

Attachment D, while substantially the same as submitted by GRP 2011, LLC has been modified in the following ways: yellow highlighting indicates staff comments, and blue highlighting delineates projects that have been carried forward from the 2011, 2012, 2013 and 2014 Deferred Maintenance Project Lists, respectively. Following the Deferred Maintenance Project List is a narrative provided by GRP 2011, LLC describing the status of the Deferred Maintenance Projects from previous years.

KEY: Staff comments

Projects highlighted in blue have been carried forward from previous years (2011, 2012, 2013 or 2014)

GRP 2011 LLC Proposed 2014 – County Funded Deferred Maintenance Projects

The work on a ranch never ends. Much has been accomplished since last year and much remains to be done. The projects identified in the original approval are either finished or continue to be worked on as funding allows. In particular, the sprinkler and flood irrigation systems remain a challenge. Due to cost, functionality and liability reasons, converting open irrigation ditches underground pipe and backfilling the ditches remains a priority.

The following list closely mirrors the list from last year. Many of these projects are multi-year efforts. The only absolute prioritization is with the first project listed. All projects proceed only as funding allows.

Replace the flood irrigation system with underground sprinklers. Fill in open ditches. Staff does not recommend filling in the open ditches.

Replace existing park sign along Elverta Road. Staff recommends that sign be required to be consistent with Department signs at other facilities; this requires a full submittal to be approved at a later date by the DCPAC and RPC

Repair the roof on the swim hole structures.

Continue to replace pasture fencing where needed. Many of the posts and boards are rotted.

Continue to repair/replace the post and cable system. Many of the posts are rotted.

Continue to repair the picnic tables throughout the park.

Complete the eradication of star thistle and blackberry growth

Repair the horse shoe pits.

Update and upgrade the irrigation system in the turf areas of the park.

Repair the sewer line connection that services the Ranch Store and bunkhouse.

Clear the fire hazard brush and undergrowth along the toe of the west levee.

Complete the repairs to the bathrooms and showers near the rental cabins.

Continue to trim trees to eight foot "bottom branch" height. Staff recommends that the language be amended to read "trees should be trimmed to the appropriate height."

Level and rehabilitate pasture 3 – 4 – 5 and install replacement irrigation system.

Clear and level the 23 acres and convert to additional pasture.

Staff recommends the picnic shelters in Areas 2C/2D be completed