:05 PM

Situs Address: 1725 FULTON RD

Situs CSZ: SANTA ROSA, CA 95403

Owner: CITY OF SANTA ROSA

In Care Of: C/O PUBLIC WORK DEPT

Address: 100 SANTA ROSA AVE

CSZ: SANTA ROSA, CA 95404

Land Use: VACANT RESIDENTIAL LOT/UN

Tax Area: 004027

Jurisdiction: SANTA ROSA

Recording#: 1986R096706

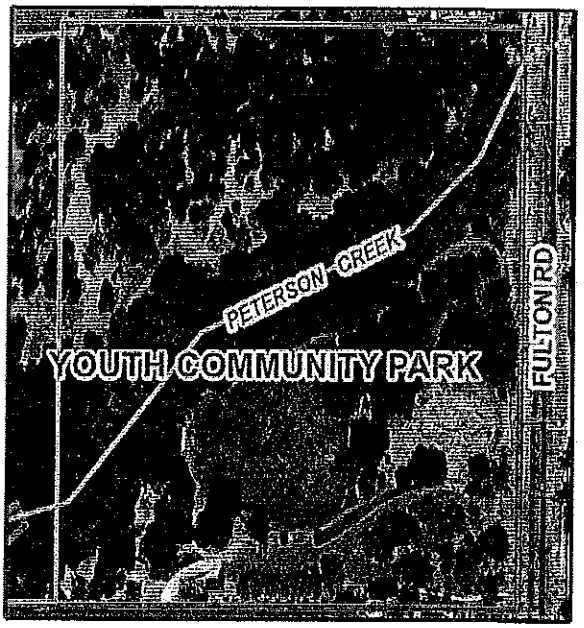
Rec Date: 11/21/1986

Land Value: $0

Improvements: $0

Owner Exempt: $0

Subdivision:



Commercial Units:

Residential Units:

Bedrooms: 0

Bathrooms: 0

Main Bldg SqFt: 0

Year Built:

Lot Acres: 22.60

GIS Calculated Information

Lot Acres: 23.02

Census Tract: 152906

Census Block: 1008

Latitude: 38.4614

Longitude: -122.7714

Local Information

Zoning Code: RR-40

General Plan Code: Parks/Recreation

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Parcel Report

Parcel #: 173-670-017

County Assessor Information

9/18/2024 12:58:14 PM

Situs Address: 1313 FOUNTAINGROVE PKWY
Situs CSZ: SANTA ROSA, CA 95403

Owner: CITY OF SANTA ROSA
In Care Of: C/O DEPT COMM DEV ENGNRG
Address: PO BOX 1678
CSZ: SANTA ROSA, CA 95402

Land Use: CITY PARK/OTHER REC FACILI
Tax Area: 004020
Jurisdiction: SANTA ROSA

Recording#: 1993R094669
Rec Date: 7/29/1993

Land Value: $0
Improvements: $0
Owner Exempt: $0

Subdivision:

Commercial Units:
Residential Units:
Bedrooms: 0
Bathrooms: 0
Main Bldg SqFt: 0
Year Built:
Lot Acres: 33.25

GIS Calculated Information

Lot Acres: 33.35
Census Tract: 152402
Census Block: 2012
Latitude: 38.4844
Longitude: -122.7174

Local Information

Zoning Code: PD-RC
General Plan Code: Parks/Recreation

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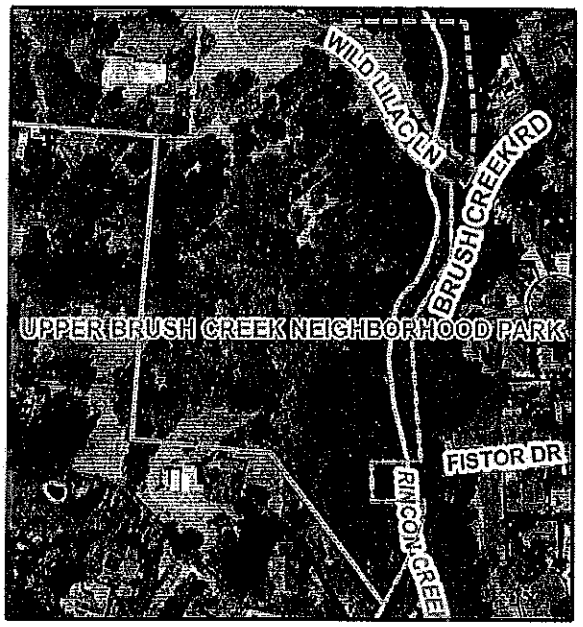
Parcel Report

Parcel #: 182-010-028

County Assessor Information

9/18/2024 12:59:29 PM



Situs Address: 0 BRUSH CREEK RD

Situs CSZ: SANTA ROSA, CA 95404

Owner: CITY OF SANTA ROSA

In Care Of:

Address: PO BOX 1678

CSZ: SANTA ROSA, CA 95402

Land Use: VACANT CITY LAND

Tax Area: 004093

Jurisdiction: SANTA ROSA

Recording#: 1987R025652

Rec Date: 3/19/1987

Land Value: $0

Improvements: $0

Owner Exempt: $0

Subdivision:

Commercial Units:

Residential Units:

Bedrooms: 0

Bathrooms: 0

Main Bldg SqFt: 0

Year Built:

Lot Acres: 8.60

GIS Calculated Information

Lot Acres: 8.72

Census Tract: 152401

Census Block: 3003

Latitude: 38.4809

Longitude: -122.6791

Local Information

Zoning Code: RR-40-SR

General Plan Code: Very Low Residential

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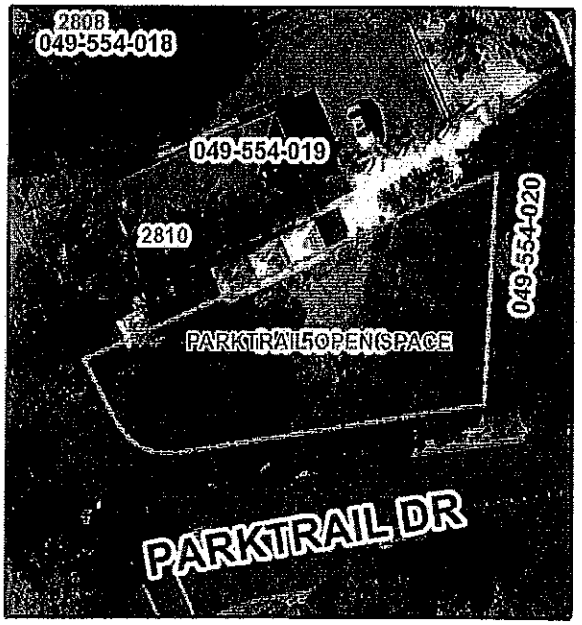
Parcel Report

Parcel #: 049-554-016

County Assessor Information

9/18/2024 1:00:41 PM



Situs Address: PARKTRAIL DR

Situs CSZ: SANTA ROSA, CA 95405

Owner: CITY OF SANTA ROSA

In Care Of:

Address: 835 4TH ST

CSZ: SANTA ROSA, CA 95404

Land Use: VACANT CITY LAND

Tax Area: 004017

Jurisdiction: SANTA ROSA

Recording#: 1975R2590933

Rec Date: 1/1/1975

Land Value: $0

Improvements: $0

Owner Exempt: $0

Subdivision:

Commercial Units:

Residential Units:

Bedrooms: 0

Bathrooms: 0

Main Bldg SqFt: 0

Year Built:

Lot Acres: 0.20

GIS Calculated Information

Lot Acres: 0.16

Census Tract: 151503

Census Block: 3018

Latitude: 38.4393

Longitude: -122.6597

Local Information

Zoning Code: R-1-7.5

General Plan Code: Low Residential

This report is a user generated static output from an Internet mapping site and is for reference only. Data that appear on this report may or may not be accurate, current, or otherwise reliable. GIS Calculated Lot Acres is NOT official. Assessessor Data is maintained by Sonoma County.

Parcel Report

Parcel #: 049-554-004

County Assessor Information

9/18/2024 1:01:17 PM

Situs Address: PARKTRAIL DR

Situs CSZ: SANTA ROSA, CA 95405

Owner: CITY OF SANTA ROSA

In Care Of:

Address: 835 4TH ST

CSZ: SANTA ROSA, CA 95404

Land Use: VACANT CITY LAND

Tax Area: 004017

Jurisdiction: SANTA ROSA

Recording#: 1975R2590933

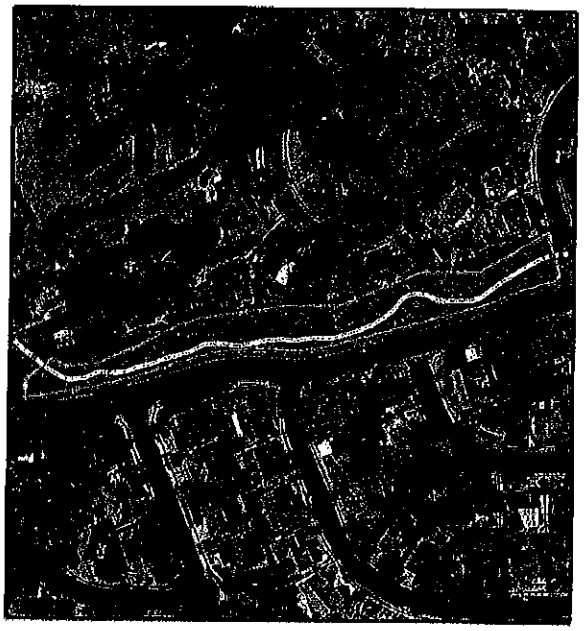
Rec Date: 1/1/1975

Land Value: $0

Improvements: $0

Owner Exempt: $0

Subdivision:



Commercial Units:

Residential Units:

Bedrooms: 0

Bathrooms: 0

Main Bldg SqFt: 0

Year Built:

Lot Acres: 1.28

GIS Calculated Information

Lot Acres: 1.25

Census Tract: 151503

Census Block: 3018

Latitude: 38.4396

Longitude: -122.6578

Local Information

Zoning Code: R-1-7.5

General Plan Code: Parks/Recreation

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Parcel Report

Parcel #: 049-555-001

County Assessor Information

9/18/2024 1:01:58 PM

Situs Address: PARKTRAIL DR

Situs CSZ: SANTA ROSA, CA 95405

Owner: CITY OF SANTA ROSA

In Care Of:

Address: 835 4TH ST

CSZ: SANTA ROSA, CA 95404

Land Use: VACANT CITY LAND

Tax Area: 004017

Jurisdiction: SANTA ROSA

Recording#: 1975R2590933

Rec Date: 1/1/1975

Land Value: $0

Improvements: $0

Owner Exempt: $0

Subdivision:

Commercial Units:

Residential Units:

Bedrooms: 0

Bathrooms: 0

Main Bldg SqFt: 0

Year Built:

Lot Acres: 0.44

GIS Calculated Information

Lot Acres: 0.40

Census Tract: 151503

Census Block: 3016

Latitude: 38.4401

Longitude: -122.6557

Local Information

Zoning Code: R-1-7.5

General Plan Code: Parks/Recreation

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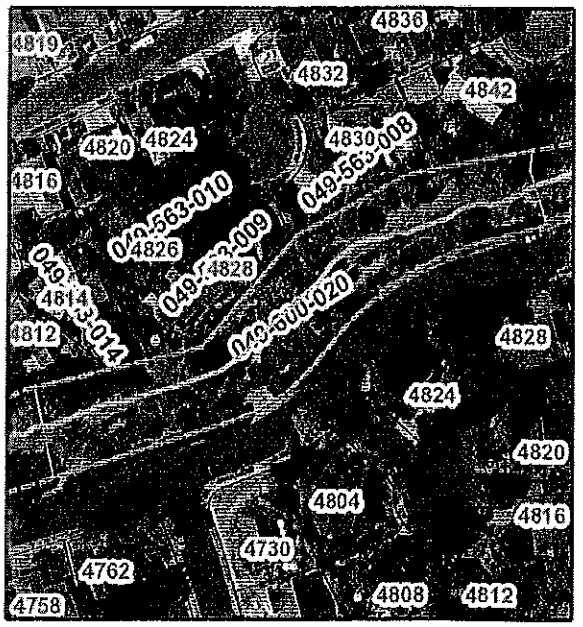
Parcel Report

Parcel #: 049-600-020

County Assessor Information

9/18/2024 1:02:54 PM



Situs Address:	NONE
Situs CSZ:	SANTA ROSA, CA 95405
Owner:	CITY OF SANTA ROSA
In Care Of:	
Address:	CITY HALL
CSZ:	SANTA ROSA, CA 95404
Land Use:	CITY PARK/OTHER REC FACILI
Tax Area:	004017
Jurisdiction:	SANTA ROSA
Recording#:	1992I9999999
Rec Date:	1/16/2009
Land Value:	$0
Improvements:	$0
Owner Exempt:	$0
Subdivision:	
Commercial Units:	
Residential Units:	
Bedrooms:	0
Bathrooms:	0
Main Bldg SqFt:	0
Year Built:	
Lot Acres:	1.04

GIS Calculated Information

Lot Acres:	1.04
Census Tract:	151503
Census Block:	3016
Latitude:	38.4405
Longitude:	-122.6545

Local Information

Zoning Code:	R-1-7.5
General Plan Code:	Parks/Recreation

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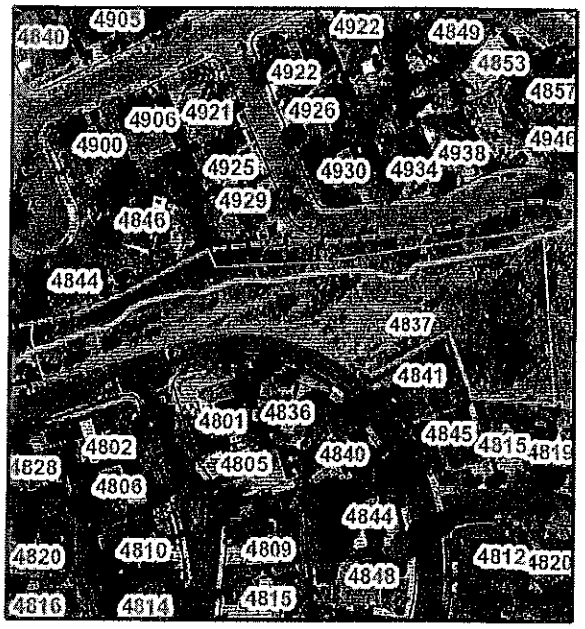
Parcel Report

Parcel #: 049-740-064

County Assessor Information

9/18/2024 1:03:45 PM



Situs Address: PARKTRAIL DR

Situs CSZ: SANTA ROSA, CA 95405

Owner: CITY OF SANTA ROSA

In Care Of:

Address: 100 SANTA ROSA AVE

CSZ: SANTA ROSA, CA 95404

Land Use: VACANT CITY LAND

Tax Area: 004017

Jurisdiction: SANTA ROSA

Recording#: 1981R3271534

Rec Date: 9/14/1981

Land Value: $0

Improvements: $0

Owner Exempt: $0

Subdivision:

Commercial Units:

Residential Units:

Bedrooms: 0

Bathrooms: 0

Main Bldg SqFt: 0

Year Built:

Lot Acres: 1.71

GIS Calculated Information

Lot Acres: 1.63

Census Tract: 151503

Census Block: 3016

Latitude: 38.4410

Longitude: -122.6523

Local Information

Zoning Code: OSR

General Plan Code: Parks/Recreation

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Parcel Report

Parcel #: 049-740-063

County Assessor Information

9/18/2024 1:05:24 PM

Situs Address: PARKTRAIL DR

Situs CSZ: SANTA ROSA, CA 95405

Owner: CITY OF SANTA ROSA

In Care Of:

Address: 100 SANTA ROSA AVE

CSZ: SANTA ROSA, CA 95404

Land Use: VACANT CITY LAND

Tax Area: 004017

Jurisdiction: SANTA ROSA

Recording#: 1981R3271534

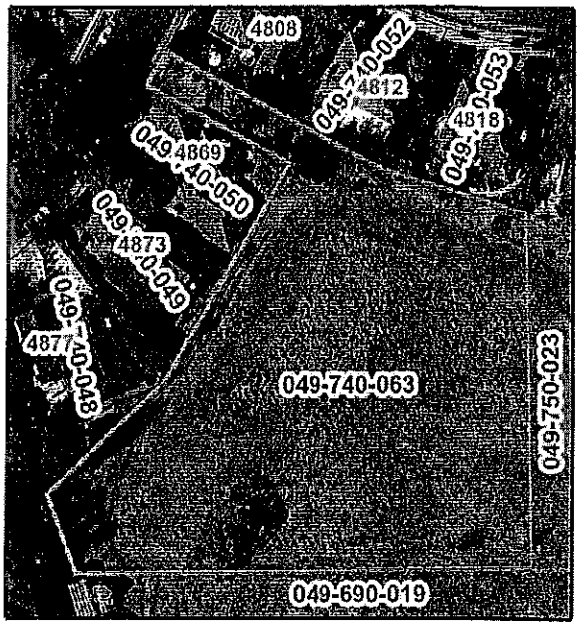
Rec Date: 9/14/1981

Land Value: $0

Improvements: $0

Owner Exempt: $0

Subdivision:



Commercial Units:

Residential Units:

Bedrooms: 0

Bathrooms: 0

Main Bldg SqFt: 0

Year Built:

Lot Acres: 1.33

GIS Calculated Information

Lot Acres: 1.34

Census Tract: 151503

Census Block: 1000

Latitude: 38.4384

Longitude: -122.6520

Local Information

Zoning Code: OSR

General Plan Code: Parks/Recreation

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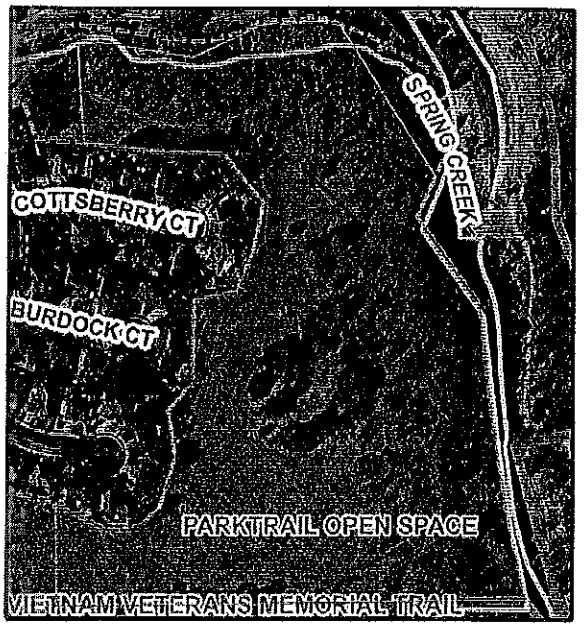
Parcel Report

Parcel #: 049-750-023

County Assessor Information

9/23/2024 10:45:49 AM



Situs Address: PARKTRAIL DR

Situs CSZ: SANTA ROSA, CA 95405

Owner: CITY OF SANTA ROSA

In Care Of:

Address: 100 SANTA ROSA AVE

CSZ: SANTA ROSA, CA 95404

Land Use: VACANT CITY LAND

Tax Area: 004017

Jurisdiction: SANTA ROSA

Recording#: 1981R3271556

Rec Date: 9/14/1981

Land Value: $0

Improvements: $0

Owner Exempt: $0

Subdivision:

Commercial Units:

Residential Units:

Bedrooms: 0

Bathrooms: 0

Main Bldg SqFt: 0

Year Built:

Lot Acres: 18.01

GIS Calculated Information

Lot Acres: 17.41

Census Tract: 151503

Census Block: 1000

Latitude: 38.4395

Longitude: -122.6497

Local Information

Zoning Code: OSR

General Plan Code: Parks/Recreation

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Parcel Report

Parcel #: 049-750-024

County Assessor Information

9/18/2024 1:06:57 PM

Situs Address: PARKTRAIL DR

Situs CSZ: SANTA ROSA, CA 95405

Owner: CITY OF SANTA ROSA

In Care Of:

Address: 100 SANTA ROSA AVE

CSZ: SANTA ROSA, CA 95404

Land Use: VACANT CITY LAND

Tax Area: 004009

Jurisdiction: SANTA ROSA

Recording#: 1981R3271556

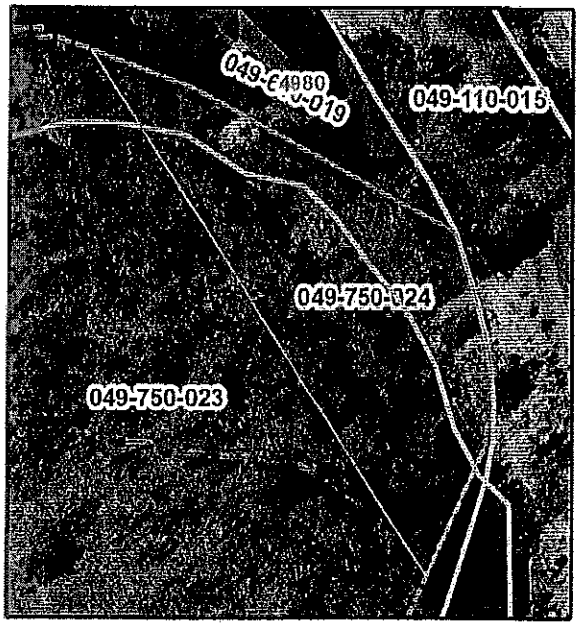
Rec Date: 9/14/1981

Land Value: $0

Improvements: $0

Owner Exempt: $0

Subdivision:



Commercial Units:

Residential Units:

Bedrooms: 0

Bathrooms: 0

Main Bldg SqFt: 0

Year Built:

Lot Acres: 0.70

GIS Calculated Information

Lot Acres: 0.66

Census Tract: 151503

Census Block: 3012

Latitude: 38.4410

Longitude: -122.6490

Local Information

Zoning Code: OSR

General Plan Code: Parks/Recreation

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Parcel Report

Parcel #: 049-690-019

County Assessor Information

9/18/2024 1:07:52 PM

Situs Address: CARISSA AVE

Situs CSZ: SANTA ROSA, CA 95405

Owner: CITY OF SANTA ROSA

In Care Of:

Address: 100 SANTA ROSA AVE

CSZ: SANTA ROSA, CA 95404

Land Use: VACANT CITY LAND

Tax Area: 004017

Jurisdiction: SANTA ROSA

Recording#: 1979R2874850

Rec Date: 7/24/1979

Land Value: $0

Improvements: $0

Owner Exempt: $0

Subdivision:

Commercial Units:

Residential Units:

Bedrooms: 0

Bathrooms: 0

Main Bldg SqFt: 0

Year Built:

Lot Acres: 11.10

GIS Calculated Information

Lot Acres: 11.39

Census Tract: 151503

Census Block: 1000

Latitude: 38.4375

Longitude: -122.6507

Local Information

Zoning Code: OSR

General Plan Code: Parks/Recreation

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Parcel Report

Parcel #: 153-530-035

County Assessor Information

9/18/2024 1:08:32 PM

Situs Address: 0 MOUNTAIN HAWK DR
Situs CSZ: SANTA ROSA, CA 95409

Owner: CITY OF SANTA ROSA
In Care Of:
Address: 100 SANTA ROSA AVE
CSZ: SANTA ROSA, CA 95404

Land Use: VACANT RES LOT UNDEVEL W,
Tax Area: 004009
Jurisdiction: SANTA ROSA

Recording#: 1999RS598/14
Rec Date: 9/13/1999

Land Value: $0
Improvements: $0
Owner Exempt: $0

Subdivision:

Commercial Units:
Residential Units:
Bedrooms: 0
Bathrooms: 0
Main Bldg SqFt: 0
Year Built:
Lot Acres: 5.19

GIS Calculated Information

Lot Acres: 5.16
Census Tract: 152601
Census Block: 2016
Latitude: 38.4679
Longitude: -122.6351

Local Information

Zoning Code: PD-RC
General Plan Code: Open Space

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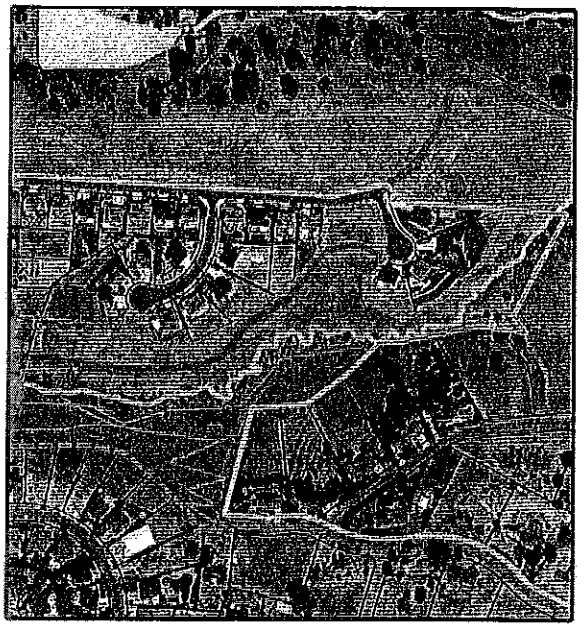
Parcel Report

Parcel #: 153-600-013

County Assessor Information

9/18/2024 1:09:58 PM



Situs Address: 1614 GRAYHAWK PL
Situs CSZ: SANTA ROSA, CA 95409

Owner: CITY OF SANTA ROSA
In Care Of:
Address: PO BOX 1678
CSZ: SANTA ROSA, CA 95402

Land Use: RAW SUBDIVISION LAND
Tax Area: 004009
Jurisdiction: SANTA ROSA

Recording#: 2005IS678/04
Rec Date: 6/28/2005

Land Value: $0
Improvements: $0
Owner Exempt: $0

Subdivision:

Commercial Units:
Residential Units:
Bedrooms: 0
Bathrooms: 0
Main Bldg SqFt: 0
Year Built:
Lot Acres: 8.96

GIS Calculated Information

Lot Acres: 8.91
Census Tract: 152601
Census Block: 2016
Latitude: 38.4685
Longitude: -122.6292

Local Information

Zoning Code: PD-RC
General Plan Code: Very Low Residential

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Exhibit C

IFB 24-44

REQUIRED FORM
Cost Sheet

ITEM	QTY	DESCRIPTION	TOTAL PRICE
1	1 Job	Undeveloped Portion of the Youth Community Park Approx. 23.02 Acres	$ 13,812.00
2	1 Job	Nagasawa Park Approx. 33.35 Acres	$ 20,010.00
3	1 Job	Upper Brush Creek Park Approx. 8.72 Acres	$ 5,232.00
4	1 Job	Park Trail Open Space Approx. 4.48 Acres	$ 2,688.00
5	1 Job	Vets Trail Approx. 30.8 Acres	$ 18,480.00
6	1 Job	Skyhawk Open Space Approx. 21.55 Acres	$ 12,930.00
7	1 Job	A Place to Play Park Approx. 36 Acres	$ 21,600.00

Doc ID: 3148ef1d472ef9aa396e95a5728cae362fcc8f29